

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090833

RECEIVED**SEP 25 2009**Please Read
Application And
Notes, If Any,
AttachedThis is to certify that LISA VACCARO/proprietor/ownerhas permission to 408 sqft Additional Dining Area on the first floor, 600 sqft Office Space on the second floorAT 56 PINE ST

CBL 056 C005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. L. Lathrop

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Carmel Burke 9/21/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0833		Issue Date:		CBL: 056 C005001	
Location of Construction: 56 PINE ST		Owner Name: LISA VACCARO		Owner Address: 46 EVERETT AVE, So. Portland	
Business Name:		Contractor Name: property owner		Phone: 207-650-9526	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Commercial	
Past Use: Commercial Restaurant/Caiolas		Proposed Use: Commercial Restaurant/Caiolas - 408 sqft Additional Dining Area on the first floor, 600 sqft Office Space on the second floor		Permit Fee: \$510.00	
				Cost of Work: \$48,500.00	
				CEO District: 2	
				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: A-3/R-3 Type: SB	
				* See Conditions	
				Signature: (KL)	
				Signature: JMB 9/2/09	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
				Signature: Date:	
Proposed Project Description: 408 sqft Additional Dining Area on the first floor, 600 sqft Office Space on the second floor 2 units (res) above existing					
Permit Taken By: lmd		Date Applied For: 08/06/2009		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

RECEIVED

SEP 25 2009

Dept. of Building Inspections
City of Portland Maine

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption granted 8/24/09 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/2/09	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use ZBA <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 6-0 <input type="checkbox"/> Denied Date: 9/3/09	Historic Preservation within <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 9/09/09 D. Andrews
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

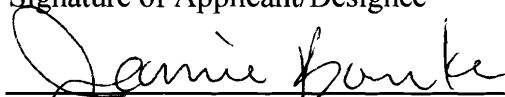
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

9/25/09
Date



Signature of Inspections Official

9/21/09
Date

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 09-0833	Date Applied For: 08/05/2009	CBL: 056 C005001
Location of Construction: 56 PINE ST	Owner Name: LISA VACCARO	Owner Address: 46 EVERETT AVE		Phone: 207-650-9526
Business Name:	Contractor Name: property owner	Contractor Address:		Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial		
Proposed Use: Commercial Restaurant/Caiolas - 408 sqft Additional Dining Area on the first floor, 600 sqft Office Space on the second floor		Proposed Project Description: 408 sqft Additional Dining Area on the first floor, 600 sqft Office Space on the second floor		
Dept: Historic Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 09/10/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) As per Historic Preservation Board's 8/5/09 decision, the application is approved subject to the following conditions: <ul style="list-style-type: none">•<input type="checkbox"/>Railing height on the new roof deck and stairs to be 34"-36".•<input type="checkbox"/>The horizontal boarding option show for under the stairs is to be used.•<input type="checkbox"/>A final design showing the low balustrade with signage is to be submitted to staff, the new signage and balustrade are to be done at the same time.•<input type="checkbox"/>A simplified design for the porch trim detailing to be submitted to staff for approval.•<input type="checkbox"/>The door facing the parking lot on the addition is to be fiberglass or wood, not metal.•<input type="checkbox"/>Window sills need to be traditional thickness (1 ½" – 1 ¾") without an apron below.				
Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/08/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) All the Conditional Use requirements and standards shall be maintained through out the life of the use that was approved by the Zoning Board of Appeals on 9/3/09. Any significant changes shall go back to the ZBA for approvals. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/21/2009 Note: 9/16/09 Routed to fire for review 9/17/09 Received from fire Ok to Issue: <input checked="" type="checkbox"/> 1) New cafe, restaurant, lounge, bar or retail establishment where food or drink is prepared shall meet the requirements of the City and State Food Codes 2) Basement use for storage only at this time. 3) Per Lisa V. The existing exterior stair to the apartments will be repaired and shored up, new relocated stairs is not approved on this permit. 4) Left side wall is not allowed to have a dormer or openings and is required to be 1 hour fire rated, protected from both sides, soffit projection 1 hour, and 2nd floor ceiling 1 hour. 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.				

Location of Construction: 56 PINE ST	Owner Name: LISA VACCARO	Owner Address: 46 EVERETT AVE	Phone: 207-650-9526
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Dept: Fire

Status: Approved with Conditions

Reviewer:

Approval Date: 09/17/2009

Note: Fire Department is Ok with plans, sending back to buildings (Jeanie) for further review on exterior wall proximate to adjacent building. Keith

Ok to Issue: ☒

1) No means of egress shall be affected by this renovation

2) All means of egress to remain accessible at all times

3) A separate permit is required for an exhaust hood. Install shall comply with NFPA 96.
A compliance letter is required

4) Emergency lights and exit signs are required

Comments:

8/7/2009-mes: This property is in the B-1 Zone which requires a conditional use appeal - none has been applied for yet. I will write a letter informing and sending info.

8/27/2009-gg: Received granted site exemption as of 8/27/09/ Filed with permit Marge's hold. Gg

9/8/2009-mes: on September 3, 2009 the ZBA granted the Conditional Use Appeal - Previously received a notice from Tom Errico (traffic engineer) that a traffic study was not needed - paperwork is in the file

9/10/2009-gg: received permit from historic on 9/10/09. Gg

9/11/2009-jmb: Spoke to Lisa V. About the left side within 1' of the property line. Exterior wall needs to be rated both sides and openings are not permitted. Also discussed distance of exhaust hood from openings on either side and discrepancy on the dimensions of the addition. It is 17'x24', but the foundation will include 8' of existing dining area that will be demolished and rebuilt. I will speak to zoning for possibility of development on adjacent lots along the left side (parking lot and vet clinic).

9/15/2009-jmb: Spoke to Lisa V., zoning in the B-1 allows 0 setbacks to side and rear and 90% lot coverage so the adjacent lots could build to the PL. Discussed exterior wall 1hr rating and no windows, also verified with Deb A. The situation. Called the ICC for technical assistance on the 2009 code and it is the same or more restrictive. Lisa also verified the exterior stair will not be re-built, just repaired, shored up and painted. She requested a foundation only permit to get started and submit details for the structure.

9/16/2009-jmb: Issued a foundation only permit, Lisa V. Submitted a wall section for the exterior rated wall, no openings are allowed in this wall due to proximity to lot line.

9/18/2009-jmb: Lisa V. Called, historic does not want a dormer on the left side due to building code restriction on no openings when the wall is less than 3' to the property line



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>56-58 Pine Street Portland</u>				
Total Square Footage of Proposed Structure/Area <u>408 1st Floor 600 2nd Floor 1008 Total</u>		Square Footage of Lot <u>5040</u>	Number of Stories <u>1 1/2</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>C</u> Lot# <u>5</u>		Applicant *must be owner, Lessee or Buyer* Name <u>LISA VACCARO</u> Address <u>46 Everett Ave</u> City, State & Zip <u>S Portland ME 04106</u>		Telephone: <u>650-9526</u>
Lessee/DBA (If Applicable) <u>HarVac Properties LLC</u>		Owner (if different from Applicant) Name Address City, State & Zip <u>AUG - 5 2009</u>		Cost Of Work: \$ <u>48,500</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>CAJOLAS Restaurant</u> Number of Residential Units <u>2 units upstairs</u> If vacant, what was the previous use? Proposed Specific use: <u>Additional Dining 408 sq ft 1st floor 2nd fl office 600 sq ft</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>See Attach</u>				
Contractor's name: <u>LISA VACCARO</u> Address: <u>46 Everett</u> City, State & Zip: <u>S. Portland ME 04106</u> Telephone: Who should we contact when the permit is ready: <u>LISA</u> Telephone: <u>650-9526</u> Mailing address: <u>SAME</u>				

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Lisa Vaccaro Date: 7/24/09

This is not a permit; you may not commence ANY work until the permit is issued

Building Permit

Date July 28. 2009

RE: Caiola's Restaurant 58 pine Street Project Summary

I am seeking approval to build a 24' x 17' addition to the back of Caiola's restaurant and to rebuild and improve exterior stairs that lead to the existing 2nd floor apartments. The addition is a 1 1/2 story structure with a full basement. There will be an ADA bathroom on the ground floor. The basement will be used as storage, the ground floor as dining and the upper floor as office. The structure is wood framed with painted clapboard siding. The roof will be asphalt shingles, architectural in style. the windows will be aluminum clad double hung one over one. (refer to attached)

A new exhaust hood and stove will be added to the kitchen. The exhaust fan will be located directly above on the roof.

Caiola's currently has 5 parking spaces and another 14 that we lease from Aurora provisions located adjacent to Caiola's.

Please note that I have already been approved by the HDRC. Additionally, we are scheduled to start excavating on September 12th. Timing is crucial, because I will have some employees out of work for a short time during construction. Therefore, I appreciate your approval as soon as possible. If you have any questions please call me.

Thank you,

Lisa Vaccaro
650-9526

B-1 AND B-1b
NEIGHBORHOOD BUSINESS ZONES
Traffic Analysis Report

The proposed use at 56 Pine St (Caiolas), Portland,
Maine, consuming approximately 1000 square feet of area,

Is / ☒ Is Not

estimated to produce in excess of 100 peak vehicle trips.
As a result, a traffic study

Is / ☒ Is Not required.

8-13-09
Dated

Thomas A. Zins
Traffic Engineer
City of Portland

From: "Tom Errico" <thomas.errico@tylin.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 8/13/2009 11:19:21 AM
Subject: 56 Pine Street - Traffic Analysis Report

Marge - the report is attached and a traffic study is NOT required. If you have any questions, please contact me.

Best regards,

Thomas A. Errico, P.E.

T.Y. Lin International

12 Northbrook Drive
Building A, Suite One
Falmouth, ME 04105

207.347.4354 (Direct)
207.781.4721 (Main)
207.781.4753 (Fax)
207.400.0719 (Mobile)

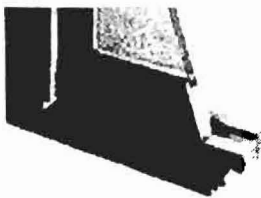
CC: "Katherine Earley" <KAS@portlandmaine.gov>, "David Margolis-Pineo" <DMP@portlandmaine.gov>

Window Schedule

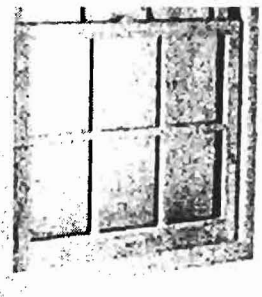
Type	Height	Width	Style	Material
A	5'	3'	DOUBLE HUNG	Alum. Clad
B	5'	3'	DOUBLE HUNG	Alum. Clad
C	3'	2'	DOUBLE HUNG	Alum. Clad
D	3'	2'	DOUBLE HUNG	Alum. Clad
E	3'	2'	DOUBLE HUNG	Alum. Clad
F	3'	2'	DOUBLE HUNG	Alum. Clad
G	3'	2'	DOUBLE HUNG	Alum. Clad
H	3'	2'	DOUBLE HUNG	Alum. Clad
I	3'	2'	DOUBLE HUNG	Alum. Clad
J	2'	4'	Tran.	Alum. Clad
K	2'	4'	Tran.	Alum. Clad

Door Schedule

Type	Height	Width	Style	Material
1	6' 8"	36"	6 Panel	Steel
2	6' 8"	36"	6 Panel	Steel
3	6' 8"	36"	6 Panel	Steel
4	6' 8"	36"	6 Panel	Steel



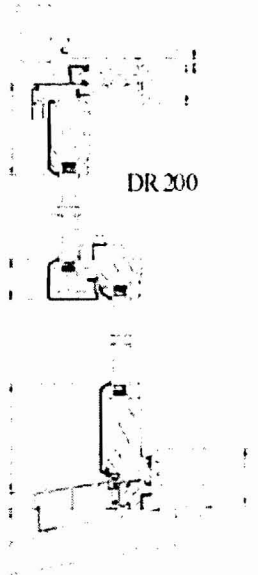
clad double hung available in standard sizes for new construction or custom sizes for remodeling shown in bronze clad finish.



western
pine,
permanently
applied 6/6
pattern
(also
available in
removable
style for
easy
cleaning)

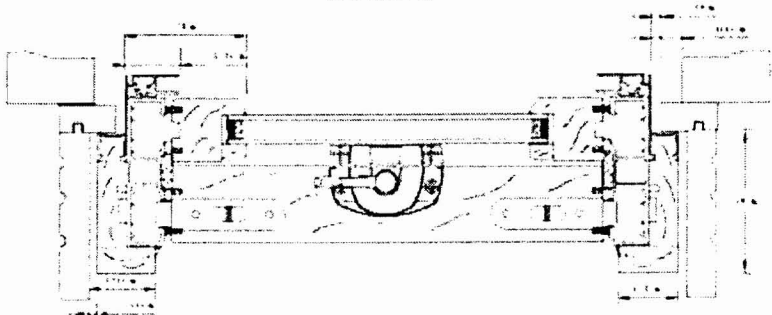


Exterior View



DR 200

DR200



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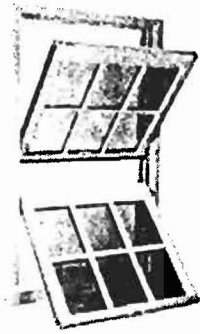
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Created and Maintained by [Worldsites](#) Toronto.
This site is optimized for [Netscape 4](#) and [Internet Explorer 5](#) or higher. Please download an updated version now.

- Choice of screens - standard half or optional full screens.
- Locks are available in bright brass, white or bronze. Two dual action cam locks are used on windows over 28" wide.

Please click [here](#) for window options
Please click [here](#) for panning options



Easy Tilt System
Unlike "ordinary" wood windows which employ awkward compression tilt systems, Trimline's unique recessed tilt latch and tilt/take-out design allows for easy removal for cleaning or finishing while providing aesthetic appeal. Tilt latch is available in white or beige color.



Both upper and lower sash lock in place when tilted in for safe easy cleaning or removal. Locking balance shoes and non-spread pivot bars hold the tilted sash firmly in place for safer operation. Block and tackle balances never need adjustment!

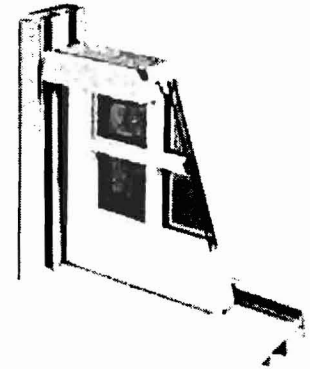
Grille Options



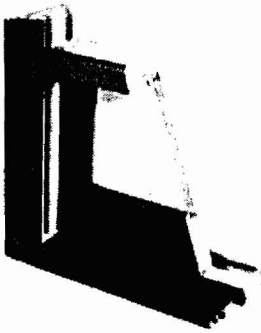
Aesthetically appealing removable wooden grilles in 5/8" or 7/8" widths that can be painted or stained or 5/8" maintenance free in-glass aluminum muntins or combination wood and aluminum are also available.



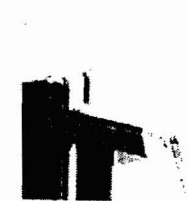
For achieving that authentic divided lite look, Simulated Divided lites with permanent 7/8" wooden interior grille and permanent exterior muntin are also available.



Legends Series DR200 clad replacement double hung with 3 1/4" jamb shown with applied simulated divided lite grids.



Legends Series DR300 clad double hung with 4 9/16" jamb with snap-in nailing flange for new construction.



Legends Series DR300 clad 4 9/16" full jamb



Legends Series DR200 shown with 7/8" simulated divided lite muntins in interior.

CONTOURS™ STEEL
GLADIATOR® STEEL

FIXED GRILLES & CLEAR DOORGLASS

FIXED GR



6'-8" DOORS

GLASS & OFFICE
SOLID & ROOT CELLAR

Door 2'8" x 3'0"	Door 2'8" x 3'0"	Door 2'8" x 3'0"	Door 2'8" x 3'0"
C-680CL	C-640CL	C-658CL	C-664CL
G-680CL	G-640CL	G-658CL	G-664CL

PAINTED STEEL.

Door 2'8" x 3'0"	Door 2'8" x 3'0"	Door 2'8" x 3'0"	Door 2'8" x 3'0"	Door 2'0" x 2'6" x 2'8" x 3'0"	Door 2'0" x 2'6" x 2'8" x 3'0"
C-224CL	C-660CL	C-659CL	C-626CL	C-412CL	C-696CL
G-224CL	G-660CL	G-659CL	G-626CL	G-412CL	G-696CL

6'-8" DOORS

Door 2'8" x 3'0"	Door 2'8" x 3'0"	Door 2'8" x 3'0"
C-692CL	C-693CL	C-694CL
G-692CL	G-693CL	G-694CL

Any of the above clear or Low-E door lights may be used with the Smooth-Pro Fiberglass Doors. Example: SP-660CL.

⊙ = Low-E Available G = Gladiator C = Contours Steel

Many of the above clear or Low-E door lights

⊙ = Low-E Available G = Gladiator C = Contours Steel



TrimLine
WINDOWS INCORPORATED



Energy-tight Windows for comfortable living and fuel efficiency

HOME PAGE

CORPORATE PROFILE

WHAT'S NEW

PRODUCTS

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ULTRA - FIT SASH KIT

COMFORT PLUS GLASS

TEST RESULTS

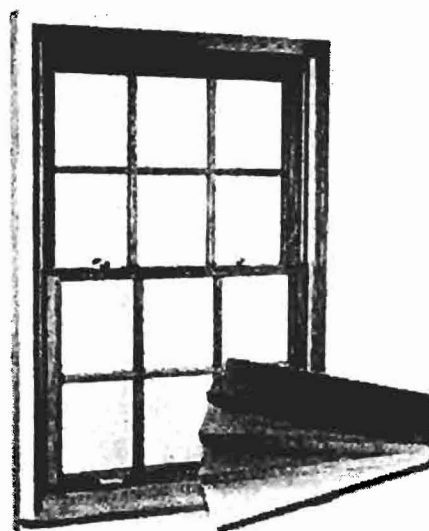
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Legends Clad Double Hung Wood Liberty - All Wood Casements, Awnings
Bows and Bays Circle Tops, Ellipticals Trapezoids, Triangles

Legends
SERIES
DR200

Clad Wood Replacement
Double Hung Windows



Legends DR200 shown in optional oak interior with simulated divided lite and polished brass hardware.

All Trimline windows are made of the finest quality solid western pine ready for paint or stain and are also available in select hardwoods of oak, cherry and mahogany. All hardwoods used in the window are of actual solid stock not thin veneers or laminates.

Energy-Tight Windows for comfortable living and fuel

efficiency

Choice of Jamb Style

The TrimLine DR200 is constructed with a 3 1/4" jamb for a retrofit installation into the sash pocket of existing wood window frames. Virtually identical to a vinyl window installation, the DR200 is truly a replacement window.

The TrimLine DR300 is made with a 4 9/16" jamb for replacement applications requiring complete tear-outs down to a frame or masonry opening. With a snap-in nailing fin, the DR300 is ready for new construction.

Both the DR200 and DR300 can be furnished with factory applied extension jambs making it the ideal choice of window for either replacement/remodeling or new construction.

Enjoy the beauty and warmth of wood

- The insulating qualities of wood provides a positive thermal break and can be painted or stained.
- All wood parts are produced from the finest quality kiln dried select Western Pine and are treated with a water repellent preservative. Also available in Oak, Cherry, and Mahogany
- Maintenance free aluminum clad exterior is weather resistant. Does not require painting. Available in White, Bronze, Earthtone and Beige. Custom colors are also available.
- Decorative wood bead glazing provides a positive energy tight seal for the insulating glass.
- Fully weather-stripped to insure maximum comfort and low air infiltration.
- Thermally broken sill - TrimLine combines aluminum, wood and vinyl to provide an aesthetically pleasing energy efficient sill construction.
- Matching picture window - TrimLine provides a line of picture windows that matches the profiles of the DR200 and DR300 and enables you to mull window combinations with matching sight lines.



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

August 7, 2009

Lisa Vaccaro
46 Everett Ave.
South Portland, ME 04106

*Granted Conditional Use Appeal
9/3/09*

RE: 56 Pine Street – 056-C-005 – B-1 Zone w/a Historic Overlay – permit #09-0833

Dear Ms. Vaccaro,

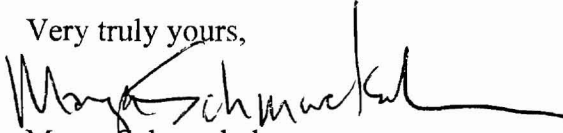
I am in receipt of your application to add an addition to your restaurant, Caiolas. Your property is located within a B-1 Business Zone which requires a conditional use appeal to the Zoning Board of Appeals for approval of new or additions to commercial restaurants. On November 3, 2008 we sat down and went over what you were proposing. At that time you were informed that you needed to get approvals from the Zoning Board of Appeals. I am not seeing your application submittal to the Zoning Board of Appeals concerning this expansion. Therefore, I am enclosing the information that you will need to apply to the Zoning Board of Appeals for your restaurant expansion. I am enclosing a copy of section 14-163 on the Land Use Zoning Ordinance to guide you on your request to the Board. Please note that your cover letter should specifically address each of the listed requirements for a restaurant. You must also address each Conditional Use standard as stated on the Conditional Use Appeal application.

I can not review or approve this building permit application until the Zoning Board of Appeals makes a final determination on your application to them. Your permit is on hold until the Zoning Board approves your application.

Please note that because that you are a new owner of the property, this office will need to see a copy of your deed showing that you have right title and interest to move forward with your appeal and permits.

If you should have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Room 315 – 389 Congress Street – Portland, Maine 04101 (207) 874-8695 – FAX:(207) 874-8716 – TTY:(207) 874-3936

a. Any residential use set forth in section 14-162(a);

b. Bed and breakfast, subject to the standards of article V (site plan).

(Ord. No. 292-88, 4-4-88; Ord. No. 133-93, § 2, 11-15-93; Ord. No. 125-97, § 5, 3-3-97; Ord. No. 94-99, 11-15-99; Ord. No. 74-06/07, 12-4-06)

***Editor's Note--** Pursuant to Order No. 74-06/07 enacted on 12-4-06, the changes made in (2) *Business* have an effective date of October 16, 2006.

Sec. 14-163. Conditional uses.

The following uses permitted in the B-1 zone and on the ground floor level of buildings in the B-1b zone, as provided in section 14-474 (conditional uses), if they meet the following requirements, provided that such use which generates in excess of a ratio of 100 peak hour vehicle trips per 2000 sq. ft. of space, and generates in excess of 100 peak hour vehicle trips is prohibited. As set forth in the Technical and Design Standards and Guidelines, section III, 6, the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.

*messen
your cover
up to the
Board*

(a) Restaurants, provided they meet the following requirements

1. Maximum total floor area for use of the public shall be one thousand (1,000) sq. ft.;
2. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day;
3. Food service and consumption are the primary function of the restaurant; and
4. There shall be no drive-through service.

(Ord. No. 292-88, 4-4-88; Ord. No. 133-93, § 3, 11-15-93; Ord. No. 94-99, 11-15-99; Ord. No. 74-06/07, 12-4-06)

***Editor's Note:** Pursuant to Order No. 74-06/07 enacted on 12-4-06, the changes made in (2) *Business* have an effective date of October 16, 2006.

Sec. 14-164. Prohibited uses.

Uses not enumerated in sections 14-162 and 14-163 as either permitted or conditional uses are prohibited.
(Ord. No. 292-88, 4-4-88)

11/3/08

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 056 C005001
Location 56 PINE ST
Land Use MULTI-USE COMMERCIAL

Owner Address PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL
181 BRACKETT ST
PORTLAND ME 04102

Book/Page 56-C-5
Legal PINE ST 56
5040 SF

Current Assessed Valuation

Land \$114,800 Building \$170,500 Total \$285,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	4427	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.116	4427	MIXED RES/COMM	CAIOLA'S REST.

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1690	UNFINISHED RES BSMT
1	01/01	1690	RESTAURANT
1	02/02	722	APARTMENT
1	03/03	325	APARTMENT

Height	Walls	Heating	A/C
7		NONE	NONE
8	FRAME	HW/STEAM	CENTRAL
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

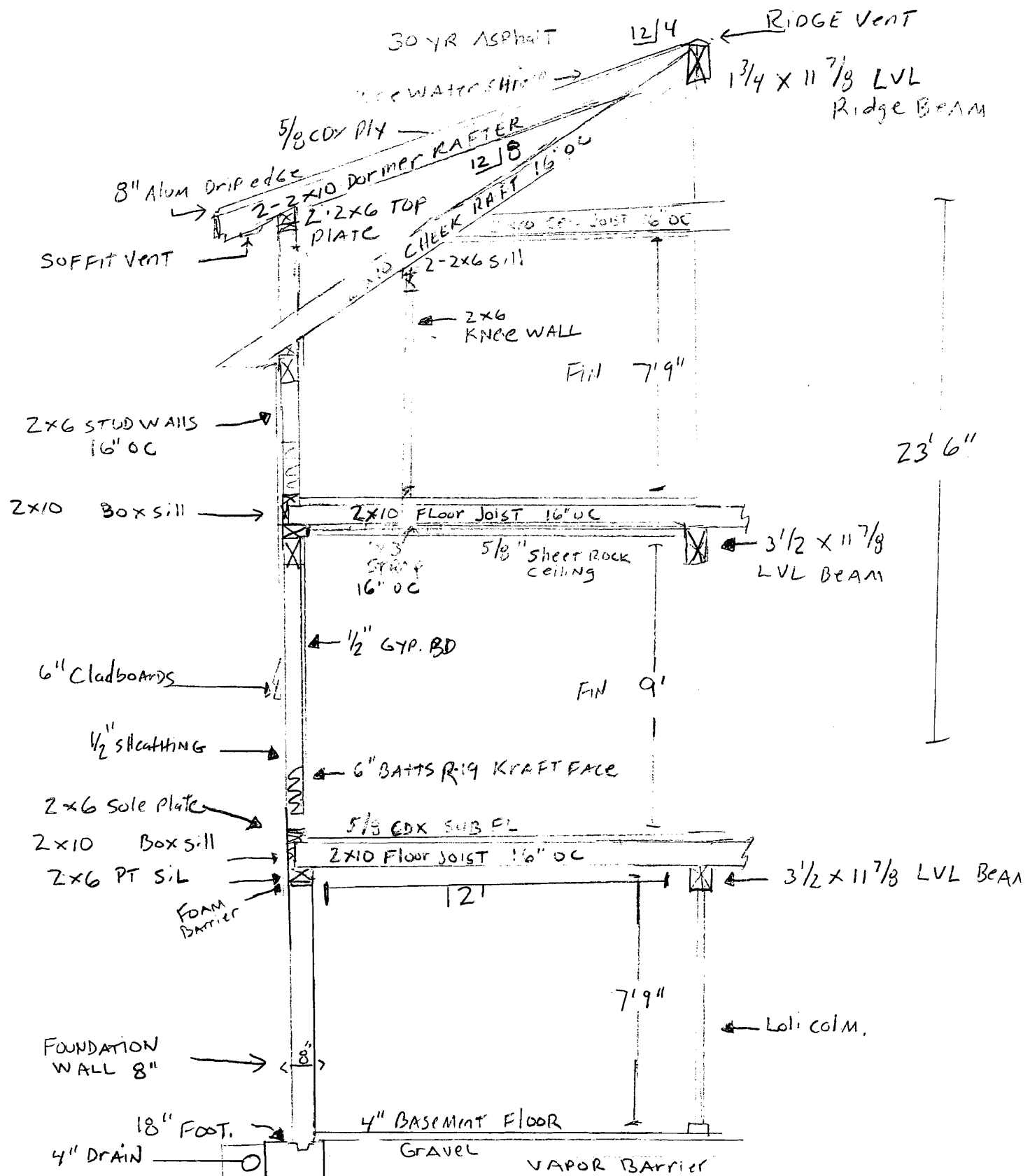
Line	Structure Type	Identical Units
2	PORCH - OPEN UPPER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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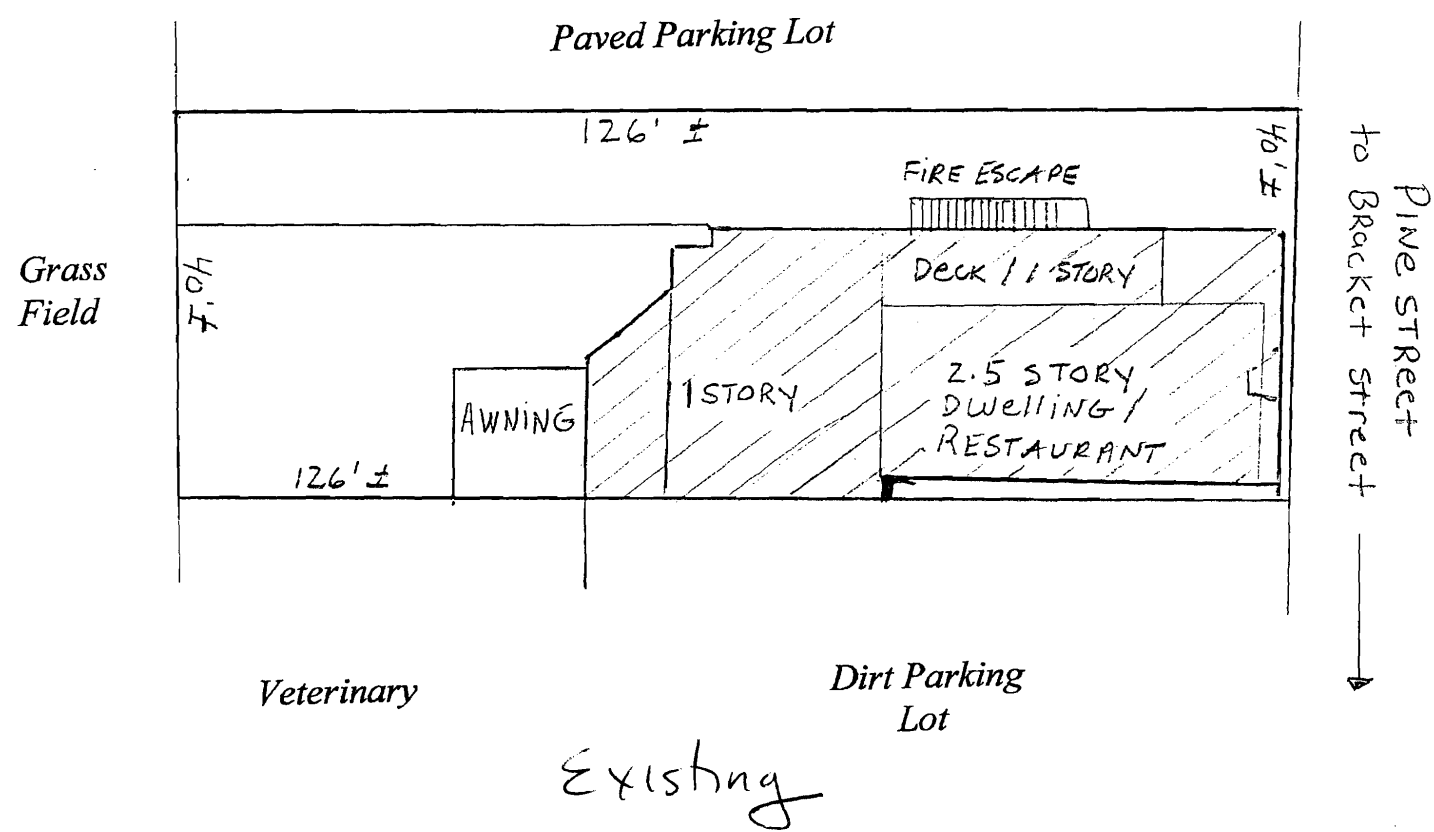
FRAMING DETAILS

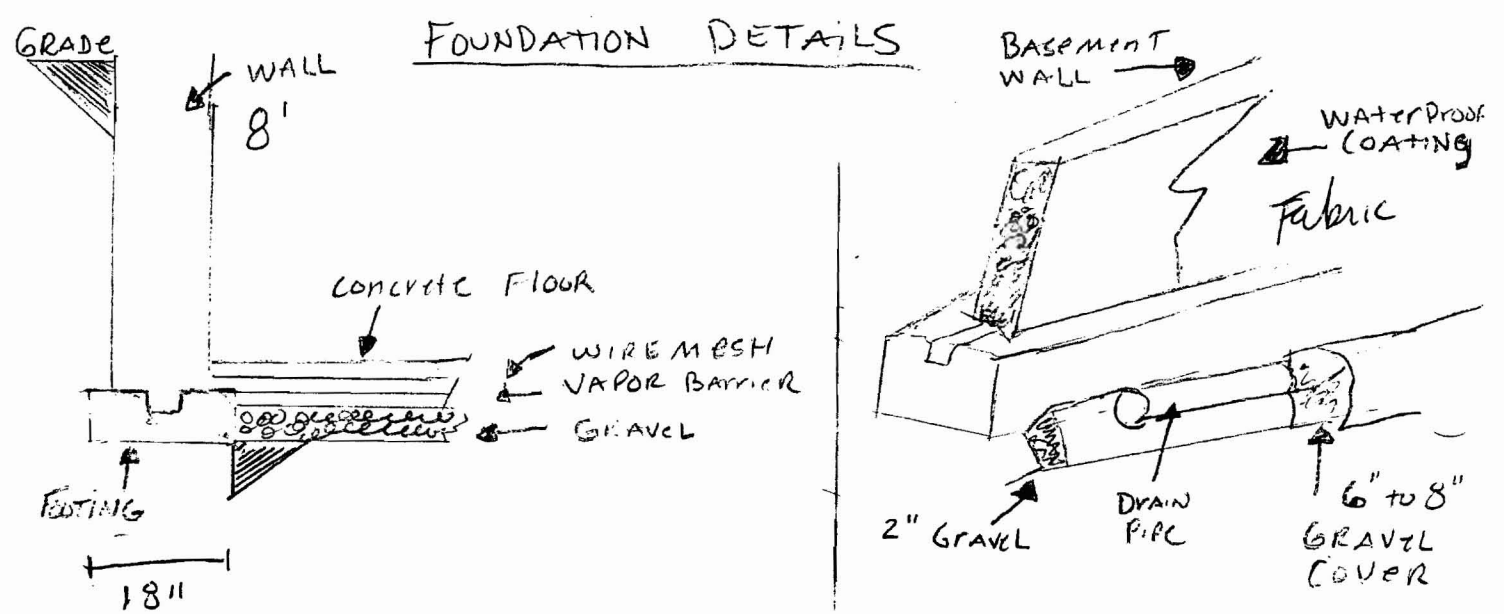
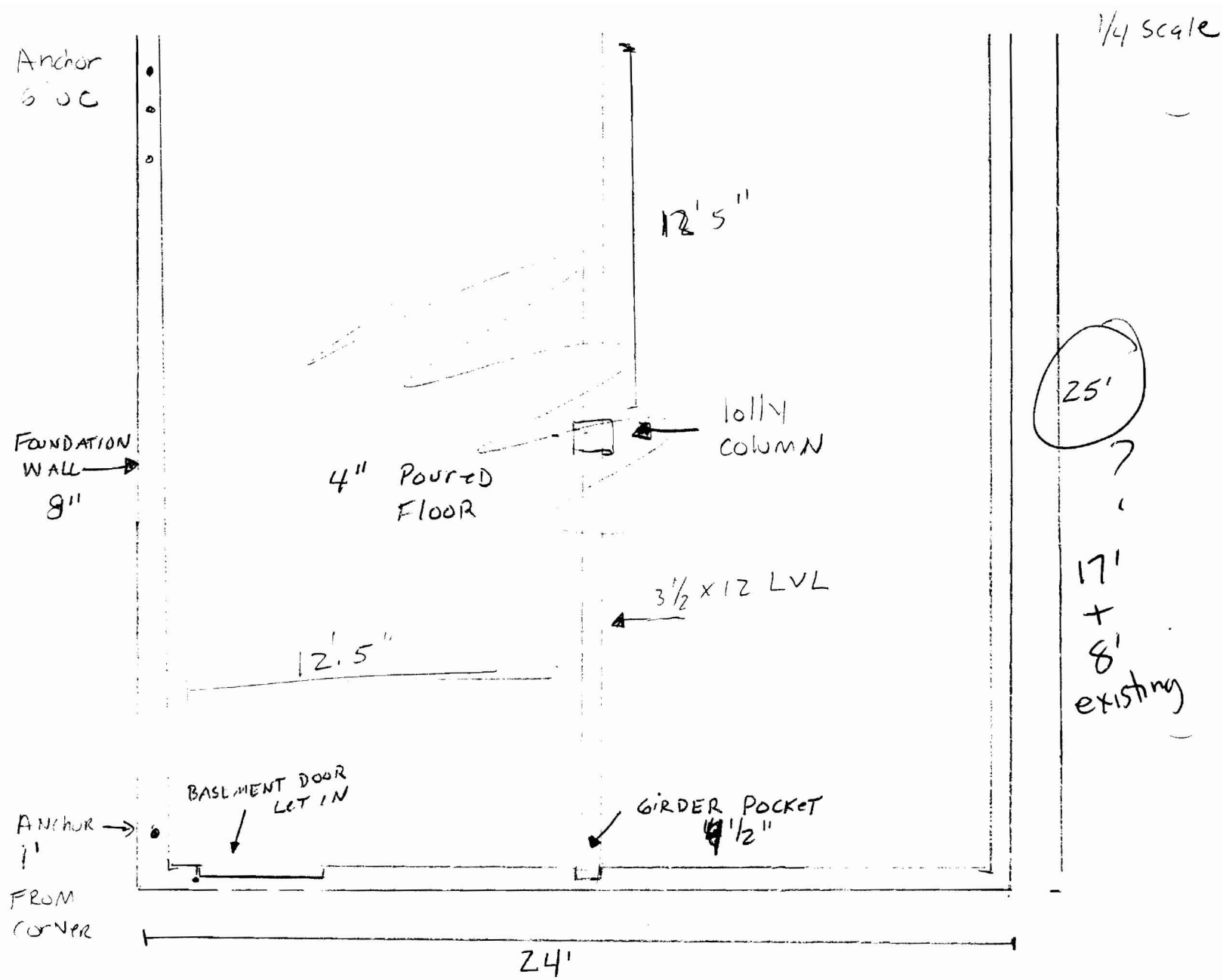


Plot Plan

56-58 Pine Street
Caiola's Restaurant
Scale 1" = 20'

7/28/09





58 PINE STREET
PORTLAND, ME

9/17/09
No Dormer This side
Rafter will sit at
2nd Floor Deck

1/8
Collar tie
Rafter

5/8 Drywall

5/8 - Fire Rated Sheathing

TYPE X

Fire Rate sheathing

5/8
Drywall

Fire RATED
Sheathing

Property Line w/ 1'

Exterior Rated wall
left side < 1' to PL



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: CAIOLAS RESTAURANT

PROJECT ADDRESS: 56-58 PINE STREET PORTLAND 04102

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

1 1/2 STORY ADDITION 408 SQ FT 1ST FLOOR 600 SQ F
2nd FLOOR 1ST FLOOR USE RESTAURANT 2nd FL. OFFICE

CHART/BLOCK/LOT: 56 C 5

CONTACT INFORMATION:

OWNER/APPLICANT

Name: LISA VACCARO
Address: 46 EVERETT AVE
S. PORTLAND, ME
Zip Code: 04106
Work #: 207 772-1110
Cell #: 207 650-9526
Fax #: —
Home #: 207 650-9526
E-mail: —

CONSULTANT/AGENT

Name: SAMC
Address: —
Zip Code: —
Work #: —
Cell #: —
Fax #: —
Home #: —
E-mail: —

AUG 27 2009

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	<u>N</u>
b) Are there any new buildings, additions, or demolitions?	<u>Y</u>	<u>Y</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>Y</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>N</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>Y</u>
g) Is there any additional parking?	<u>N</u>	<u>N</u>
h) Is there an increase in traffic?	<u>N</u>	<u>N</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>N</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>Y</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Y</u>

Planning Division Use Only

Exemption Granted ☒ Partial Exemption ☐ Exemption Denied ☐

1. The applicant shall obtain an approval from the zoning Board of appeals for the addition & site improvements. w/conditions
2. The applicant must obtain all applicable building permits.

Planner's Signature

Date

08.21.09

~ Original - Planning Division ~

~ Copy - Inspections Division and Applicant ~

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

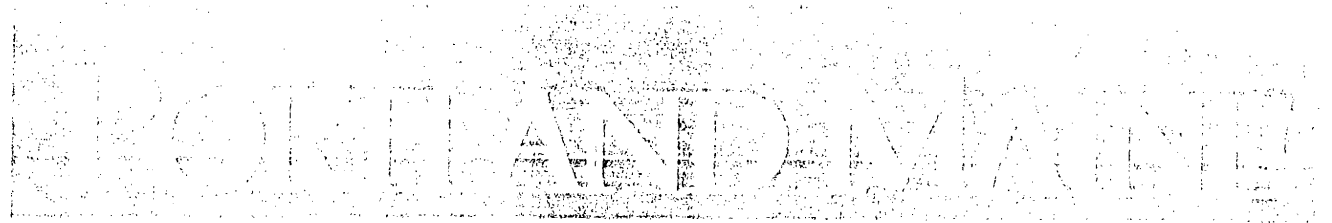
An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

Planning Shukria Wiar
August 21, 2009

RE: Exemption for 56-58 Pine Street

The applicant shall obtain an approval from the Zoning Board of Appeals for the addition and site improvements.

The applicant must obtain all applicable building permits.



Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

August 7, 2009

Lisa Vaccaro
46 Everett Ave.
South Portland, ME 04106

RE: 56 Pine Street – 056-C-005 – B-1 Zone w/a Historic Overlay – permit #09-0833

Dear Ms. Vaccaro,

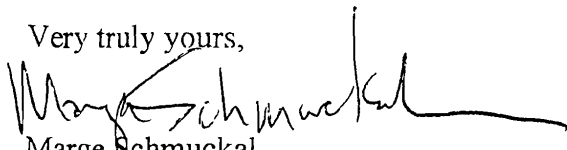
I am in receipt of your application to add an addition to your restaurant, Caiolas. Your property is located within a B-1 Business Zone which requires a conditional use appeal to the Zoning Board of Appeals for approval of new or additions to commercial restaurants. On November 3, 2008 we sat down and went over what you were proposing. At that time you were informed that you needed to get approvals from the Zoning Board of Appeals. I am not seeing your application submittal to the Zoning Board of Appeals concerning this expansion. Therefore, I am enclosing the information that you will need to apply to the Zoning Board of Appeals for your restaurant expansion. I am enclosing a copy of section 14-163 on the Land Use Zoning Ordinance to guide you on your request to the Board. Please note that your cover letter should specifically address each of the listed requirements for a restaurant. You must also address each Conditional Use standard as stated on the Conditional Use Appeal application.

I can not review or approve this building permit application until the Zoning Board of Appeals makes a final determination on your application to them. Your permit is on hold until the Zoning Board approves your application.

Please note that because that you are a new owner of the property, this office will need to see a copy of your deed showing that you have right title and interest to move forward with your appeal and permits.

If you should have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

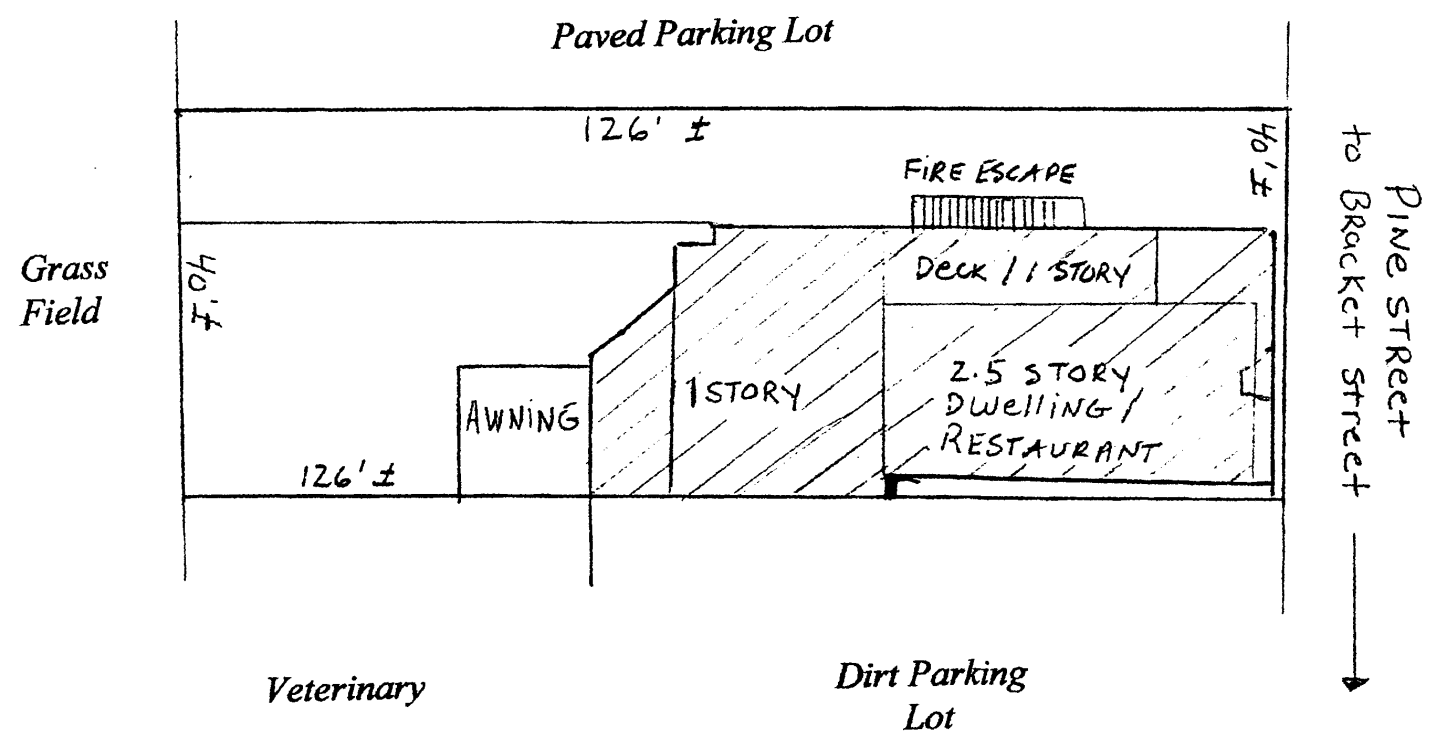

Marge Schmuckal
Zoning Administrator

Room 315 – 389 Congress Street – Portland, Maine 04101 (207) 874-8695 – FAX:(207) 874-8716 – TTY:(207) 874-3936

Plot Plan

56-58 Pine Street
Caiola's Restaurant
Scale 1" = 20'

7/28/09



Building Permit

Date July 28. 2009

RE: Caiola's Restaurant 58 pine Street Project Summary

I am seeking approval to build a 24' x 17' addition to the back of Caiola's restaurant and to rebuild and improve exterior stairs that lead to the existing 2nd floor apartments. The addition is a 1 1/2 story structure with a full basement. There will be an ADA bathroom on the ground floor. The basement will be used as storage, the ground floor as dining and the upper floor as office. The structure is wood framed with painted clapboard siding. The roof will be asphalt shingles, architectural in style. the windows will be aluminum clad double hung one over one. (refer to attached)

A new exhaust hood and stove will be added to the kitchen. The exhaust fan will be located directly above on the roof.

Caiola's currently has 5 parking spaces and another 14 that we lease from Aurora provisions located adjacent to Caiola's.

Please note that I have already been approved by the HDRC. Additionally, we are scheduled to start excavating on September 12th. Timing is crucial, because I will have some employees out of work for a short time during construction. Therefore, I appreciate your approval as soon as possible. If you have any questions please call me.

Thank you,

Lisa Vaccaro
650-9526

DIRT PARKING LOT

LIKE EXIST -
408 sq. FT. Proposed

58 PINE STR
SCALE 1/8" = 1'

Veterinary

126' ±

40' SET BACK

40'

22"

30'

17'

SERVICE
BAR

DINING

KITCHEN

WALK IN
COOLER

DINING

PROPOSED

408 sq FT

PATIO

MAPLE
TREE

DINING
25'

OFFICE

DISH
AREA

HOOD

H.C.
BR

OFFICE ENTRY

Basement

DRIVEWAY

PARKING

PARKING

PARKING

PARKING

PARKING

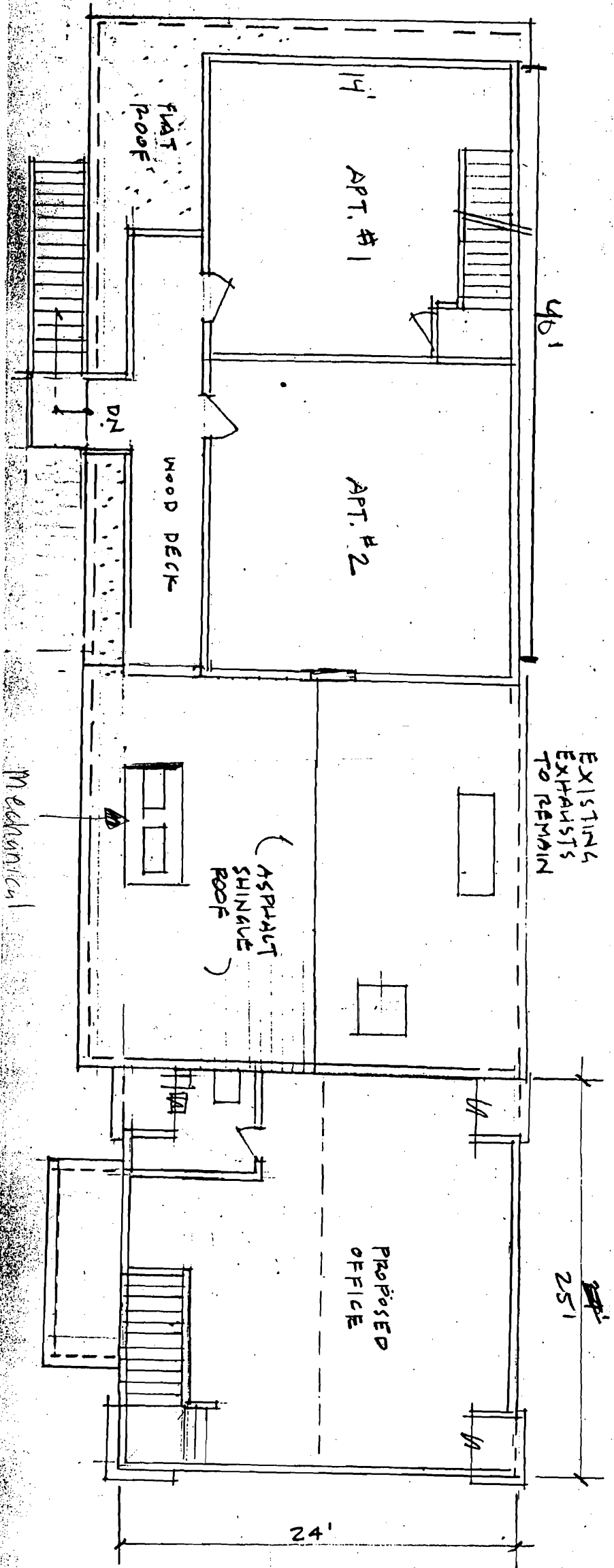
LEASED PARKING LOT

PAVED

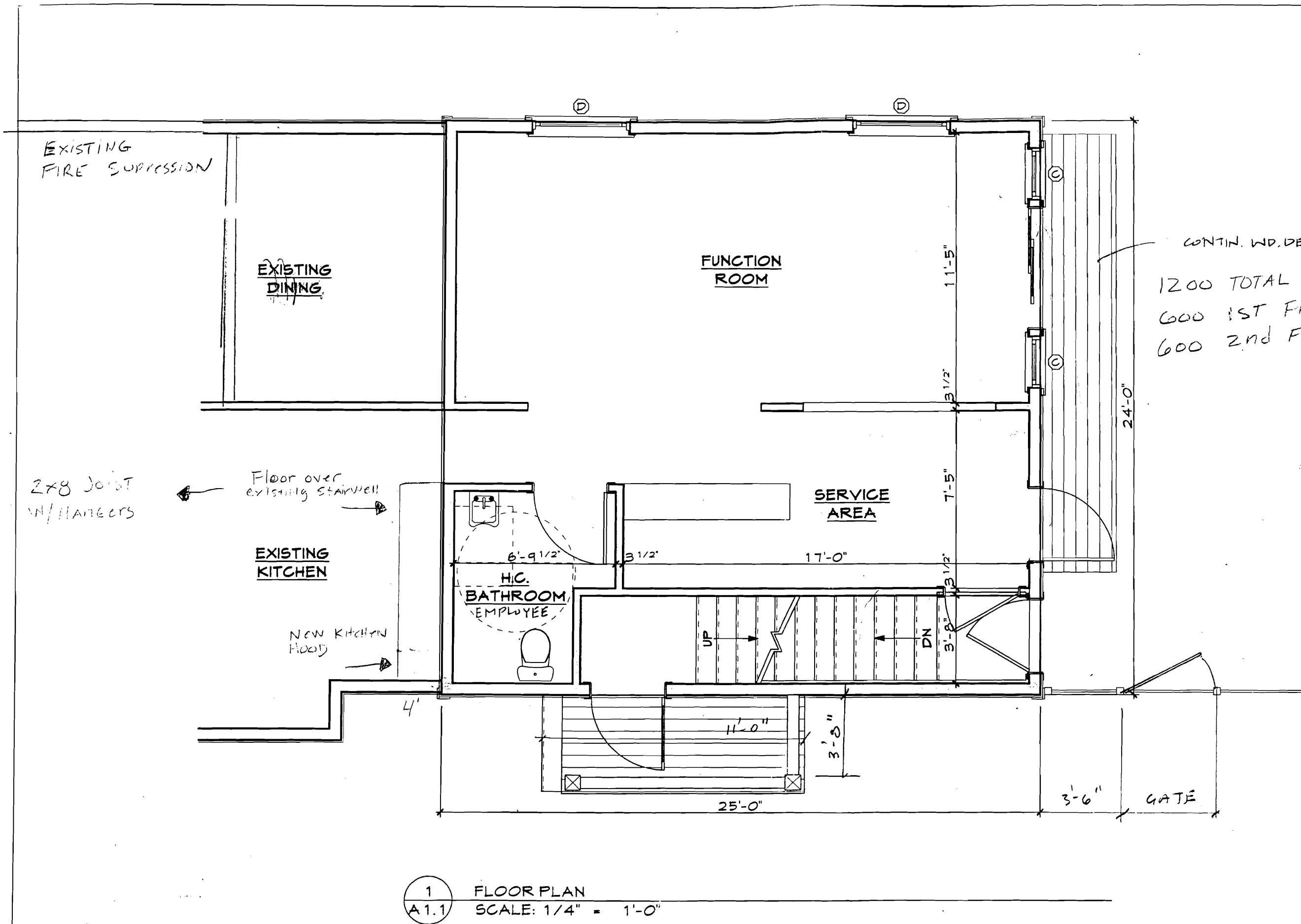
TO BRACKET STREET

43'

AURORA PROVISIONS



CAIOLA'S RESTAURANT
 56 PINE ST. PORTLAND, ME
 2ND FLOOR
 1/8" = 1'-0" 6/7/09



1 FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

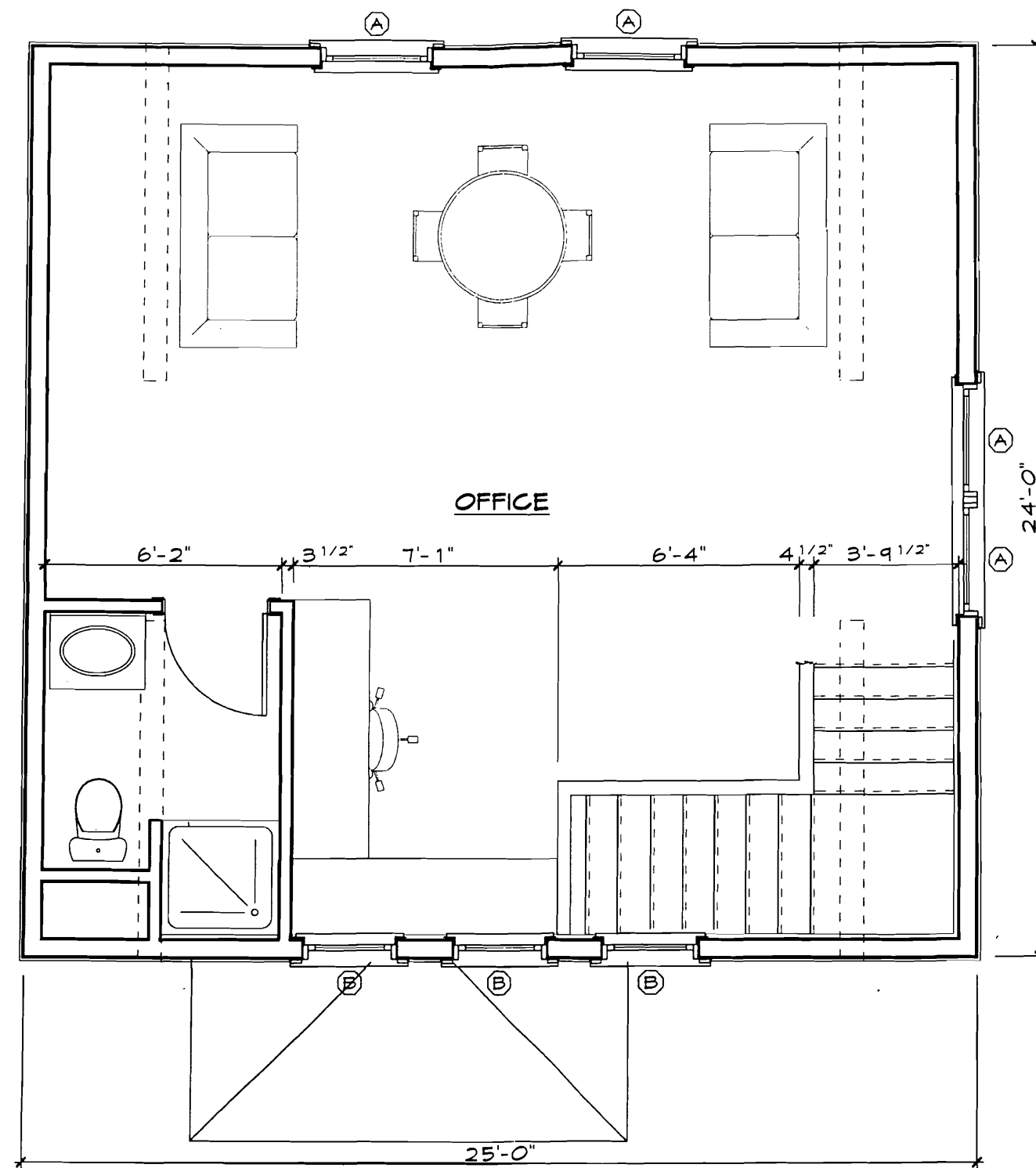
CAIOLA'S RESTAURANT
58 PINE ST. PORTLAND, MAINE

WHIPPLE CALLENDER ARCHITECTS

19 Commercial St.
Portland
ME 04101
207-775-2690
www.whipplecallender.com

DATE: 7/22/09
CHECKED BY: J.A.D.
DRAWN BY: J.W.B.
JOB: 09-CRA
SHEET TITLE:

A1.1



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

CAIOLA'S
RESTAURANT
58 PINE ST. PORTLAND, MAINE

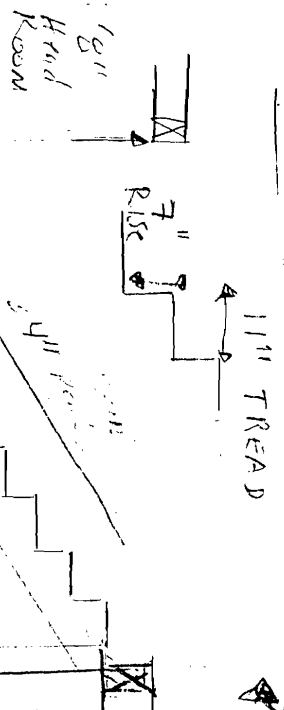
WHIPPLE
CALLENDER
ARCHITECTS

19 Commercial St
Portland
ME 04101
207-775-2696
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DATE: 7/22/09
CHECKED BY: J.A.D.
DRAWN BY: J.W.B.
JOB: 09-CRA
SHEET TITLE:

A1.2

INTERIOR STAIR DETAIL



STAIR WIDTH 3' 8"

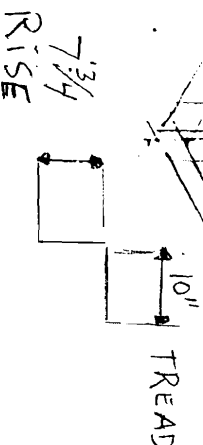
42" CODE COMPLIANT
RAIL-MATCH STAIRS

(EXIST. BRDA
BEYOND)

34"
HAND RAIL
HEIGHT

36"

BALLUSTER
4" oc



EXTERIOR STAIR DETAIL

STAIR RAIL
FINISHED WITH
1/4" SPACED TO
MATCH EXIST.
CLAPBDS

WOOD FRAMED
STAIR GUARD
RAIL

WOOD AND RAIL
@ PERIMETER
BASED UPON
"RED & WHITE"
PHOTO

* MORE FREE AIR FOR
CONDENSERS WITHIN

CAIOLA'S
RESTAURANT

58 PINE ST. PORTLAND, MAINE

WHIPPLE
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ARCHITECTS

19 Commercial St.
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207-775-2696

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DATE:

7/20/04

CHECKED BY:

JAD.

DRAWN BY:

JMB.

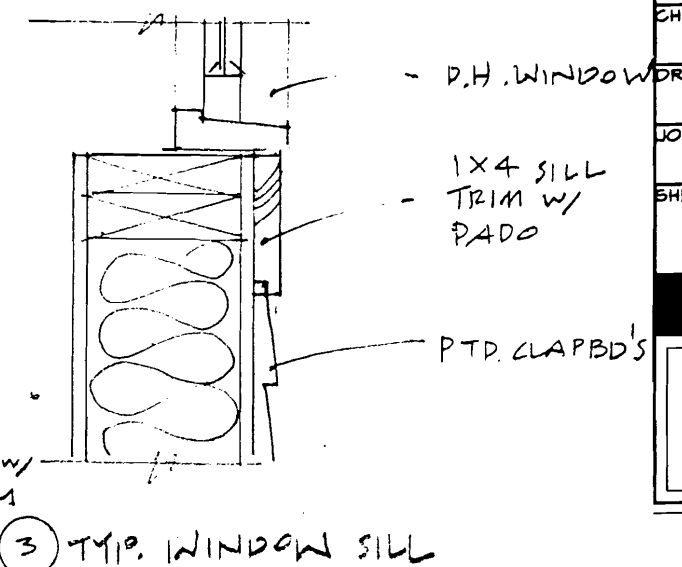
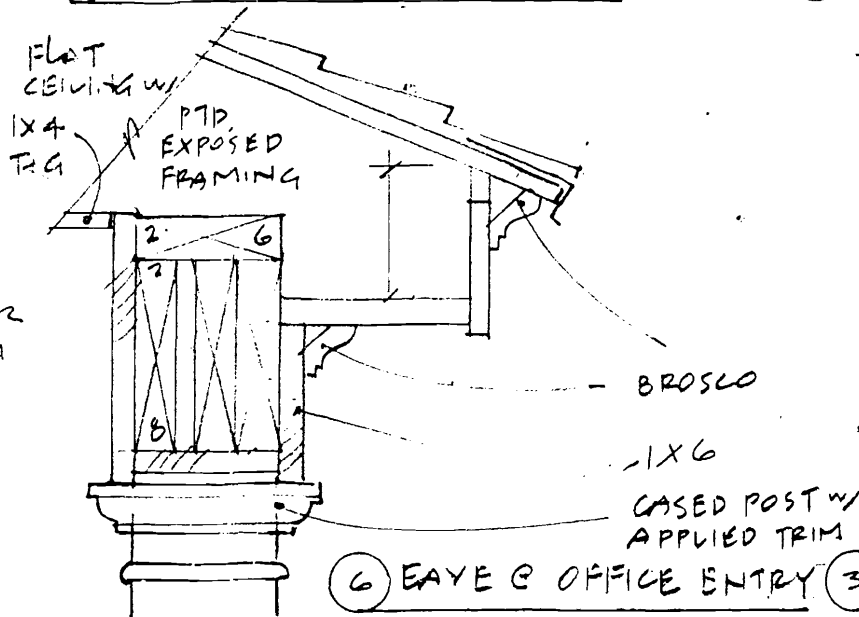
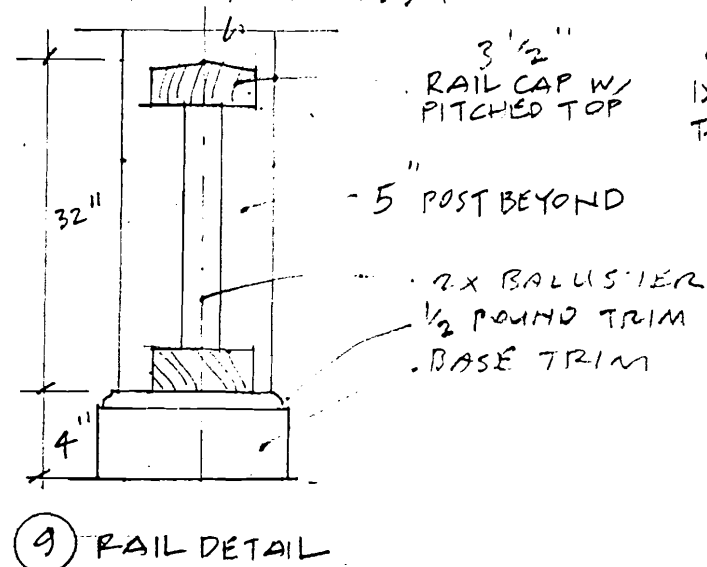
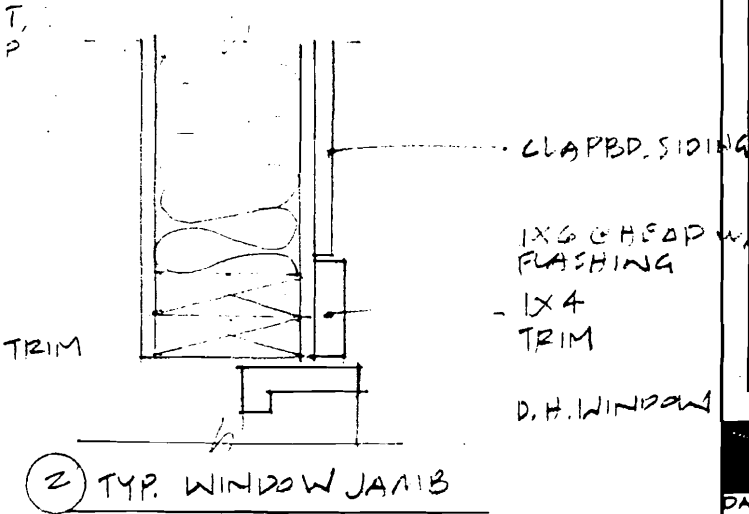
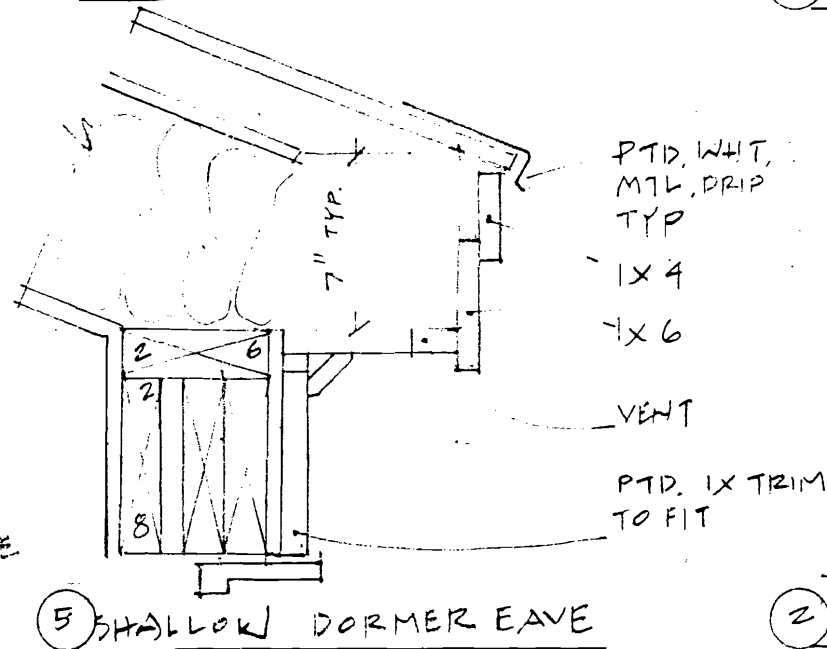
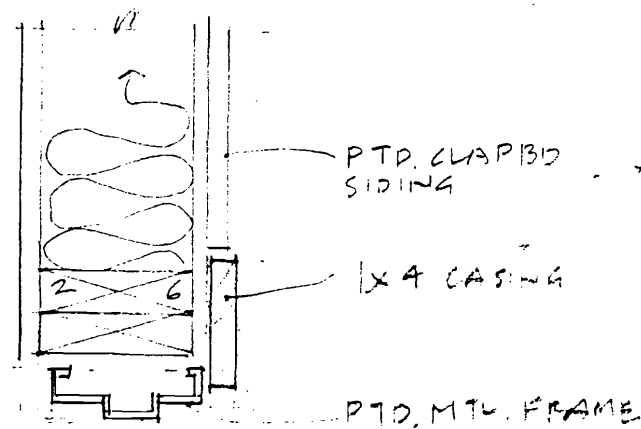
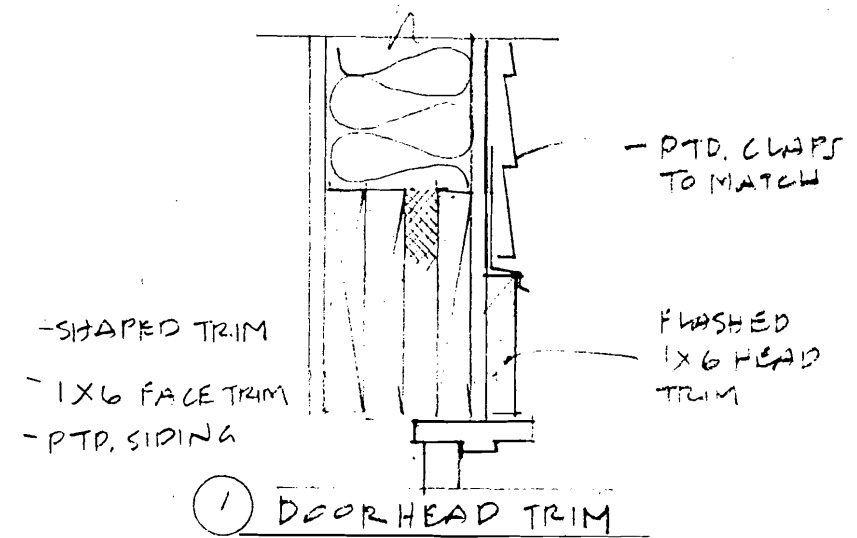
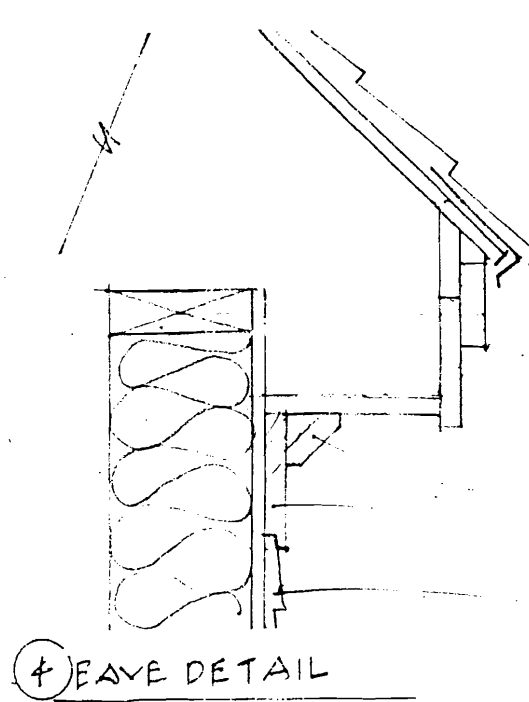
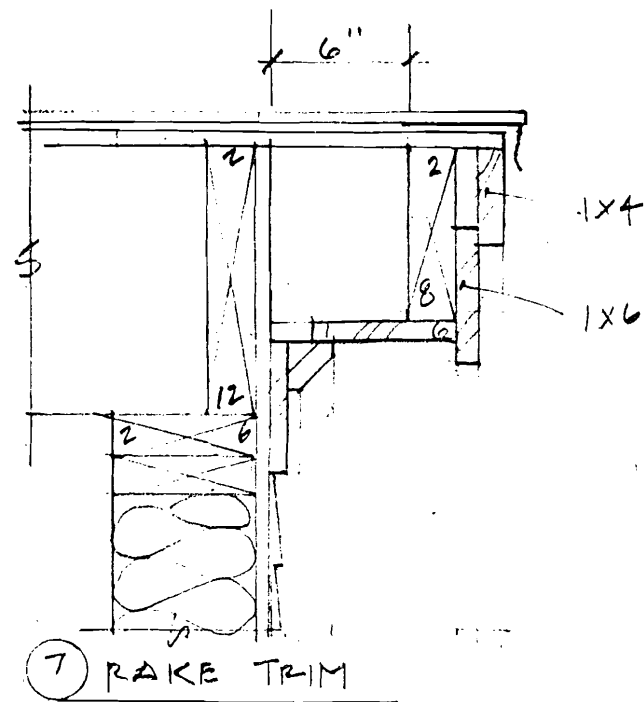
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** - XXX

SHEET TITLE:

STAIR OPTION

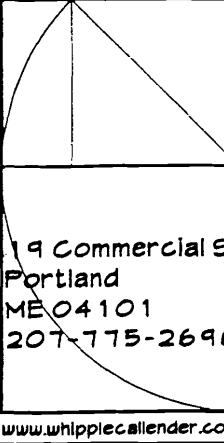
A3.2



CAIOLA'S
RESTAURANT

58 PINE ST. PORTLAND, MAINE

WHIPPLE
CALLENDER
ARCHITECTS



19 Commercial S
Portland
ME 04101
207-775-2696

www.whipplecallender.co

DATE: 7/20/09

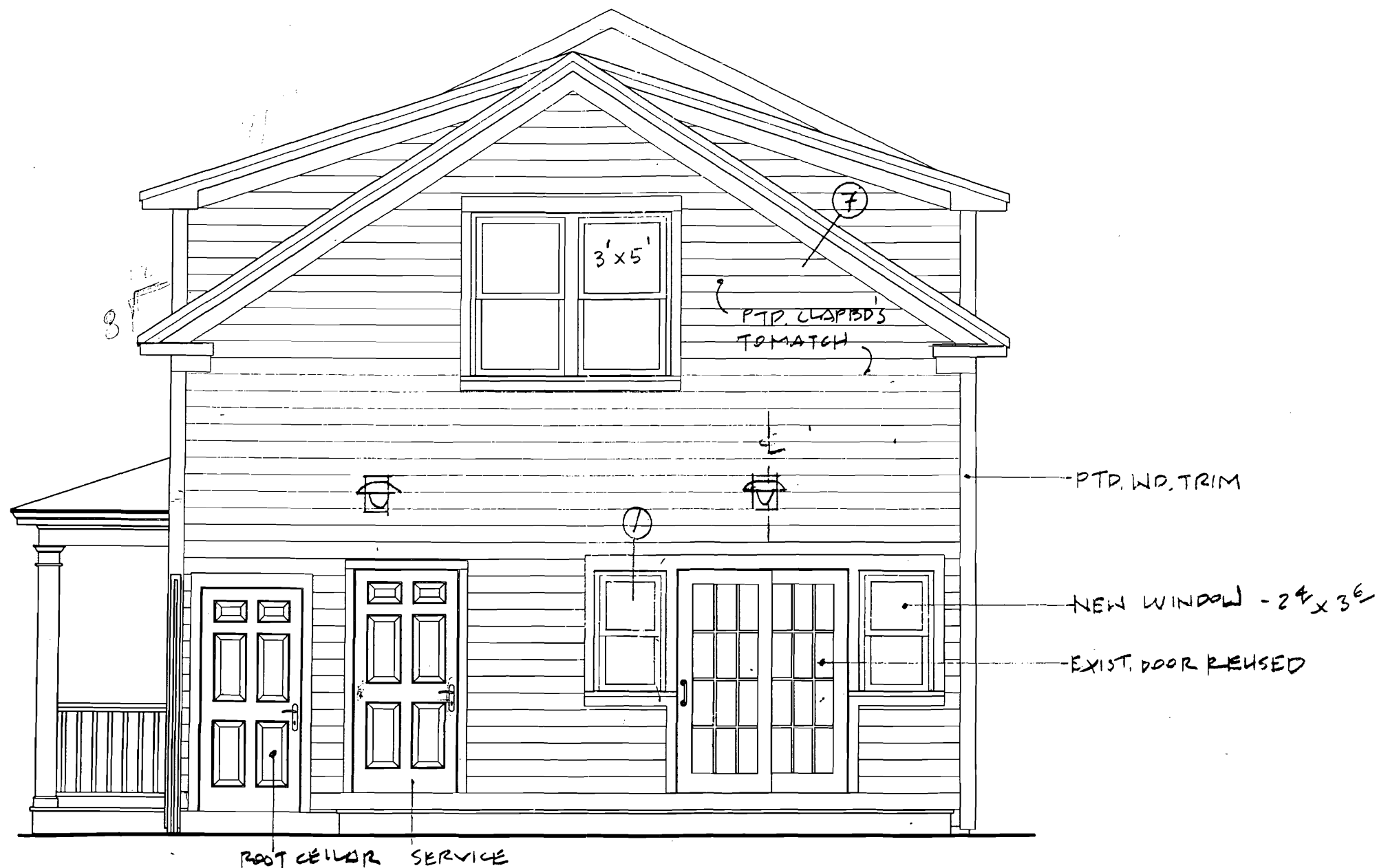
CHECKED BY: JAD.

DRAWN BY: JWB.

JOB: ** - XXX

SHEET TITLE:

A3.1

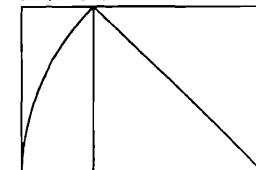


1
A2.2 END ELEVATION
SCALE: 1/4" = 1'-0"

CAIOLA'S
RESTAURANT

58 PINE ST. PORTLAND, MAINE

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DATE:

7/22/09

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J.A.D.

DRAWN BY:

J.W.B.

JOB:

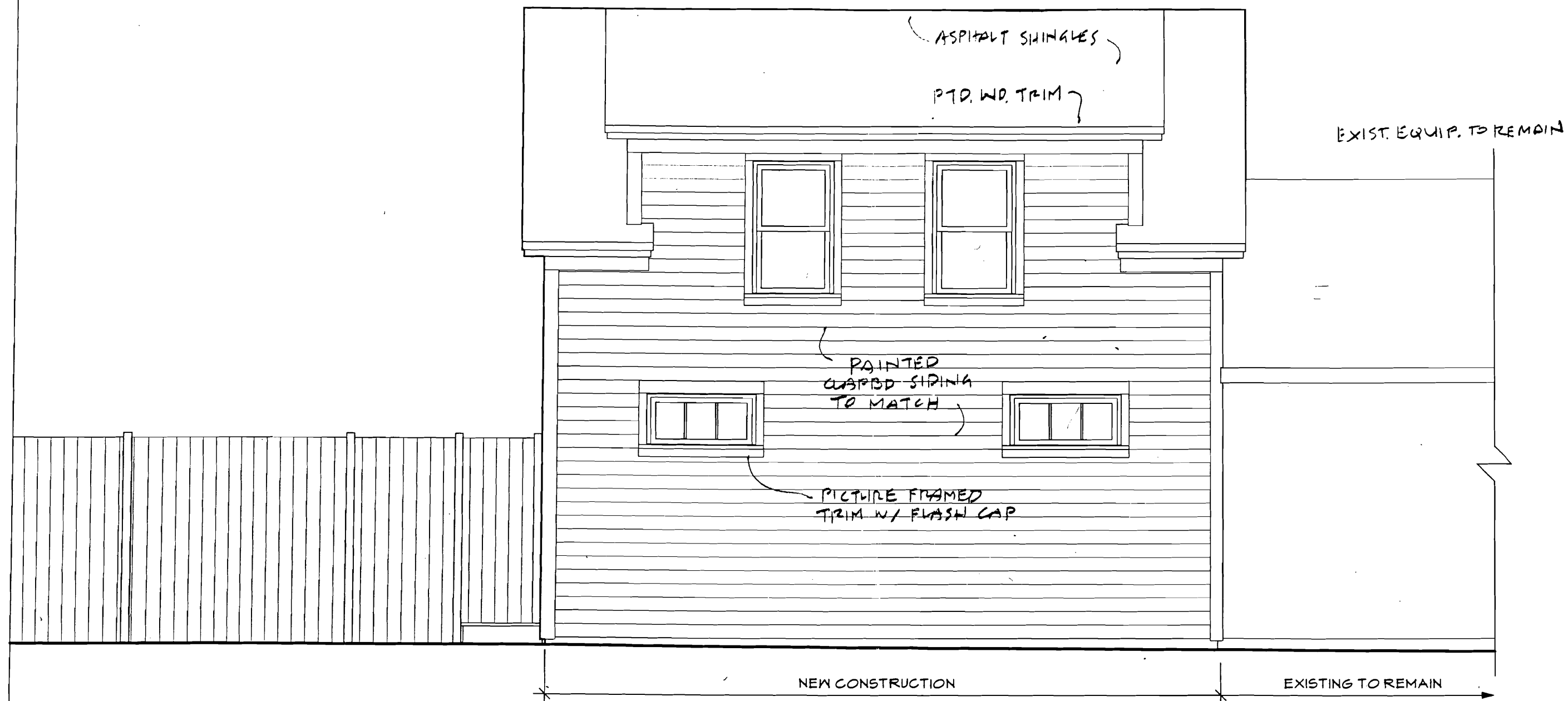
09-CRA

SHEET TITLE:

A2.2



1
A2.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1
A2.3 BACK ELEVATION
SCALE: 1/4" = 1'-0"

**CAIOLA'S
RESTAURANT**
58 PINE ST. PORTLAND, MAINE

**WHIPPLE
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19 Commercial S
Portland
ME 04101
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DATE: 7/22/09
CHECKED BY: J.A.D.
DRAWN BY: J.W.B.
JOB: 09-CRA
SHEET TITLE:

A2.3

B-1

R-5

Vacant lot
separate unit

Carola's vet

(E)

232.550

CITY

SHEET 45-C

BRACKETT

STREET

CLARK

PINE STREET

SHEET 55-C

LEWIS STREET

STREET

CUSHMAN STREET

SPRUCE STREET

SPRING STREET

EMERY STREET

SHEET 57-A

MAY ST.

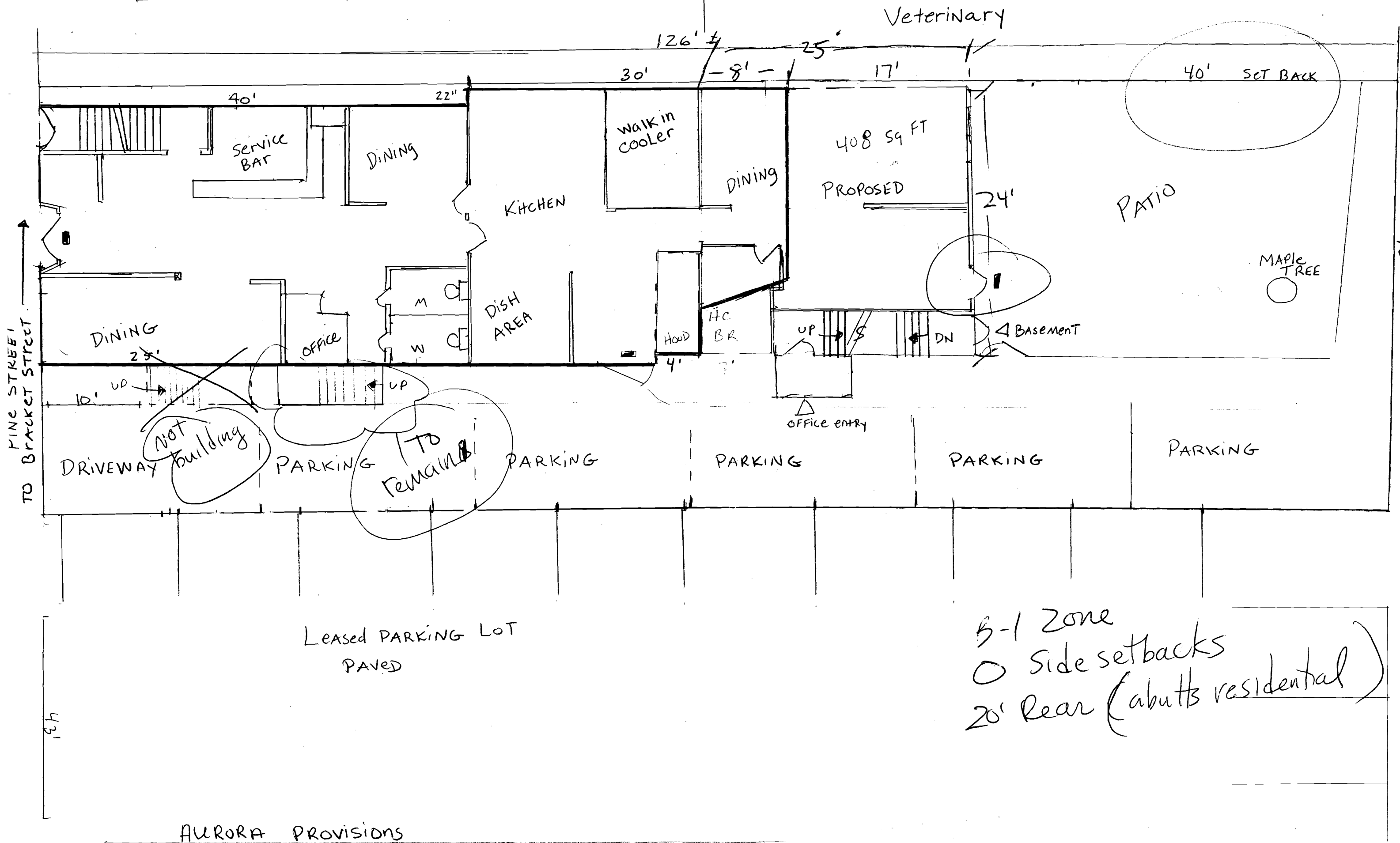
CAPTAIN WEBSTER
HOUSE CONDO
NOTE: For further reference
see Assessor's Office
of Multnomah County, Portland
OR 97201, 720-2200, ext. 2200-85

PROMENADE WEST
CONDOMINIUM
NOTE: For further reference
see Assessor's Office
of Multnomah County, Portland
OR 97201, 720-2200, ext. 2200-85

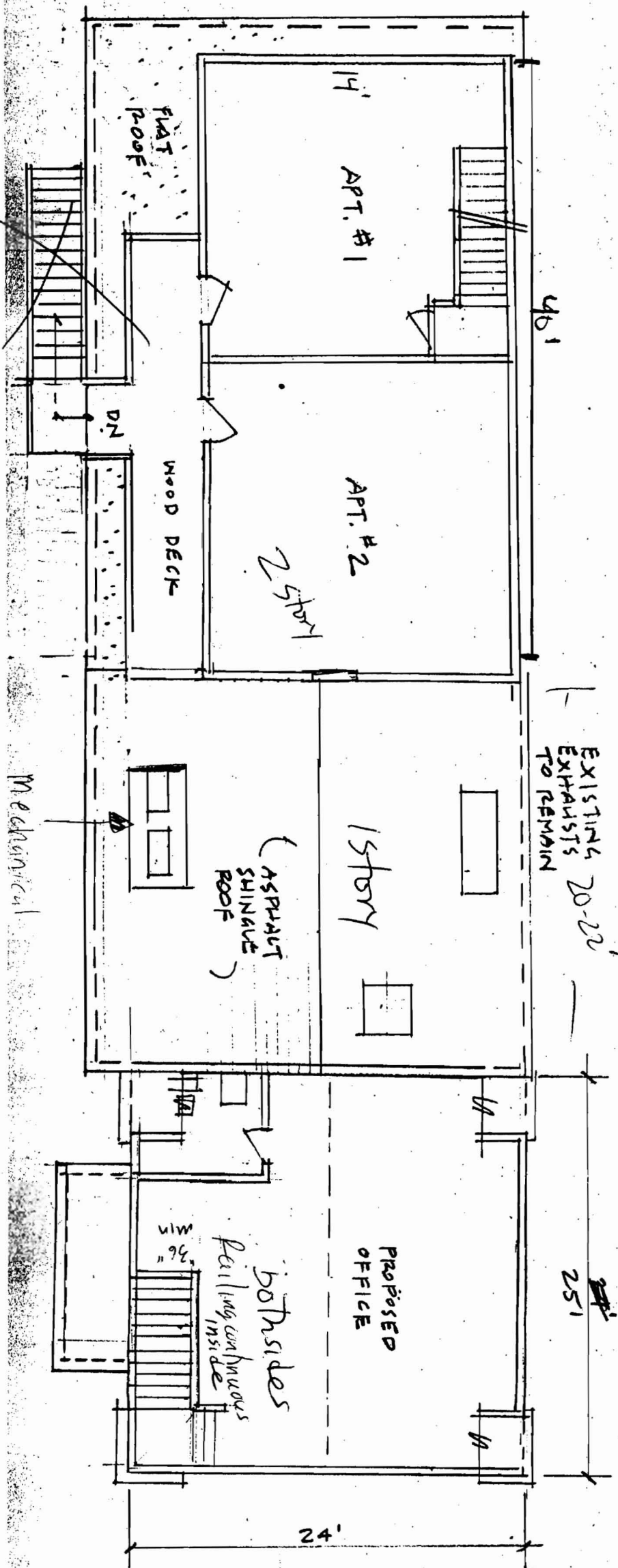
WILLIAM KILBY
BLOCK
CONDOMINIUM
NOTE: For further reference
see Assessor's Office
of Multnomah County, Portland
OR 97201, 720-2200, ext. 2200-85

ANDREWS SQUARE
CONDOMINIUM
NOTE: For further reference
see Assessor's Office
of Multnomah County, Portland
OR 97201, 720-2200, ext. 2200-85

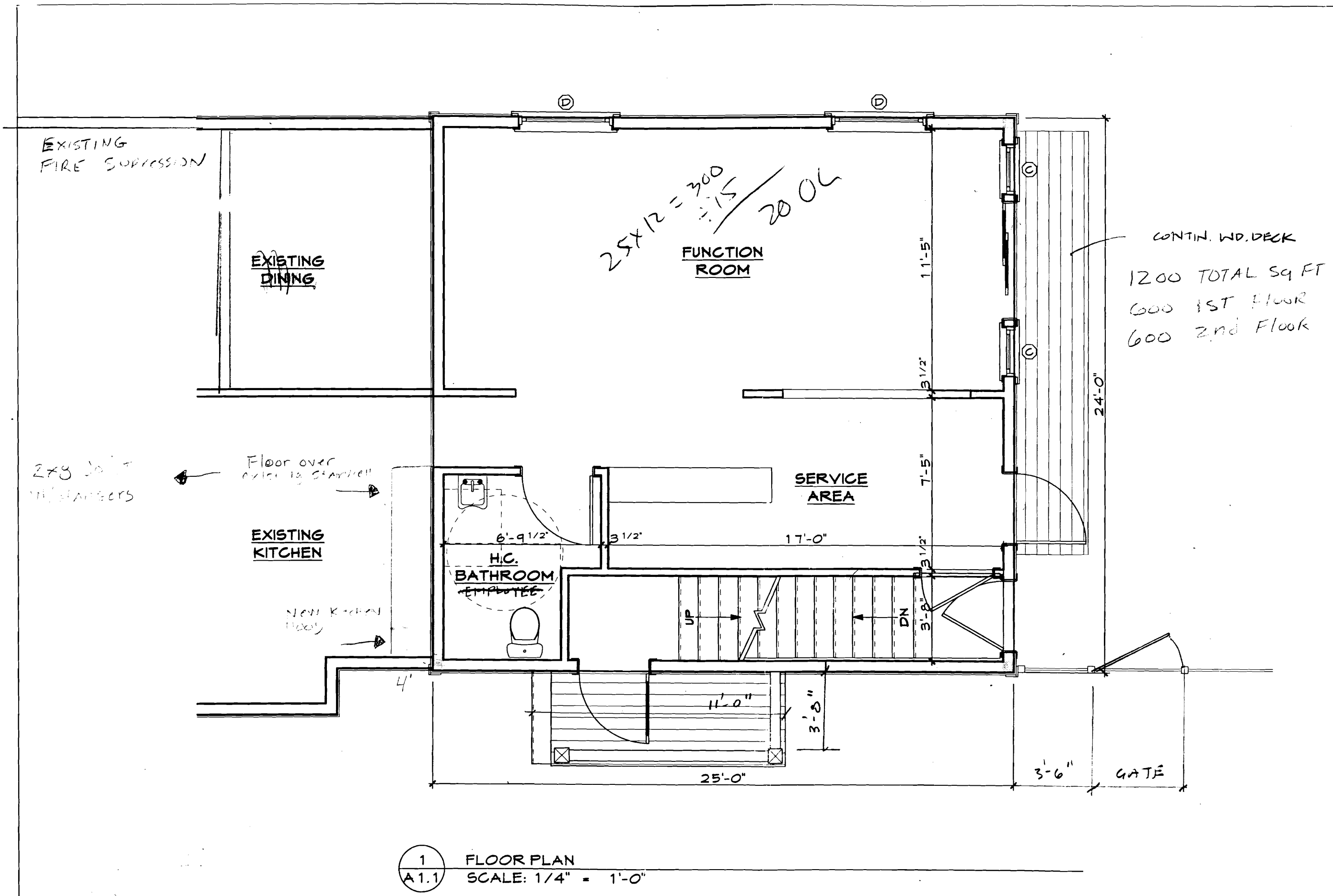
Site Plan
58 Pine St
Scale 1/8" =



Not
to be
built
per Lisa V.



CAIOLA'S RESTAURANT
58 PINE ST. PORTLAND, ME
2ND FLOOR
48" x 10"
6/7/09



CAIOLA'S RESTAURANT
58 PINE ST. PORTLAND, MAINE

WHIPPLE CALLENDER ARCHITECTS
19 Commercial St
Portland
ME 04101
207-775-2696
www.whipplecandler.com

DATE: 7/22/09
CHECKED BY: JAD.
DRAWN BY: JWB.
JOB: 09-CRA
SHEET TITLE:

A1.1

CAIOLA'S RESTAURANT

58 PINE ST. PORTLAND, MAINE

WHIPPLE
CALLENDER
ARCHITECTS



19 Commercial St
Portland
ME 04101
207-775-2696

www.whipplecallender.com

DATE:

7/22/09

CHECKED BY:

J.A.D.

DRAWN BY:

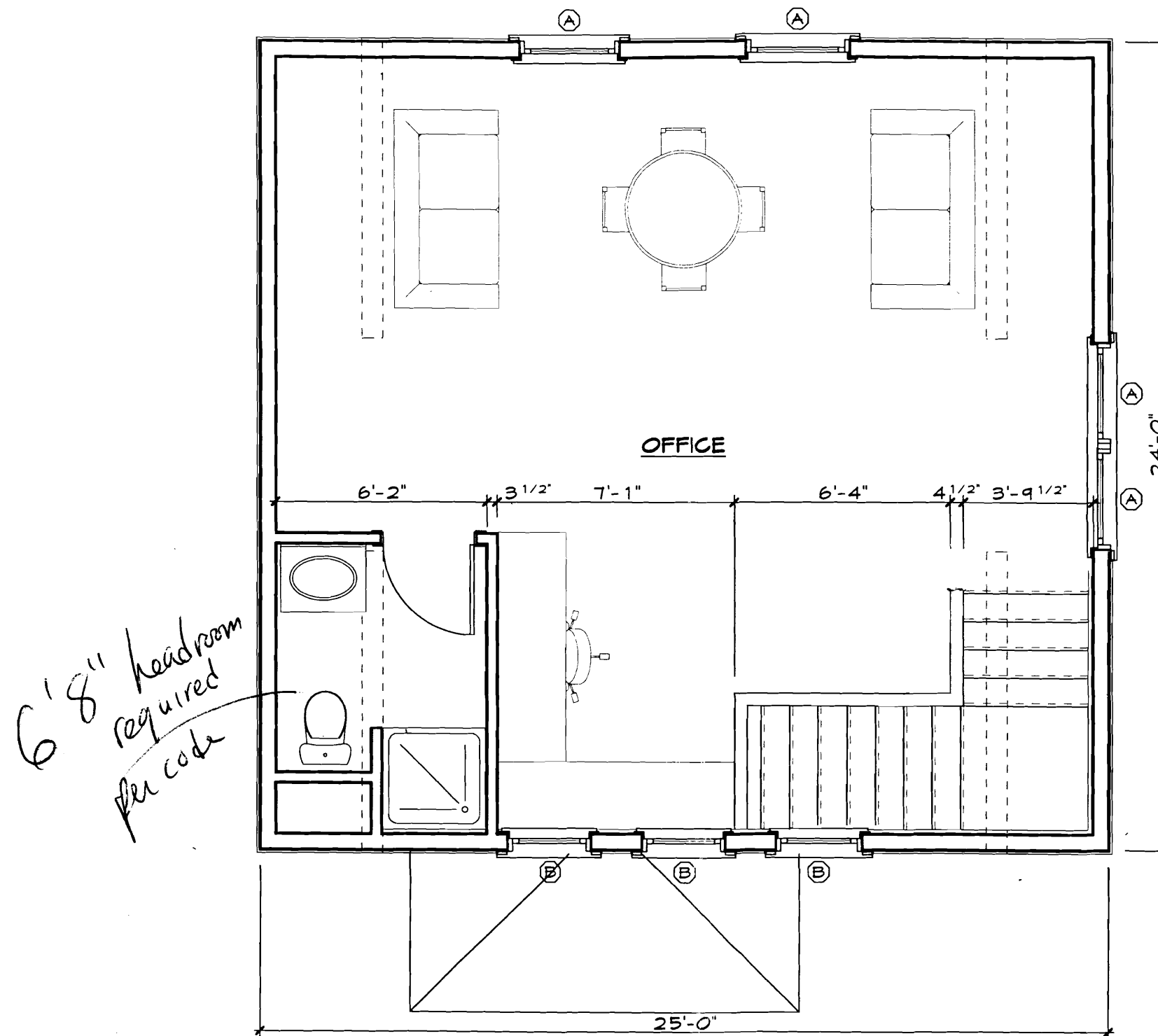
J.W.B.

JOB:

09-CRA

SHEET TITLE:

A1.2

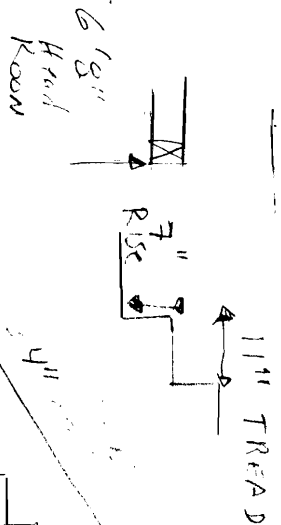


1
A1.2

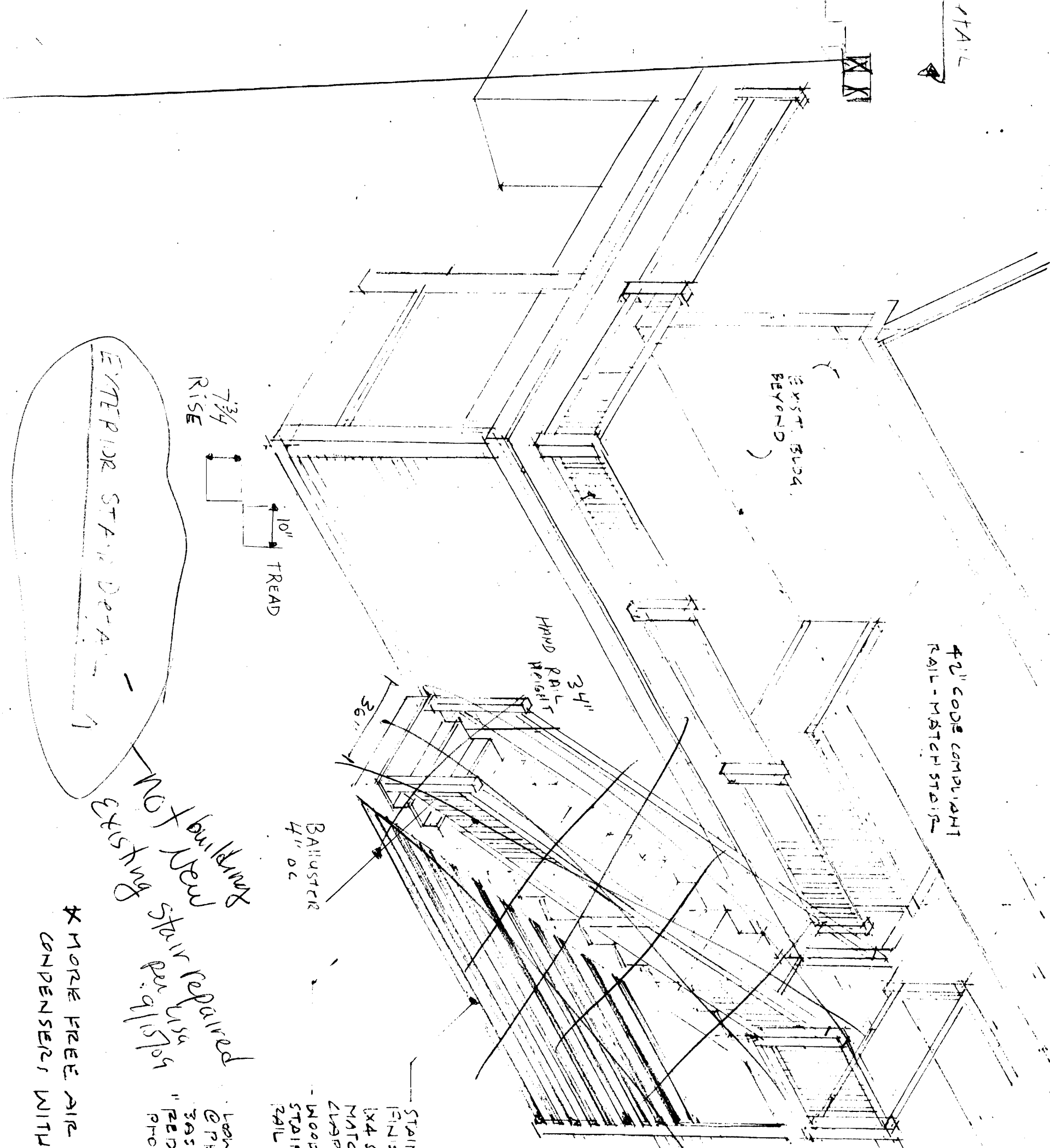
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

INTERIOR STAIR DETAIL



STAIR WIDTH 2'3"



*MORE FREE AIR FOR CONDENSERS WITHIN

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7/20/09

CHECKED BY:

JAD.

DRAWN BY:

JMB.

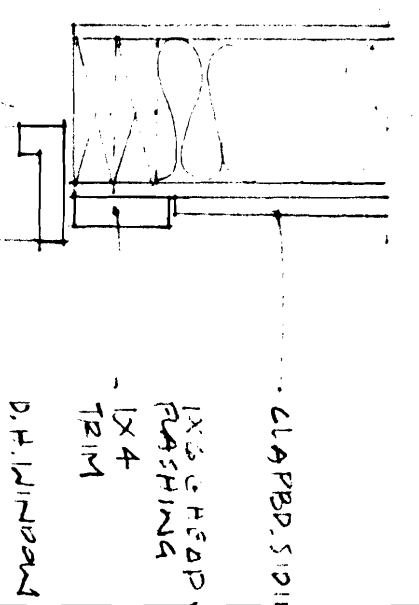
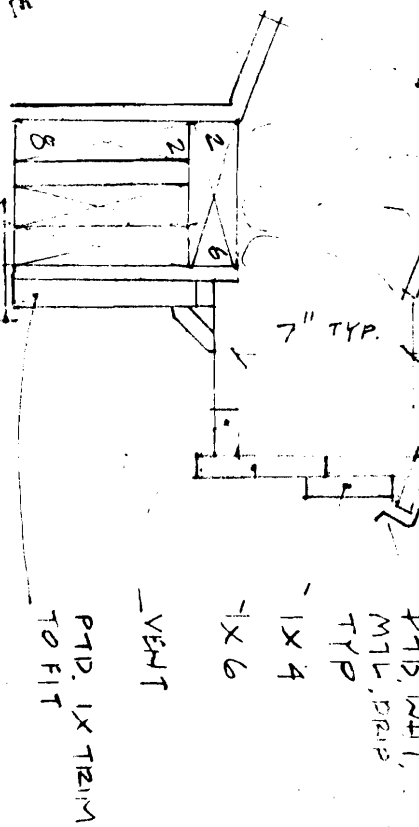
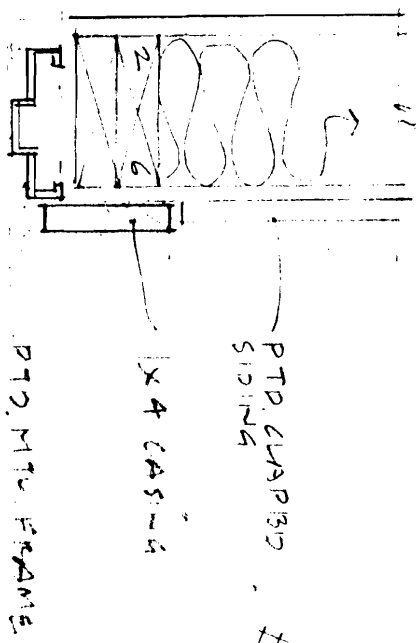
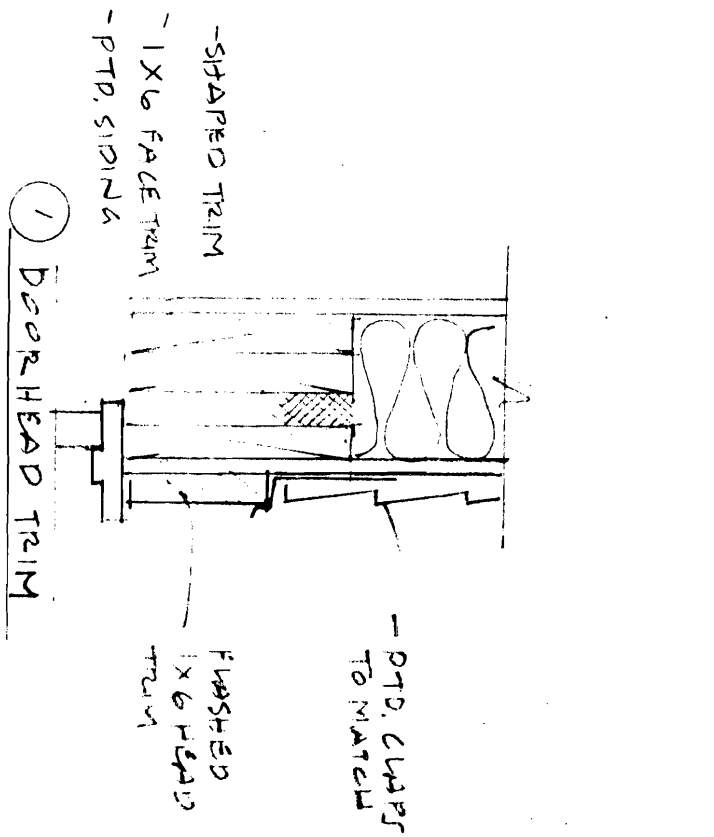
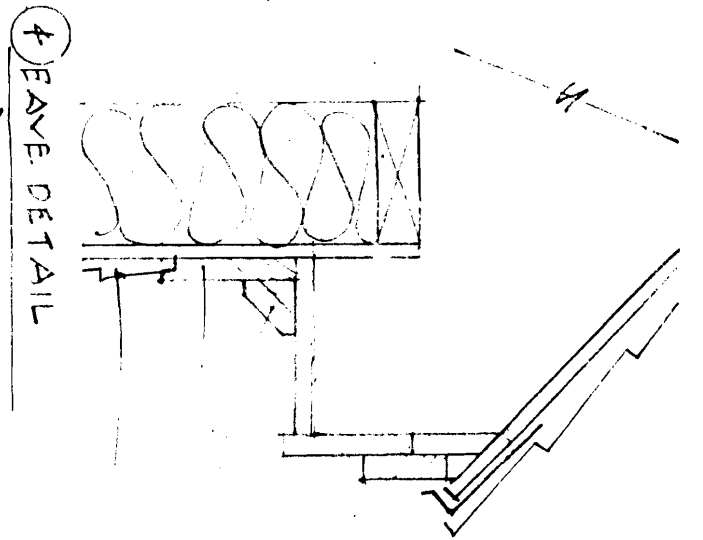
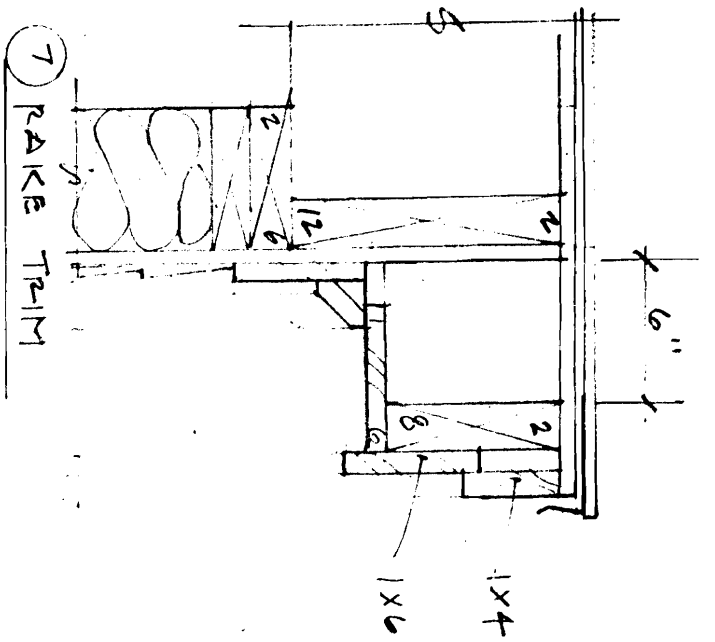
JOB:

##-XXX

SHEET TITLE:

STAIR OPTION 1

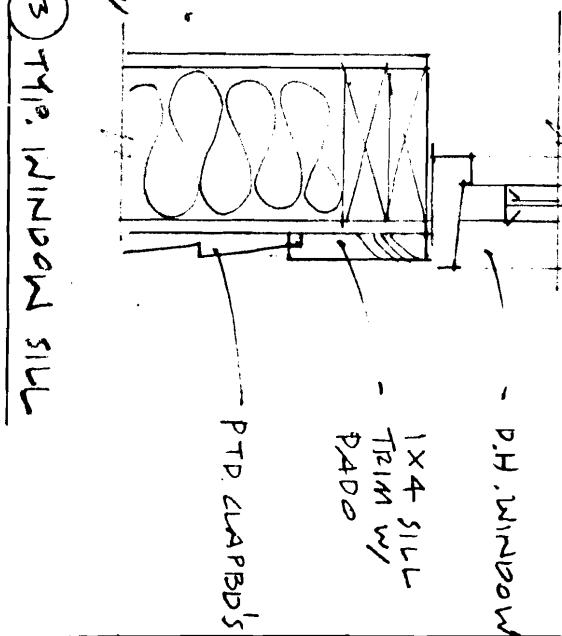
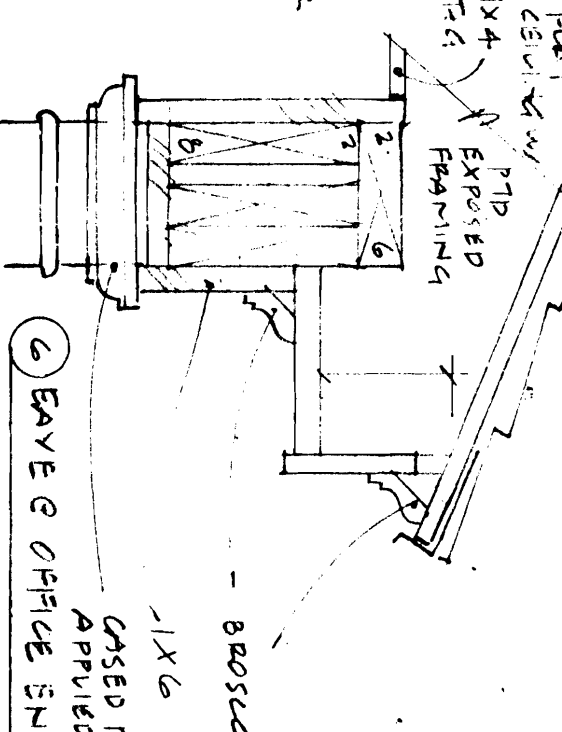
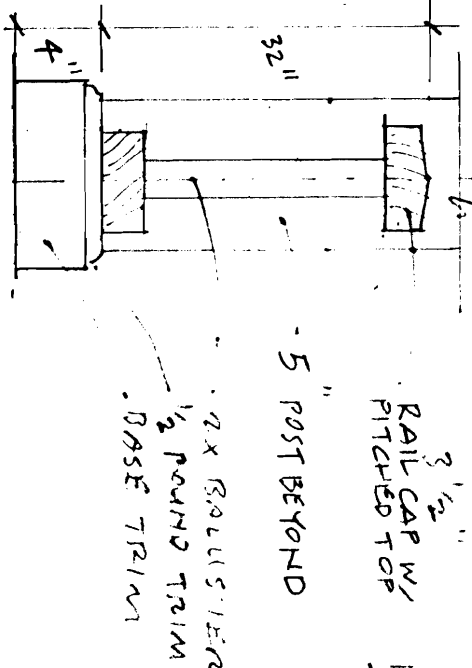
A3.2



8 DOOR HEAD/JAMB @ CEVLR ACCESS & OFFICE

5 SHALLOW DORMER EAVE

2 TYP. WINDOW JAMB



9 RAIL DETAIL

6 EAVE @ OFFICE ENTRY

3 TYP. WINDOW SILL

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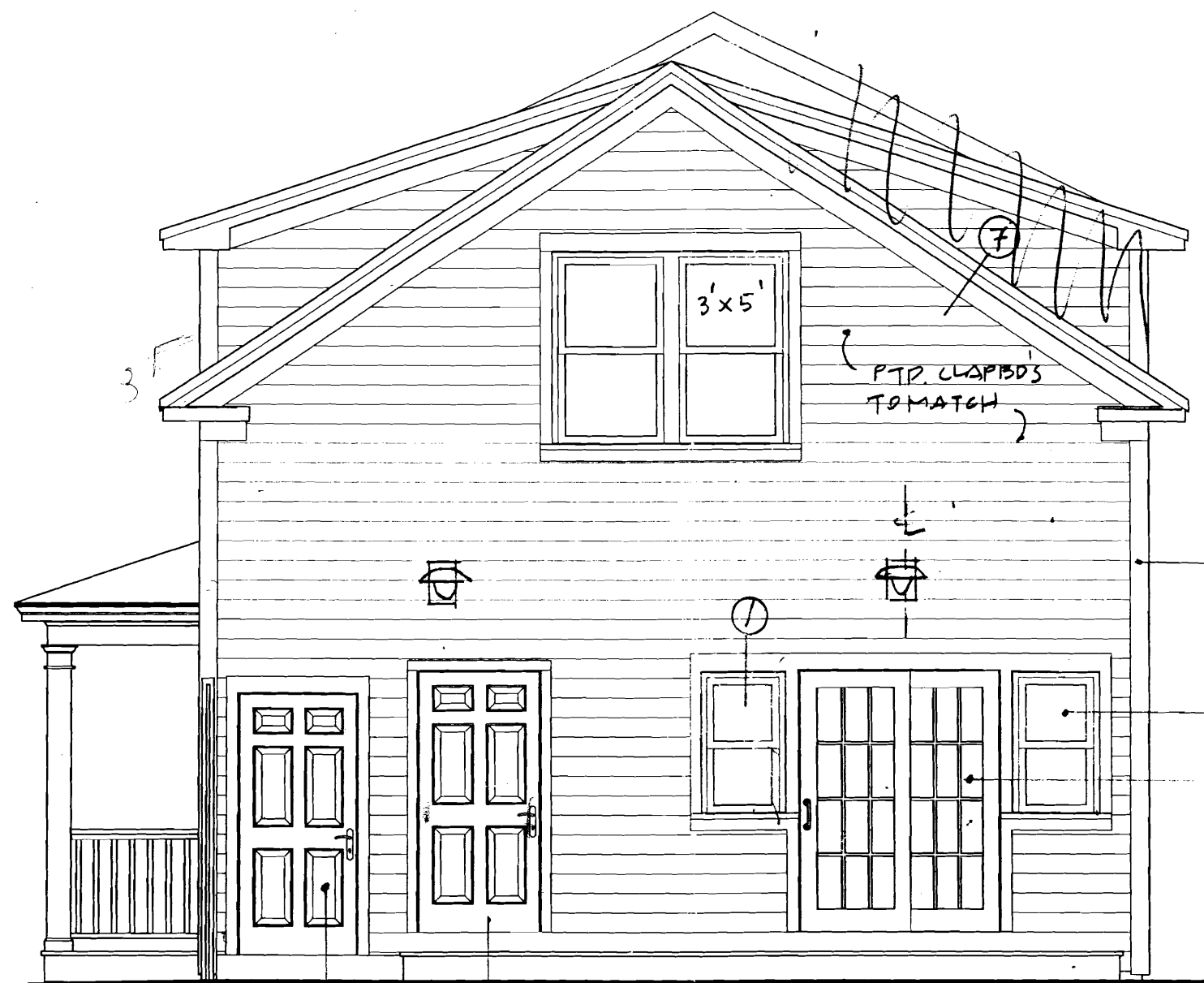
CHECKED BY: JAD.

DRAWN BY: JMB.

JOB: **-XXX

SHEET TITLE:

A3.1



9/17/09
 No Dormer This
 Side per Historic
 Due to No windows
 allowed

1
 A2.2
 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

-PTD. WD. TRIM

NEW WINDOW - 24" x 36"

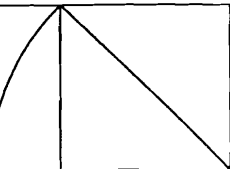
-EXIST. DOOR REUSED

Tempered if w/ 24" of edge of Door

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DRAWN BY: J.W.B.

JOB: 09-CRA

SHEET TITLE:

A2.2

1- 12' min
to existing
2 story

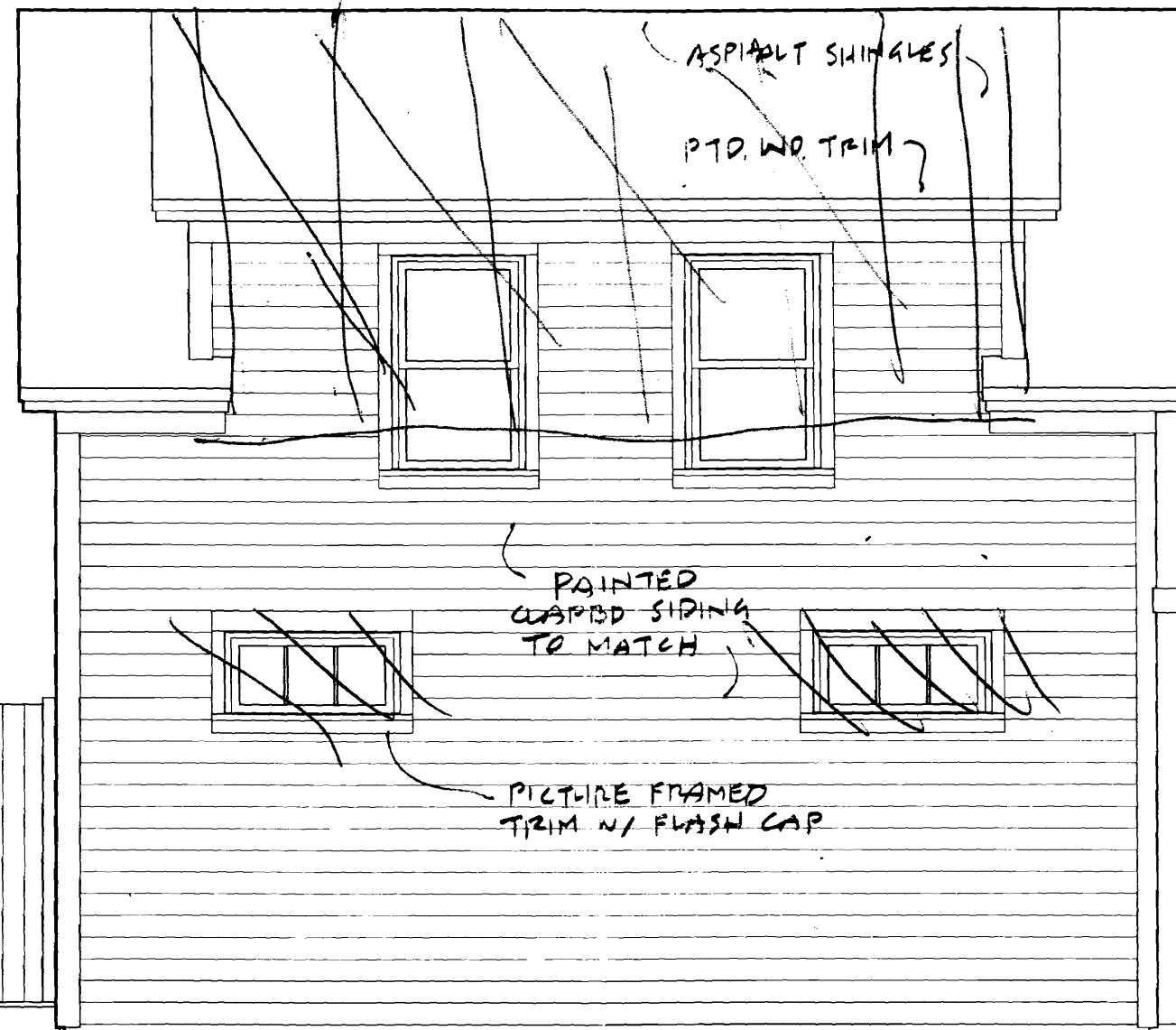


Handrail
returned

1
A2.1

Right side
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

No Dormer This side No windows allowed JWB



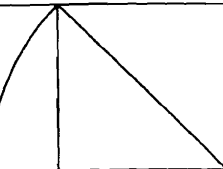
1
A2.3
Back side

BACK ELEVATION
SCALE: 1/4" = 1'-0"

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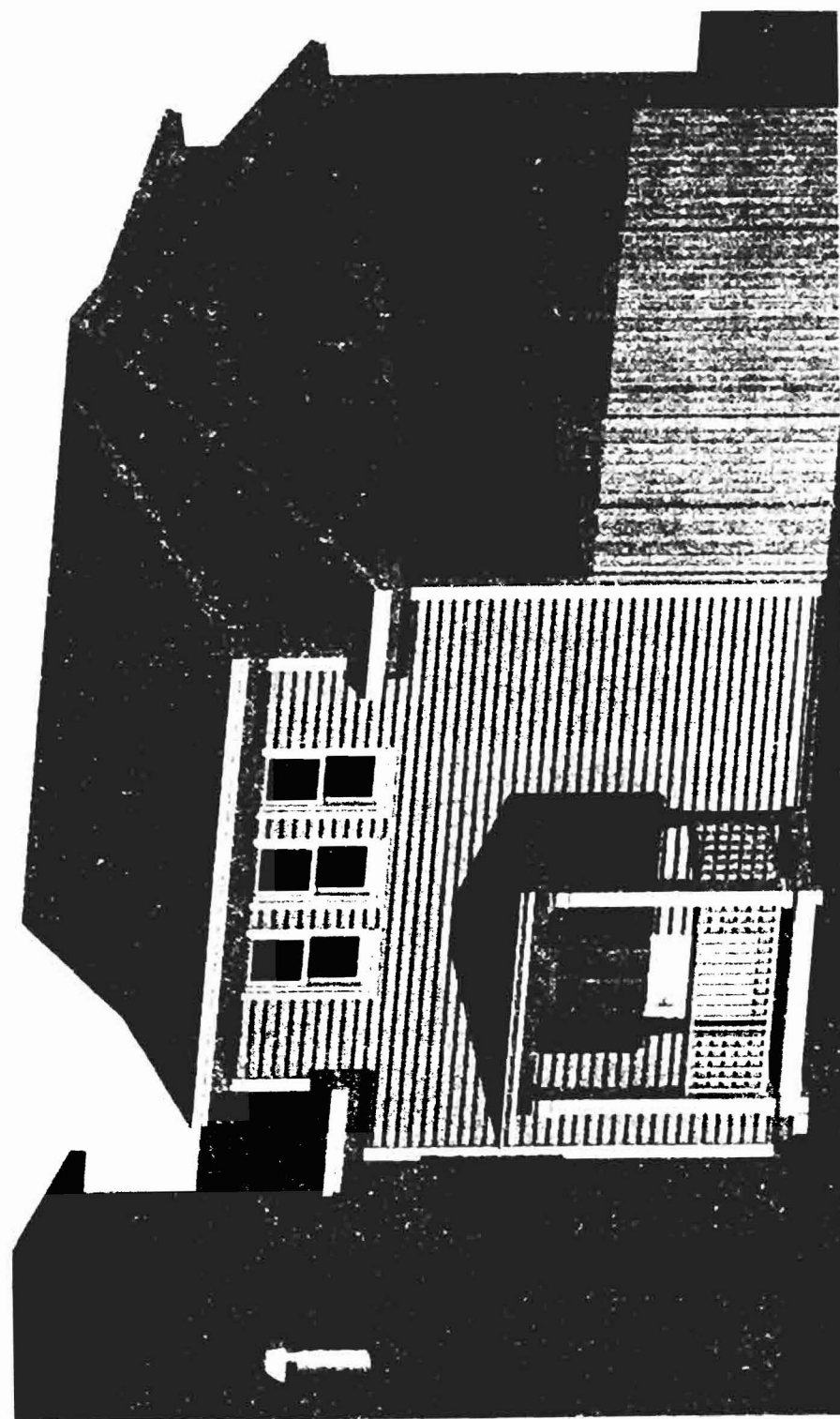
CHECKED BY:
JAD.

DRAWN BY:
JWB.

JOB:
09-CRA

SHEET TITLE:

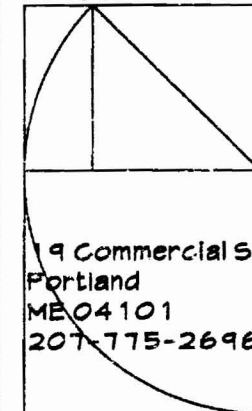
A2.3



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CHECKED BY: J.A.D.

DRAWN BY: J.W.B.

JOB: 09-CRA

SHEET TITLE:

A2.4