

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 091014

SEP 16 2009

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Lisa Vaccaro/property owner

has permission to FOUNDATION ONLY FOR 4 SF ADDITION

AT 56 PINE ST

CE 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 lath or other work is set-in. 2 HOUR 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Amie Burke 9/16/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Location of Construction: 56 PINE ST	Owner Name: Lisa Vaccaro	Owner Address: 46 Everett Street	Phone: 650-9526
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone: B-1
Past Use: Commercial Restaurant/Caiolas and 2 residential apartments	Proposed Use: Commercial Restaurant/Caiolas and 2 residential apartments FOUNDATION ONLY FOR 408 SF ADDITION	Permit Fee:	Cost of Work: \$0.00
Proposed Project Description: FOUNDATION ONLY FOR 408 SF ADDITION		CEO District: 2	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
		INSPECTION: Use Group: Type: Foundation only IBC-2003 Signature: JMB 9/16/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	

Permit Taken By: jmb	Date Applied For: 09/15/2009	Zoning Approval		
<div>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</div> <div>2. Building permits do not include plumbing, septic or electrical work.</div> <div>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..</div>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone N/A <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> S Date: JMB 9/16/09	<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	<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: 9/9/09 D. Andrews
		<div>PERMIT ISSUED</div> <div>SEP 16 2009</div> <div>CITY OF PORTLAND</div>		

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 Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

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.

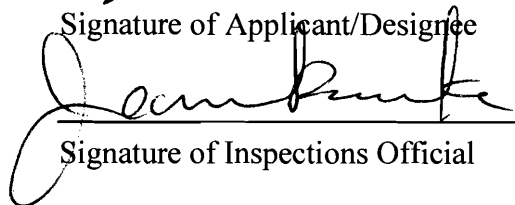
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

9/16/09

Date



Signature of Inspections Official

9/16/09

Date

City of Portland, Maine - Building or Use Permit		Permit No: 09-1014	Date Applied For: 09/15/2009	CBL: 056 C005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Location of Construction: 56 PINE ST	Owner Name: Lisa Vaccaro	Owner Address: 46 Everett Street		Phone: () 650-9526
Business Name:	Contractor Name: property owner	Contractor Address:		Phone
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial		
Proposed Use: Commercial Restaurant/Caiolas and 2 residential apartments FOUNDATION ONLY FOR 408 SF ADDITION		Proposed Project Description: FOUNDATION ONLY FOR 408 SF ADDITION		
Dept: Zoning Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/15/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Previously approved on permit # 09-0833 with site plan exemption				
Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/15/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) This permit approves work related to the foundation only, building permit 09-0833 requires approval prior to construction of the structure. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.				



PORTLAND MAINE

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*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,

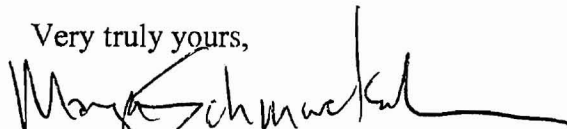
I am in receipt of your application to add an addition to your restaurant, Caiolas. Your property is located within a B-1 Business Zone which requires a conditional use appeal to the Zoning Board of Appeals for approval of new or additions to commercial restaurants. On November 3, 2008 we sat down and 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



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

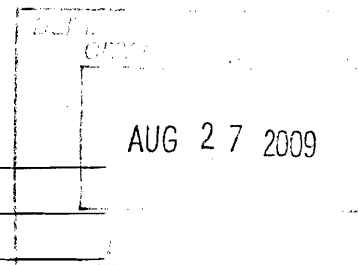
CONTACT INFORMATION:

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



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 of site improvements.
2. The applicant must obtain all applicable building permits.

Planner's Signature

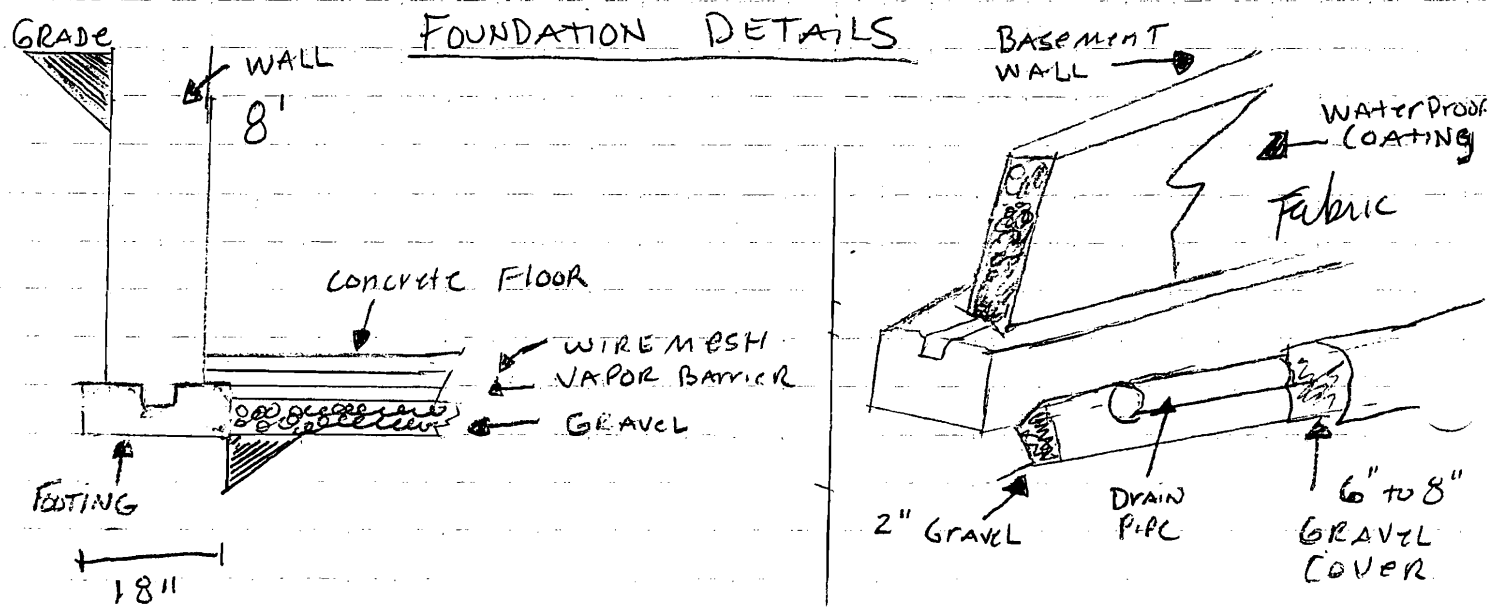
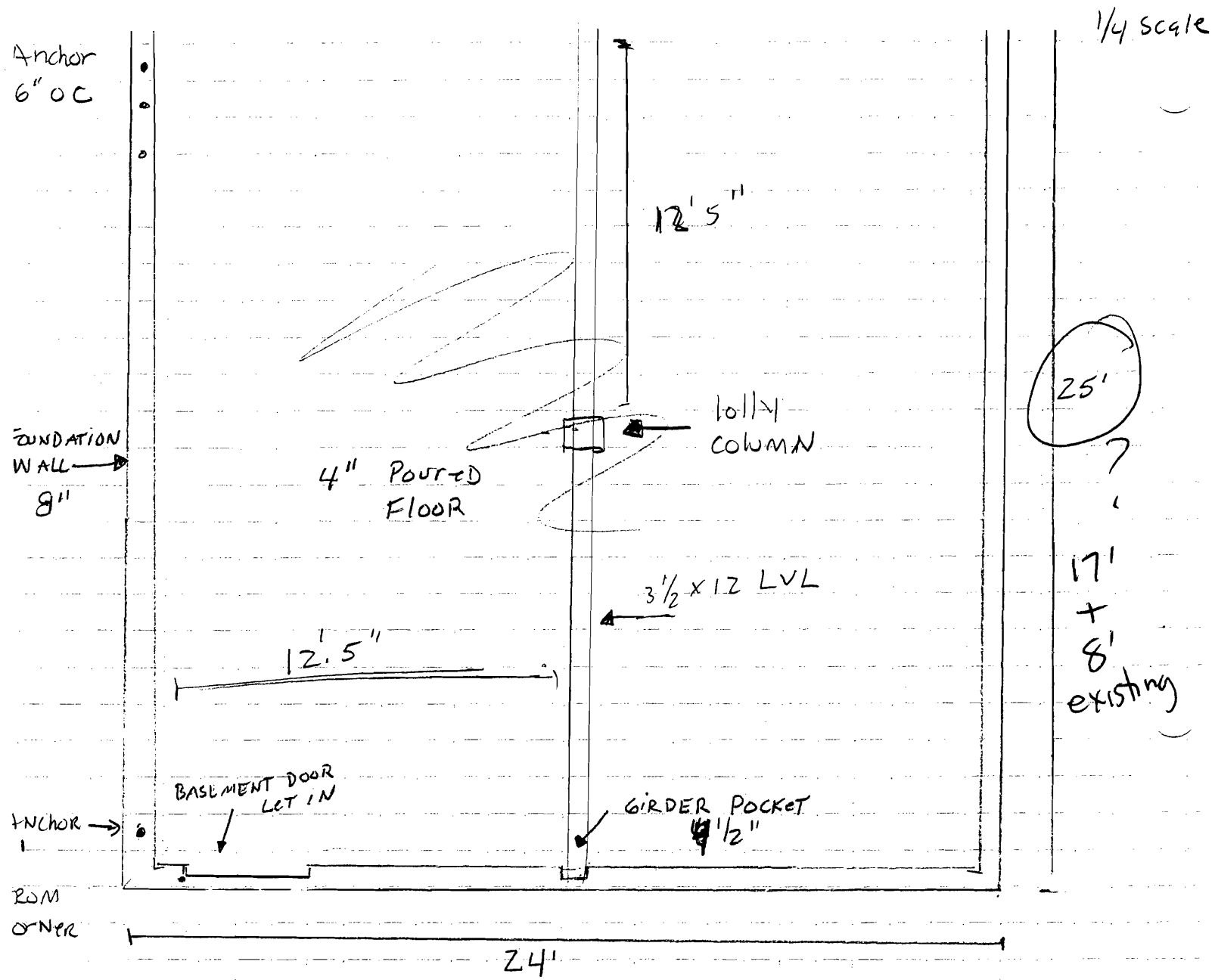
[Signature]

Date

08.21.09

~ Original - Planning Division ~

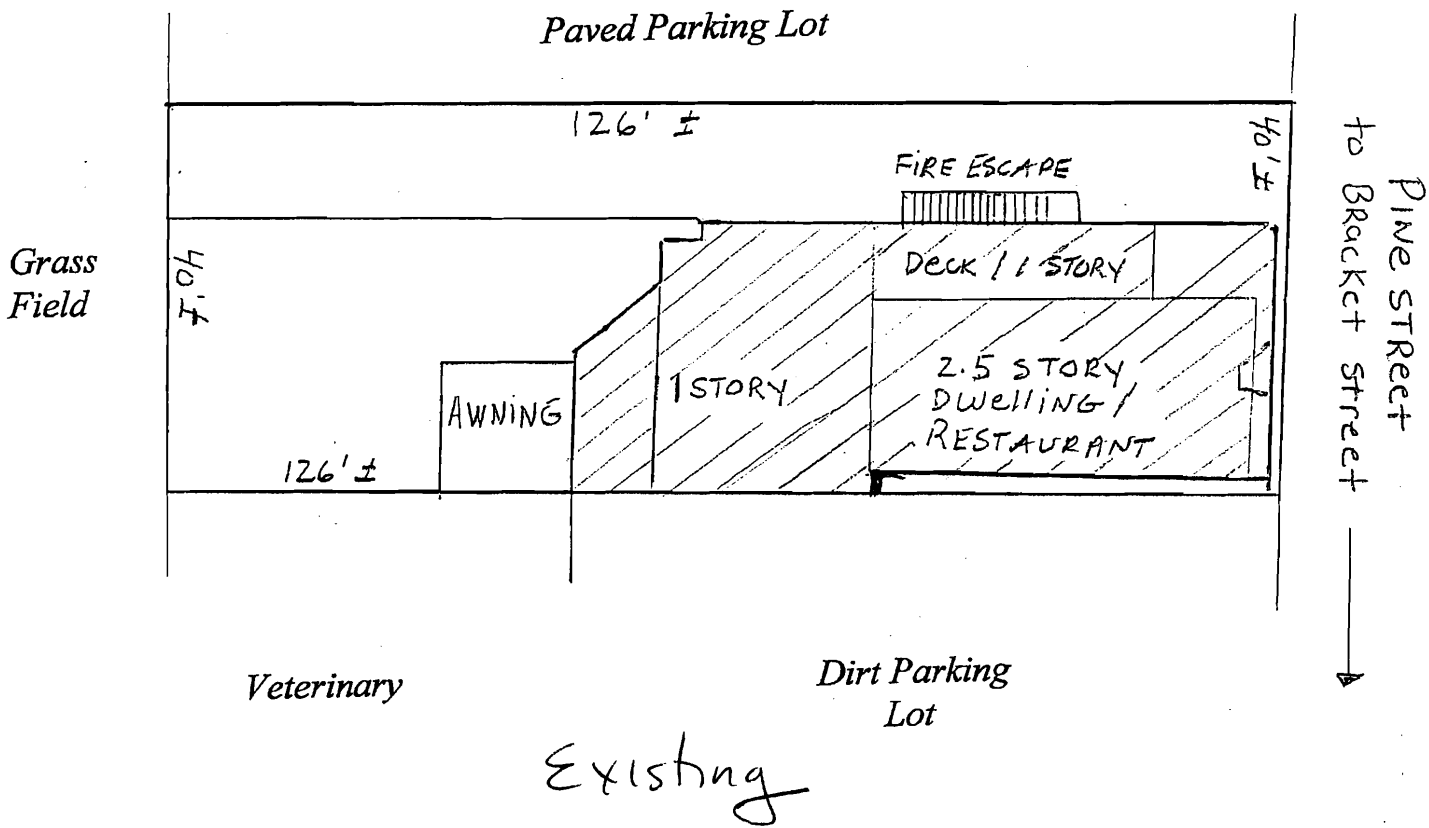
~ Copy - Inspections Division and Applicant ~

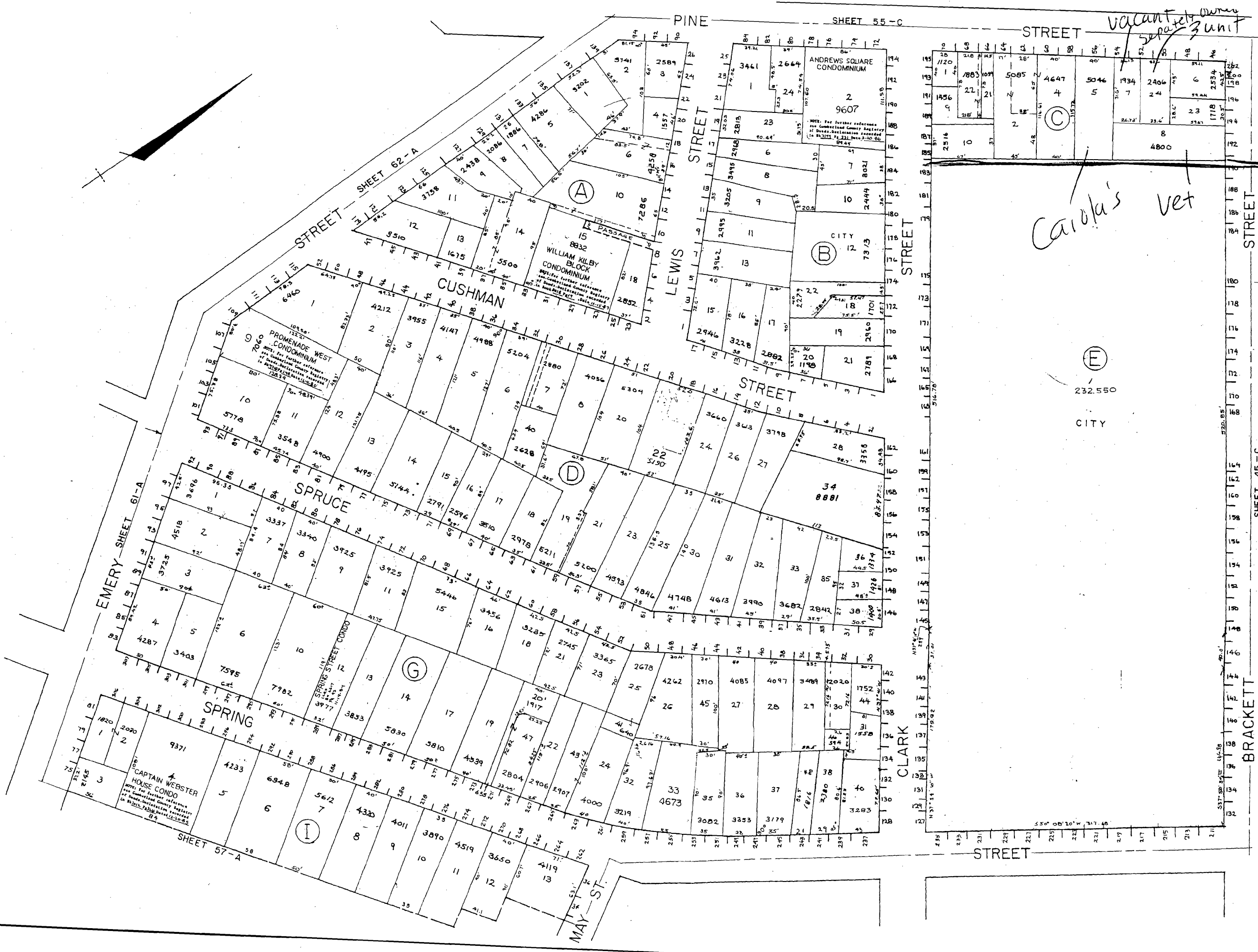


Plot Plan

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

7/28/09

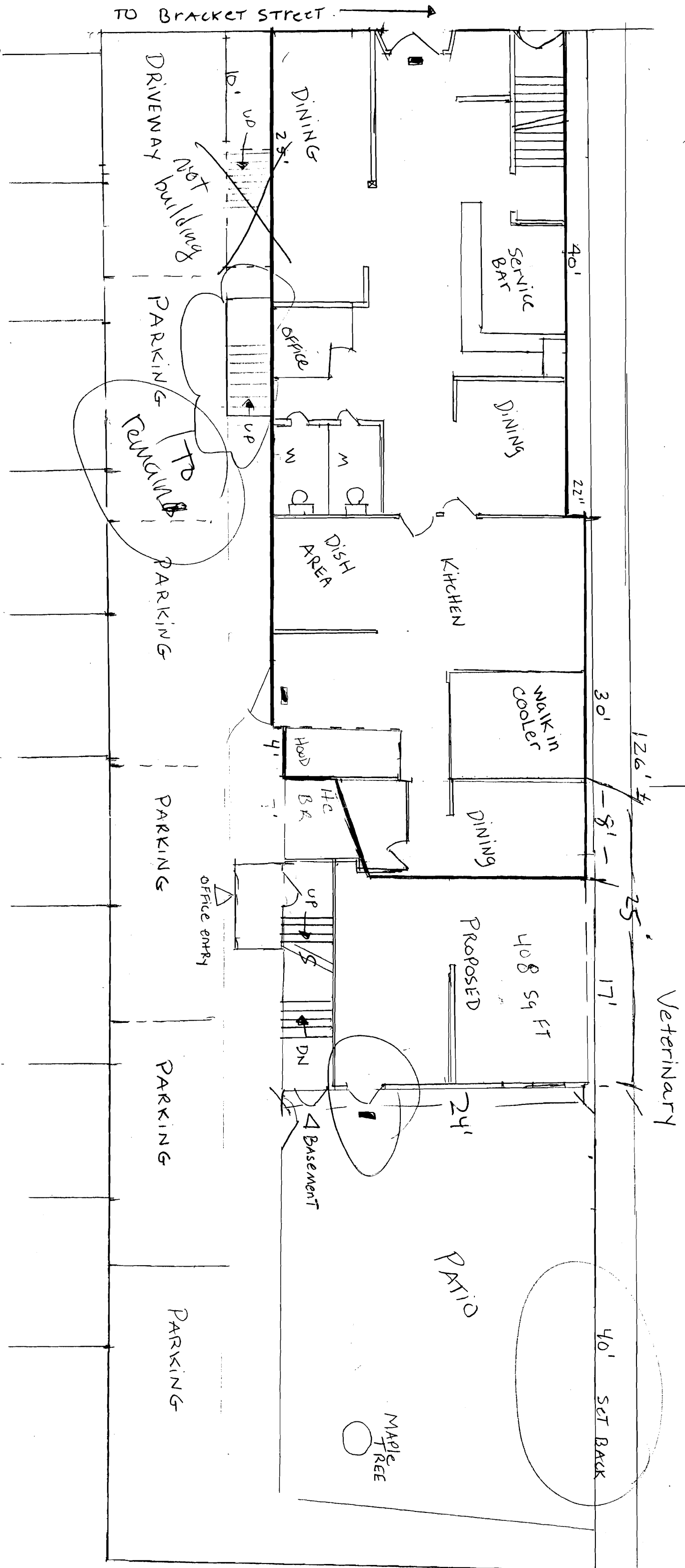




B-1
R-5

HIRE EXITS 408 sq. FT. Proposed

58 Pine Str
Scale 1/8" = 1'

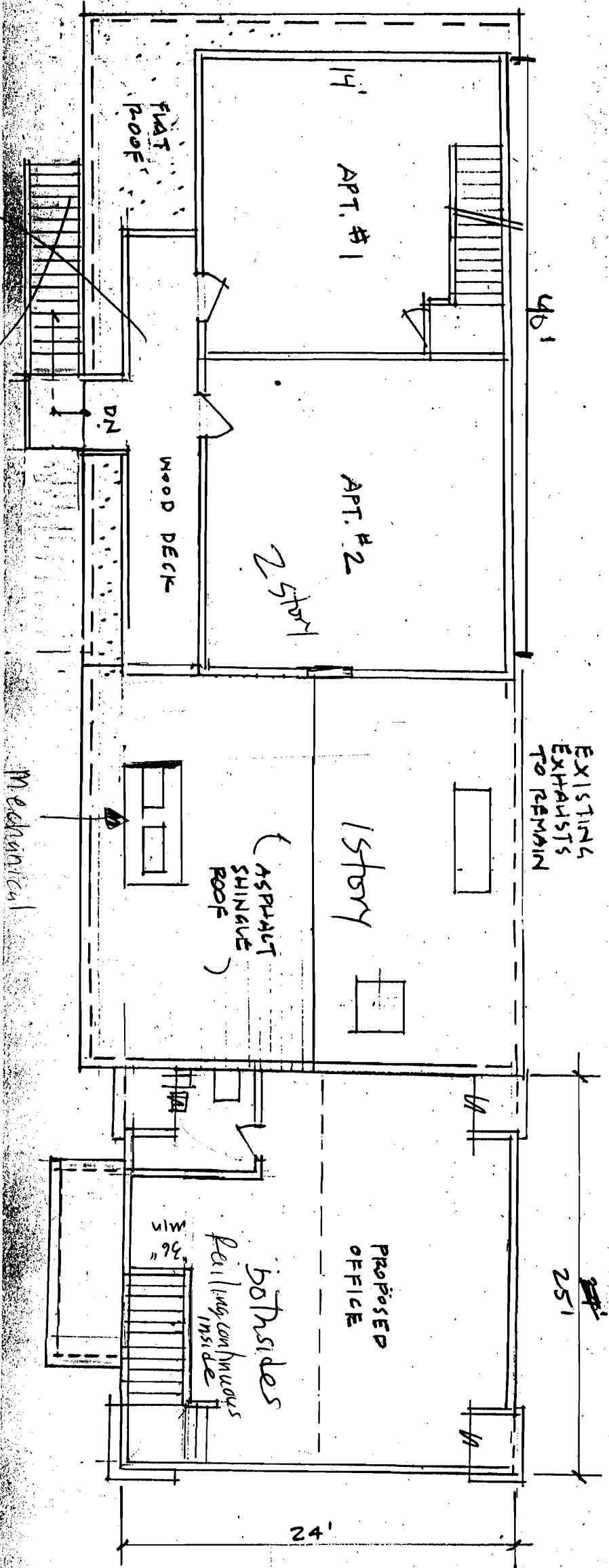


Leased PARKING LOT
PAVED

5-1 Zone
O Side setbacks
20' Rear (about residential)

AURORA Provisions

Not
to be
built
per USC V.



CAIOLA'S RESTAURANT
58 PINE ST. PORTLAND, ME
2ND FLOOR
48" x 1'-0"
6/7/09