

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

Permit Number: 070038

This is to certify that STAUFFER WILLIAM L & CHARLES C STAUFFER/Olive Date

has permission to interior renovations to bathroom and 4 walls

AT 200 BRACKETT ST

056 C006001

PERMIT ISSUED

FEB - 7 2007

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Classification of inspection must be given and when permission procedure is complete this building or part thereof is closed or service closed-in. 4 HOUR NOTIFICATION REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Jay Felley

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Janice Bernke 2/6/07
 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: 07-0038	Issue Date:	CBL: 056 C006001
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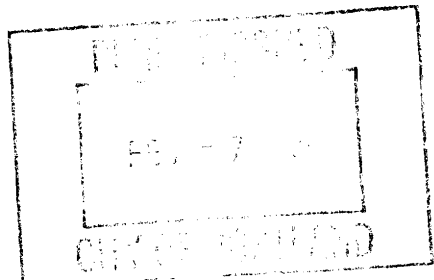
Location of Construction: 200 BRACKETT ST	Owner Name: STAUFFER WILLIAM L & CHAR	Owner Address: 26 SCHOONER RD	Phone:
Business Name:	Contractor Name: Oliver Outerbridge	Contractor Address: Portland	Phone: 774-353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial / Pizza Shop	Proposed Use: Commercial / Pizza Shop interior renovations to bathroom and 4 walls	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A1 Type: SB	

Proposed Project Description: interior renovations to bathroom and 4 walls	Signature: JLK P.F.D. 1/12/07	Signature: JMB 2/6/07
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: dmartin	Date Applied For: 01/10/2007	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>N/A - under 5,000 sq ft</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/12/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>with conditions</i> THAT the submitted floor plan be under the MAX. <i>1000 sq ft required by ordinance</i> <input type="checkbox"/> Denied Date: <i>1/4/07</i>	Historic Preservation <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>affect interior only - any ext. work requires review</i>
	Date: _____		


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 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.

<input checked="" type="checkbox"/> Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/> Final Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Date

Signature of Inspections Official

Date

CBL: 56 C 6

Building Permit #: 070038

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0038	Date Applied For: 01/10/2007	CBL: 056 C006001
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Location of Construction: 200 BRACKETT ST	Owner Name: STAUFFER WILLIAM L & CHAR	Owner Address: 26 SCHOONER RD	Phone:
Business Name:	Contractor Name: Oliver Outerbridge	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Pizza Shop interior renovations to bathroom and 4 walls	Proposed Project Description: interior renovations to bathroom and 4 walls
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/12/2007

Note: **Ok to Issue:**

- 1) This approved conditional use appeal requires the following conditions to be maintained thru the life of the restaurant use:
 - a. The maximum total floor area for use of the public shall be 1000 sq. ft;
 - b. The hours of operation shall be limited to between 6:00 am and 11:00 pm each day;
 - c. Food service and consumption are the primary function of the restaurant; and
 - d. There shall be no drive-through service.
- 2) ANY exterior work including the erection of a new sign requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. Changes to the size of the area for the public would require an amended permit with the appropriate plans.
- 4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/06/2007

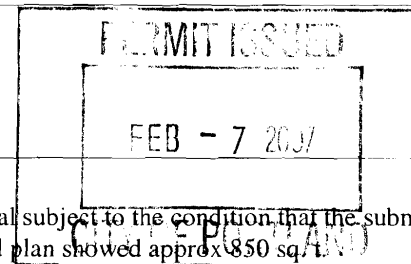
Note: **Ok to Issue:**

- 1) Revised plans for the bathrooms shall be submitted for approval to meet ADA requirements as required by SFM
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 01/18/2007

Note: **Ok to Issue:**

- 1) Check for all plans for egress



Comments:

1/12/2007-mes: On 1/4/07 the ZBA approved the conditional use appeal subject to the condition that the submitted floor plan be under the maximum allowed 1000 sq. ft allowed by ordinance. The submitted plan showed approx 850 sq. ft.

2/5/2007-jmb: Left msg. W/Oliver O. To verify if bathrooms are ADA compliant.

2/6/2007-jmb: Oliver called back and spoke w/Steve Dodge at SFM, any bathrooms that are relocated must be ADA compliant. Oliver will revise plans and submit, but ok to issue with conditions to start other work.



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>ZOO BRACKETT ST. 77. ME</u>		
Total Square Footage of Proposed Structure <u>NA</u>		Square Footage of Lot <u>NA</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner:	Telephone:
Lessee/Buyer's Name (If Applicable) <u>OLIVER SUTHERIDGE</u>	Applicant name, address & telephone: <u>OLIVER SUTHERIDGE 651 BRACKETT ST. 77. ME PORTLAND, ME 04104 774-8353</u>	Cost Of Work: <u>\$ 25,000.00</u> Fee: <u>\$ 270.00</u> C of O Fee: <u>\$ N/A</u>
Current Specific use: <u>PIZZA SHOP</u>		
If vacant, what was the previous use? <u>PIZZA SHOP</u>		
Proposed Specific use: <u>PIZZA SHOP</u>		
Project description: <u>SIMPLE RETROFIT, RE LOCATION OF SINKHOLES AND FLOOR (4) NON-BEARING WALLS, CONSTRUCTION OF NEW WALL WITH 3/4" DR.WALL, CONSTRUCTION OF NEW COUNTERTOPS AND SERVICE BARS, REFINISHING FLOORS AND CEILING.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>OLIVER SUTHERIDGE</u>		
Mailing address: Phone: <u>207 774 - 8353</u>		

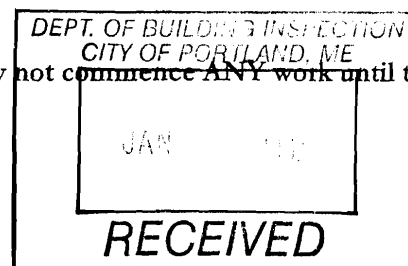
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: Oliver S Date: 1 / 7 / 07

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



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary

January 10, 2007

Oliver Outerbridge
Wet Dough
655 Congress Street, Apt. # 514
Portland, ME 04101

RE: 200 Brackett Street
CBL: 056 C006
ZONE: B1

Dear Mr. Outerbridge:

As you know, at its January 4, 2007, meeting, the Board voted 4-0 and granted the Conditional Use Appeal with conditions that the as built plan will show that the food area is no larger than 1,000 square feet to scale. This condition is found under section 14-163 Conditional Uses, which I have also enclosed.

Enclosed please find notification and a copy of the Board's decision, also a building application for your change of use.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

COPY

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

B-1 Neighborhood Business Zone (Restaurant):

Conditional Use Appeal

DECISION

Date of public hearing:

1/4/07

Name and address of applicant:

William Staller/Charles Staller, 200 Brackett Street Portland

Location of property under appeal:

200 Brackett Street, Portland.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Oliver Duterbridge, 655 Congress Apt 574 Portland 04101

Exhibits admitted (e.g. renderings, reports, etc.):

COPY

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-163(a):

1. The use applied for is a restaurant.

Satisfied Not Satisfied

Reason: Restaurant.

2. Maximum total floor area for use of the public shall be one thousand (1,000) square feet.

~~NOTE~~
Satisfied Not Satisfied

Reason: Conditioned + parked. Plus it is built shall not be more than 1,000 SF.

3. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day.

Satisfied Not Satisfied

Reason: Satisfied per testimony of applicant.

4. Food service and consumption are the primary function of the restaurant.

Satisfied Not Satisfied

Reason: Satisfied per testimony of applicant.

5. There shall be no drive-through service.

Satisfied Not Satisfied

Reason:

No drive through for applicant
6. This does not create excess of 1000 feet per vehicle trips.

Satisfied Not Satisfied

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes

No

Reason:

Existing business in neighborhood.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes

No

Reason:

Existing use, no negative health impact.

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes

No

Reason:

Same use that currently exists here; no improving restaurant.

Conclusion: (check one)

Option 1: The Board finds that all of the standards (1 through 5) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

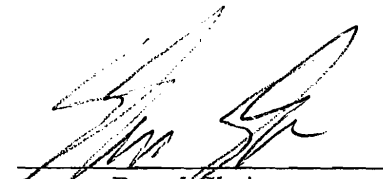
Option 2: The Board finds that the all of the standards (1 through 5) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Rest as built requirement shall apply over the 1000 ft² for use of the public.

Option 3: The Board finds that the standards (1 through 5) described in section A above have NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

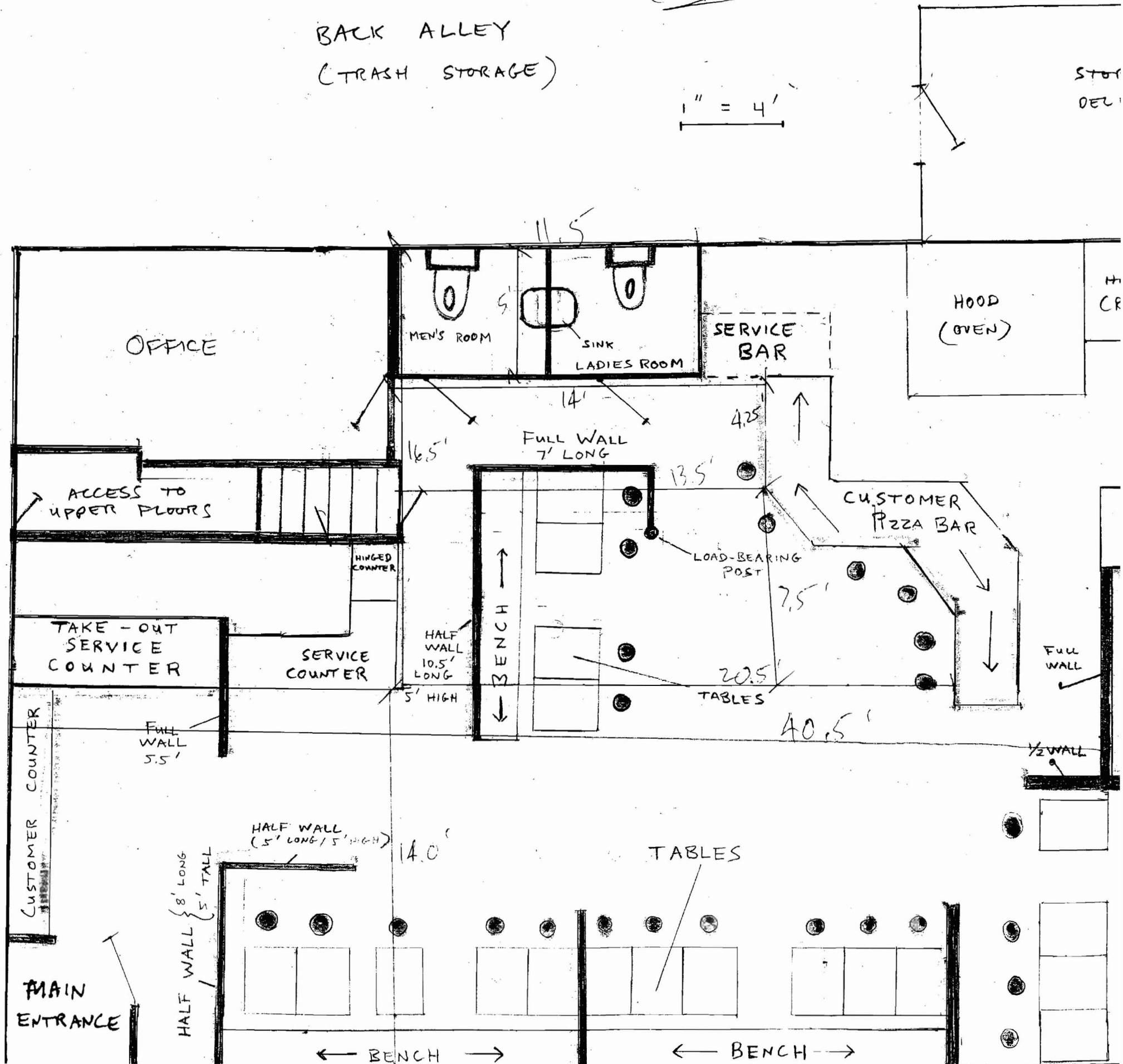
1/4/07


Board Chair

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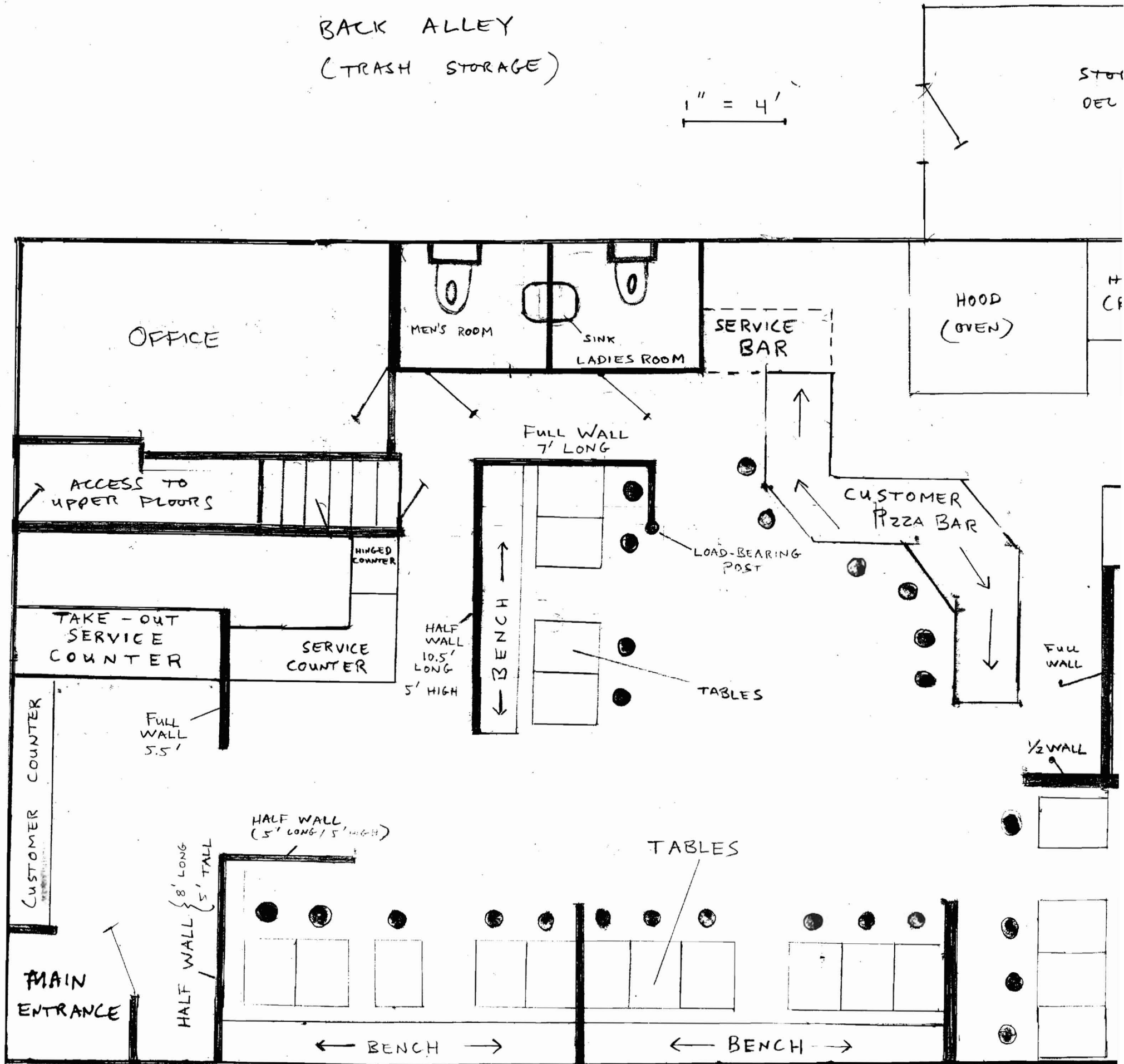
BACK ALLEY
(TRASH STORAGE)

1" = 4'



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1" = 4'



BACK ALLEY
(TRASH STORAGE)

1" = 4'

ST

