

# CITY OF PORTLAND

BUILDING PERMIT

## PERMIT ISSUED

Permit Number: 101078

SEP 21 2010

UNION STATION LMT PAR... ERSHIP... Trading and...  
change of use from vacant space to "Coast... Trading and Pawn"  
ST... City of Portland  
064-A001001

The person or persons, firm or corporation accepting this permit shall comply with all  
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 office.

works for street line  
change of work requires

Notification of inspection must be  
given and written permission procured  
before this building or part thereof is  
lath or other...  
HO... NOTICE IS REQUIRED.

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

APPROVED APPROVALS  
*[Signature]*

*[Signature]* 9/21/10  
Director - Building & Inspection Services

Department Name

**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: 10-1078	Issue Date:	CBL: 064 A001001
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Location of Construction: 966 CONGRESS ST (292 S) (AM)	Owner Name: UNION STATION LMT PARTNE	Owner Address: 12 BROOK ST	Phone:
Business Name:	Contractor Name: Coastal Trading and Pawn	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial - Vacant Space	Proposed Use: Commercial - Retail space - change of use from vacant space to "Coastal Trading and Pawn"	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: M Type: 3B	

Proposed Project Description: change of use from vacant space to "Coastal Trading and Pawn"	Signature: (KG)	Signature: JMB 9/21/10
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: ldobson	Date Applied For: 09/02/2010	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> <p style="font-size: 2em; text-align: center;">PERMIT ISSUED</p> <p style="font-size: 1.5em; text-align: center;">SEP 21 2010</p> <p style="text-align: center;">City of Portland</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/3/10 ABU	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p><b>Historic Preservation</b></p> <input checked="" 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: ABU
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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 \_\_\_\_\_

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-1078	Date Applied For: 09/02/2010	CBL: 064 A001001
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Location of Construction: 966 CONGRESS ST (292 St John St	Owner Name: UNION STATION LMT PARTNE	Owner Address: 12 BROOK ST	Phone:
Business Name:	Contractor Name: Coastal Trading and Pawn	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Retail space - change of use from vacant space to "Coastal Trading and Pawn"	Proposed Project Description: change of use from vacant space to "Coastal Trading and Pawn"
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 09/03/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/21/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p> <p>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 09/08/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Fire extinguishers required. Installation per NFPA 10</p> <p>2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.</p> <p>3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.</p> <p>4) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.</p>			

Comments: 9/21/2010-jmb: Spoke to Rick L. To confirm there will be no construction. He verified the middle wall is existing and will remain.
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**PERMIT ISSUED**

SEP 21 2010

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

9.2. 20 10

Received from L.P.S.

Location of Work 292 St John

Cost of Construction \$ \_\_\_\_\_ Building Fee: 30

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75

Total: 105

Building (11) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other \_\_\_\_\_

CSL: 64-9A-1

Check #: 14517 Total Collected \$ 105

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: J. J. Walsh

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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>295 St. John Street</u> <u>Portland</u> <u>unit #2</u>		
Total Square Footage of Proposed Structure/Area <u>2700 + -</u>		Square Footage of Lot <u>Next to Rent a Center</u>
Tax Assessor's Chart, Block & Lot Chart# <u>64</u> Block# <u>A</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>LPS INK</u> Address <u>379 Lisbon Street</u> City, State & Zip <u>Lewiston, ME 04240</u>	Telephone: <u>784-7919</u> <u>577-4065</u>
Lessee/DBA (If Applicable) <u>COASTAL TRADING + PAWN</u>	Owner (if different from Applicant) Name <u>Rich LaChapelle</u> Address <u>379 Lisbon Street</u> City, State & Zip <u>Lewiston, ME 04240</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>105.-</u>
Current legal use (i.e. single family) <u>Multi vacant - needs to establish</u> If vacant, what was the previous use? <u>Retail space (was split into 2 spaces from one)</u> Proposed Specific use: <u>Retail Space</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>use the existing space for a new retail location.</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Rich LaChapelle</u>		Telephone: <u>784-7919</u>
Mailing address: <u>379 Lisbon St. Lewiston ME 04240</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](http://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: Rich LaChapelle Date: 8/31/10

RECEIVED

This is not a permit; you may not commence ANY work until the permit is issued. SEP - 2 2010

**LPS, Inc.**  
379 Lisbon Street  
LEWISTON, MAINE 04240



To Ann Machado  
Portland City Hall  
389 Congress Street Room 315  
Portland, ME 04101

Since 1975  
**LEWISTON PAWN SHOP**  
379 Lisbon Street  
Lewiston, ME 04240  
**207-784-7919**  
★ ★ ★ ★ ★  
**AUGUSTA PAWN & JEWELRY**  
343 Water Street  
Augusta, ME 04330  
**207-623-0900**  
★ ★ ★ ★ ★  
**COASTAL TRADING POST**  
183 Bath Road  
Brunswick, ME 04011  
**207-729-8419**  
★ ★ ★ ★ ★  
**COASTAL TRADING & PAWN**  
639 Forest Avenue  
Portland, ME 04110  
**207-773-0338**

8/31/10

Ann

Thank you for all the help

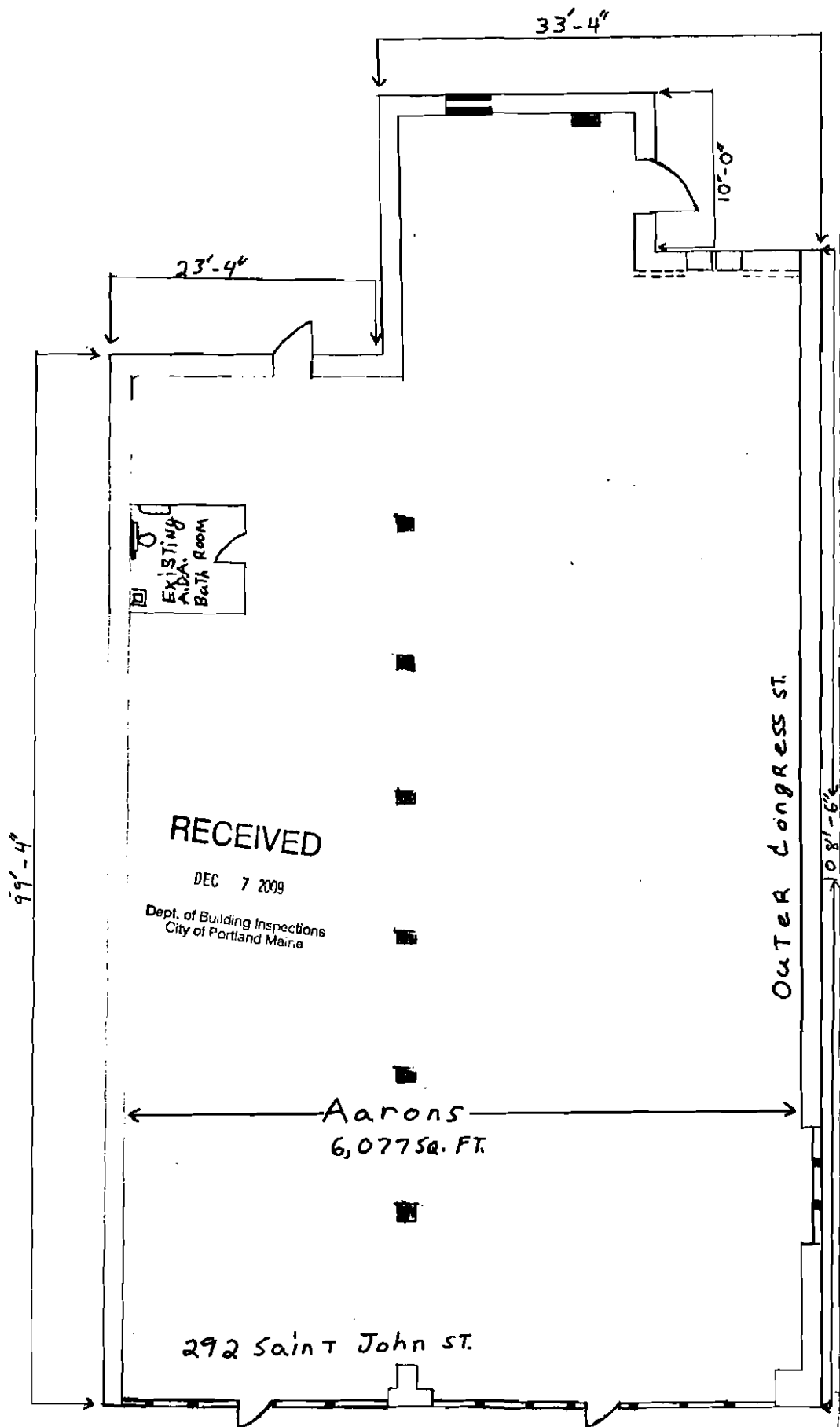
Rick

# Map

*located here.*



- |                       |                   |   |                  |
|-----------------------|-------------------|---|------------------|
| Interstate<br>        | Traveled Ways<br> | Jetport<br>   | ME Towns<br>Land |
| Streets<br>           | Stream<br>        | County Streets<br>  | Water Body       |
| Buildings<br>Building | Wetland<br>swamp  | A15<br>   | Ocean<br>        |
| Out Building          | Lake/Pond<br>     | A21<br>   |                  |
| Parcels<br>           | under_road        | A31<br>   |                  |
|                       | waterbody         | Photos 2006 (peninsula)<br>Red: Band_1<br>Green: Band_2<br>Blue: Band_3 |                  |



EXISTING  
ADA  
BATH ROOM

RECEIVED

DEC 7 2009

Dept. of Building Inspections  
City of Portland Maine

Aarons  
6,077 Sq. Ft.

292 Saint John St.

Outer Congress St.

99'-4"

33'-4"

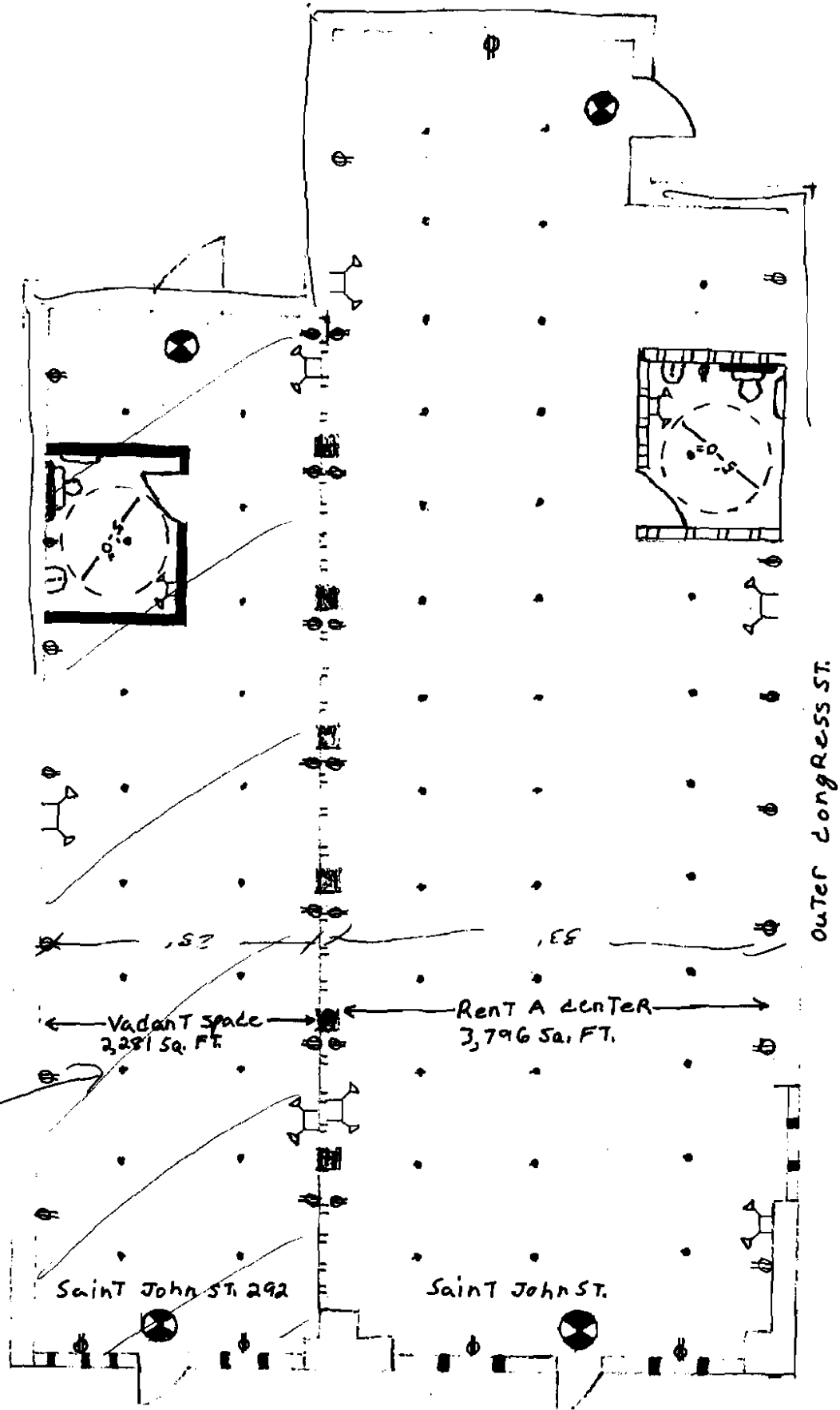
23'-4"

10'-0"

108'-6"



Coastal Trading  
& Pawn



Vadant space  
2,281 Sq. FT.

Rent A Center  
3,796 Sq. FT.

Saint John ST. 292

Saint John ST.

outer Congress ST.

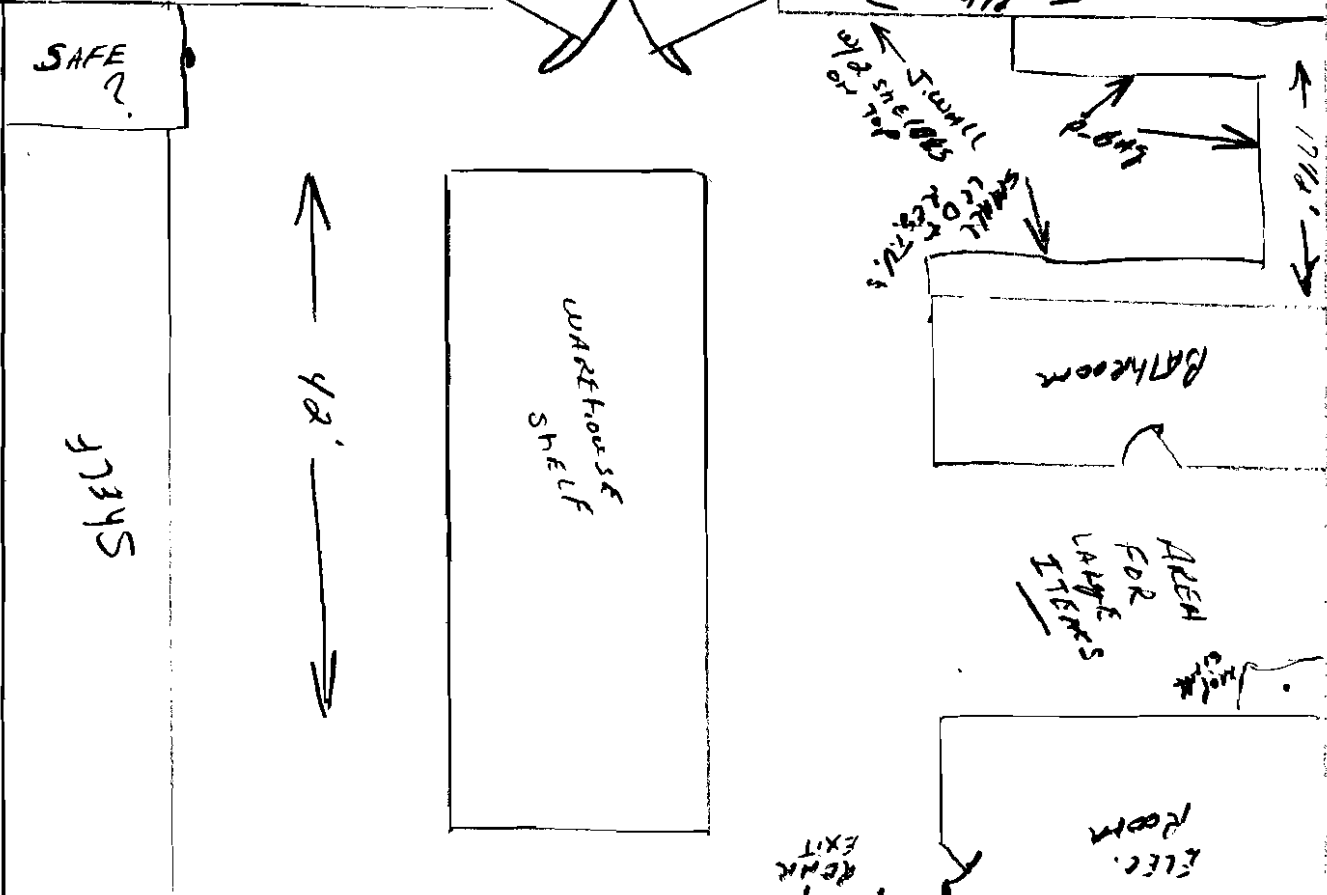
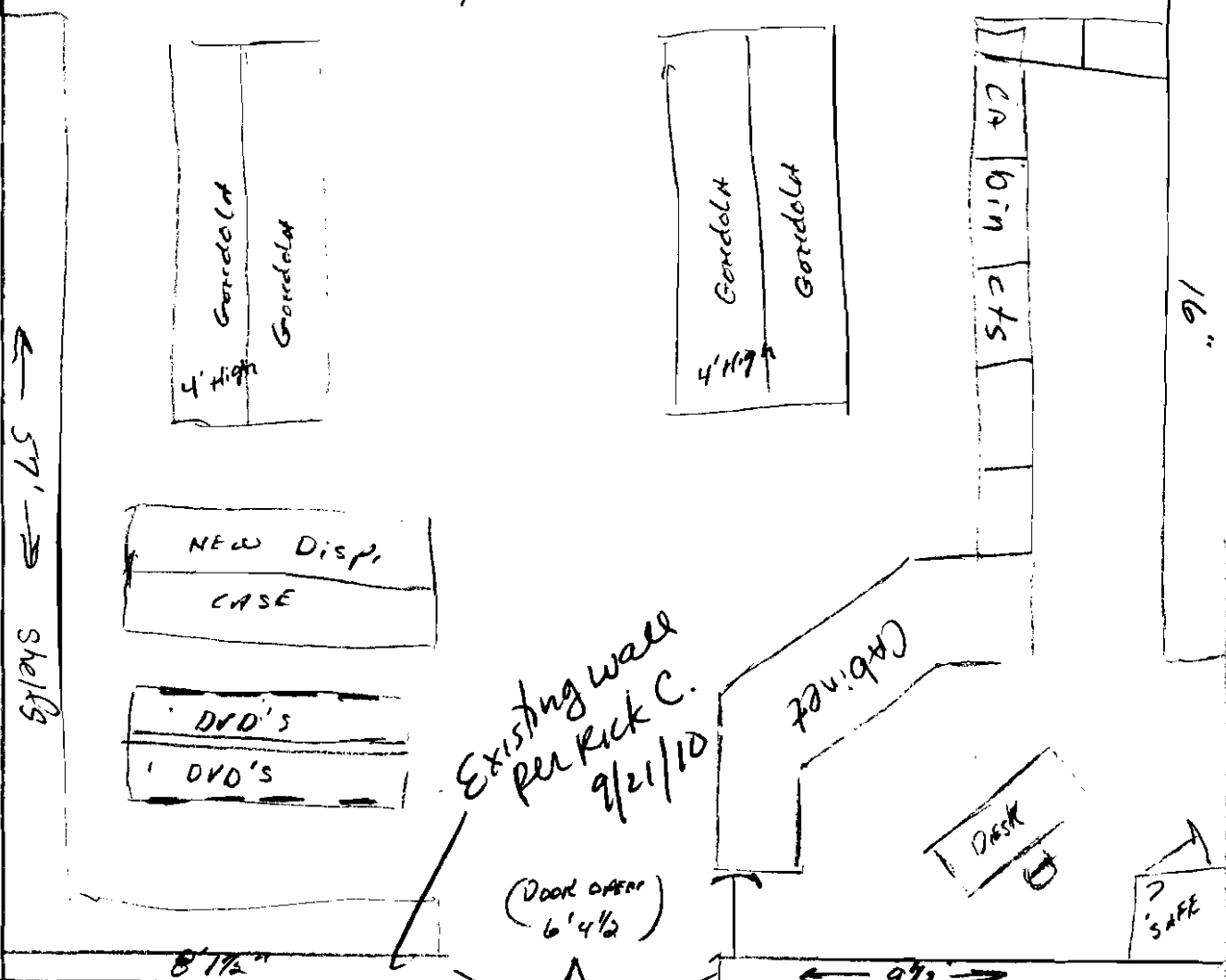
STAIRS

Wind Disp. AREA

ENTRANCE

Wind Disp. AREA

24 1/2'



**UNION STATION LIMITED PARTNERSHIP***Real Estate Development and Investment*

12 BROOK STREET

WELLESLEY, MASSACHUSETTS 02482-6601

TELEPHONE (781) 431-7080

FACSIMILE (781) 431-7073

August 19, 2010

To Whom it May Concern  
City of Portland,, Maine

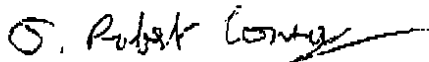
Re: Sign for LPS Inc. d/b/a Coastal Trading and Pawn at Union Station Plaza,  
Portland, ME

Dear Sir or Madam:

Union Station Limited Partnership hereby authorizes LPS Inc. d/b/a Coastal Trading and Pawn to install a sign on the front of its planned new store at 292 St John Street in Portland.

The sign shall be no more than 3 feet in height, and shall have a total area of no more than 36 square feet in accordance with the City of Portland's sign requirements.

Very truly yours



J. Robert Connor  
President of Union Management Corp.  
General Partner of Union Station LP