

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

Permit No: **96059**

Location of Construction: <b>935 Congress St</b>		Owner: <b>Uraiven Thitavud</b>		Phone:	
Owner Address:		Leasee/Buyer's Name: <b>Seng Thai Foods 2</b>		Phone:	
Contractor Name: <b>Philip DiFiore</b>		Address: <b>37 Kenjoy South Blvd, ME 04101</b>		Phone: <b>871-0228</b>	
Past Use: <b>Retail - Vacant</b>		Proposed Use: <b>Restaurant</b>		<b>COST OF WORK:</b> \$ <b>1,500.00</b> <b>PERMIT FEE:</b> \$ <b>30.00</b> <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: Signature:	
Proposed Project Description: <b>Modify Foundation as per plans</b>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Signature:	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>19 June 1996</b>			

**PERMIT ISSUED**  
**JUN 25 1996**  
**CITY OF PORTLAND**

Zone: **B-2** CBL: **065-B-016**

Zoning Approval:

**Special Zone or Reviews:**

Shoreland  Wetland  Flood Zone  Subdivision  Site Plan  major  minor  mm

**Zoning Appeal**

Variance  Miscellaneous  Conditional Use  Interpretation  Approved  Denied

**Historic Preservation**

Not in District or Landmark  Does Not Require Review  Requires Review

**Action:**

Approved  Approved with Conditions  Denied

Date:                     

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

**\*\*\* Change of Use to be applied for with Phase II portion/Interior Renovations**  
**Do Dump Removal on site to be registered**

**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 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 provisions of the code(s) applicable to such permit

**19 June 1996**

SIGNATURE OF APPLICANT <b>Philip DiFiore</b>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**CEO DISTRICT** 5

11/1/96 work completed

COMMENTS

7/96 Inspected working on foundation & supports

9/29/96 Met with contractors checked framing OK ready to sheetrock using 5/8" for fire rating. Plumbing

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



960750

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED
JUL 31 1996
CITY OF PORTLAND

Amendment No. 1
Portland, Maine, June 27, 1996

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960597 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 925 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Uraivan Thithuan Telephone
Lessee's name and address Telephone
Contractor's name and address Phillip DiFiore - 37 Munjoy South, Port. ne Telephone 871-0228
Architect Plans filed No. of sheets
Proposed use of building Restaurant/Retail by definition if under No. families
Last use Retail - vacant 10 seats for patrons No. families
Increased cost of work \$22,000.00 Additional fee \$110.00

Description of Proposed Work

No change in originally submitted plans -> modify foundation
20 cu yd dump permit issued - #20-0147

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber - Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: [Signature] B-2 Zone 7/31/96
Signature of Owner Philip DiFiore
Philip DiFiore Contractor

INSPECTION COPY - WHITE FILE COPY - PINK ASSESSOR'S COPY - GOLDEN
APPLICANT'S COPY - YELLOW Inspector of Buildings

5

LAND USE - ZONING REPORT

ADDRESS: 925 Congress St DATE: 7/31/96

REASON FOR PERMIT: Amendment to permit 96/0597

BUILDING OWNER: Uran Van Thuan C-B-L

PERMIT APPLICANT: Philip DiFiore

APPROVED: with conditions DENIED: \_\_\_\_\_  
#3, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.

2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.

3. All the conditions placed on the original, previously approved, permit issued ~~off~~ 96/0597 are still in effect for this amendment.

4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.

5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.

7. Separate permits shall be required for any signage.

8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition This use is considered retail by definition if there is seating for 9 patrons or less. Your plans show seating for 8 patrons. If there is an increase in seating to 10 or more patrons a separate permit for a change of use to a restaurant shall be required.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

Philip DiFiore  
37 Munjoy South  
Portland, ME 04101

July 5, 1996

RE: 925 Congress St. - Change of Use permit

Dear Mr. DiFiore,

I am in receipt of your amendment to your original permit at the above location. I left a message on 6/27/96 requesting a floor plan to accompany this application. I have not heard from you as yet. Please note that if there is seating for over nine (9) patrons, parking requirements shall be put into effect, and we would also need a plot plan showing off-street parking.

Your amendment can not be issued until I receive a copy of your floor plan and will be on hold until such time that we receive it for review.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Marge Schmuckal  
Zoning Administrator

cc to: P. Samuel Hoffses, Chief of Codes Enforcement  
Joseph Gray, Jr., Dir. of Planning and Urban Dev.  
Marland Wing, Code Enforcement Officer



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

Applicant Uralvan Thithuen

Application Date 22 May 1996

Applicant's Mailing Address 7303 Steady Island Ave #202  
Chicago, Ill 60649

Project Name/Description Song That Flows ?

Consultant/Agent \_\_\_\_\_

Address of Proposed Site 925 Congress St

Applicant or Agent Daytime Telephone, Fax Philip DiStoro - 671-0228

Assessor's Reference: Chart-Block-Lot 065-D-016

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) RESTAURANT

Proposed Building Square Feet or # of Units Addition 68 Sq Ft Acreage of Site 1,300 Sq Ft Zoning \_\_\_\_\_

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Approval Status: \_\_\_\_\_ Reviewer Kandice Talbot

- Approved  Approved w/Conditions listed below  Denied

1. Because of residential use in back of property  
 2. the rear setback needs to be 20' instead  
 3. of 10'  
 4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |