

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

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

<b>Permit No:</b> 10-0192		<b>Issue Date:</b>		<b>CBL:</b> 267 A005001	
<b>Location of Construction:</b> 190 Riverside St (unit 5B)		<b>Owner Name:</b> Bounty Development LLC		<b>Owner Address:</b> One Canal Plaza 5th Floor	
<b>Business Name:</b> Kids Crooked House		<b>Contractor Name:</b> Allen Sween & Digital		<b>Contractor Address:</b> 25 Washington Ave. Scarborough	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Signs - Permanent	
<b>Past Use:</b> Commercial - vacant (was UPS store)		<b>Proposed Use:</b> Commercial / light manufacturing & sales - Erect attached 8' x 2' building wall sign - "Kids Crooked House"		<b>Zone:</b> B-4	
<b>Proposed Project Description:</b> Erect attached 8' x 2' building wall sign. - "Kids Crooked House"		<b>Permit Fee:</b>		<b>Cost of Work:</b> \$0.00	
		<b>CEO District:</b> 3			
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group. Type: <i>Sign</i> <i>DB 2003</i> <i>Signature: [Signature]</i>	
		<b>Signature:</b>		<b>Signature:</b>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
		<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		<b>Signature:</b>		<b>Date:</b>	
<b>Permit Taken By:</b> gg		<b>Date Applied For:</b> 03/01/2010		<b>Zoning Approval</b>	
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		<b>Special Zone or Reviews</b> <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: <i>3/15/10 [Signature]</i>		<b>Zoning Appeal</b> <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:	
		<b>Historic Preservation</b> <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: <i>ABM</i>			

**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**

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<b>Location of Construction:</b> 190 Riverside St (unit 5B)	<b>Owner Name:</b> Bounty Development Llc	<b>Owner Address:</b> One Canal Plaza 5th Floor	<b>Phone:</b>
<b>Business Name:</b> Kids Crooked House	<b>Contractor Name:</b> Allen Sween & Digital	<b>Contractor Address:</b> 25 Washington Ave. Scarborough	<b>Phone</b> (207) 510-6800
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial / light maunufacturing & sales - Erect attached 8' x 2' building wall sign - "Kids Crooked House"	<b>Proposed Project Description:</b> Erect attached 8' x 2' building wall sign. - "Kids Crooked House"
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 03/15/2010  
**Note:** Change of use permit - #10-0239      **Ok to Issue:** ☒

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/23/2010  
**Note:**      **Ok to Issue:** ☒

1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

**Comments:**

3/4/2010-amachado: Spoke to Amanda. Need to do change of use permit. Space was vacant for three years; it was UPS store before. "Kids Crooked House" is light manufacturing with sales office/showroom. Need tenant frontage.

3/15/2010-amachado: Marge signed off on change of use permit.

8/2/2011-jmb: Spoke with Amanda Pike, they are not doing the sign permit, ok to void.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

March 2 2010

Received from

Kids Cook & Bake

Location of Work

190 Riverside St.  
Unit 53

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL) ☒

Plumbing (I5) ☐

Electrical (I2) ☐

Site Plan (U2) ☐

Other

CBL:

Check #:

Total Collected \$

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

Taken by:

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





# Signage/Awning Permit Application

100192

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: 190 Riverside St, Unit 5B, Portland, ME		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 267 A005	Owner: Boulos Property Management	Telephone: 207-871-1290
Lessee/Buyer's Name (If Applicable) Kids Crooked House 190 Riverside St, Unit 5B Portland, ME 04103	Contractor name, address & telephone: Allen Sweet + Digital 25 Washington Ave Salem, ME 04074 207-510-6800	Total s.f. of signage x \$2.00 (16 x 2 = 32) Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$32 + 30 = \$62.00 Awning Fee= cost of work _____ Total Fee: \$62.00
Who should we contact when the permit is ready: Amanda Pike phone: 207-485-5454		
Tenant/allocated building space frontage (feet): Length: 16' Height: _____ Lot Frontage (feet): _____ Single Tenant or Multi Tenant Lot: multi.		
Current Specific use: Business - Sales Office + Manufacturing - was VPS store If vacant, what was prior use: 3 years Proposed Use: _____		
<b>Information on proposed sign(s):</b> Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: 8' x 2'		
<b>Proposed awning?</b> Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
<b>Information on existing and previously permitted sign(s):</b> Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

RECEIVED

MAR - 1 2010

Dept. of Building Inspections  
City of Portland Maine

by mail

Please submit all of the information outlined in the Sign/Awning Application Checklist.  
Failure to do so may 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](http://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: Amanda Pike Date: 1/25/10

B-4 - multi-front

1.5 x 16 = 24 sq ft

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

proposed: 8' x 2' = 16 sq ft (OK)

**Ann Machado - Kids Crooked House**

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**From:** Amanda Pike <amanda@kidscrookedhouse.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 3/5/2010 3:56 PM  
**Subject:** Kids Crooked House  
**Attachments:** Change of Use.pdf; KCH\_190Riverside[1].pdf

Hi Ann,

Ok – here goes... I'm hoping this is all the information you need!

Floor plan and change of use permit attached.

And our frontage is 16'.

I also put a check in the mail for \$105 today (for the Change of Use)

Is this all you need???

Thank you!

Amanda

--

Amanda Pike  
VP of Sales and Operations  
Kids Crooked House, LLC  
190 Riverside Street - Suite 5B  
Portland ME 04103

888 447 5446  
[amanda@kidscrookedhouse.com](mailto:amanda@kidscrookedhouse.com)  
[www.kidscrookedhouse.com](http://www.kidscrookedhouse.com)

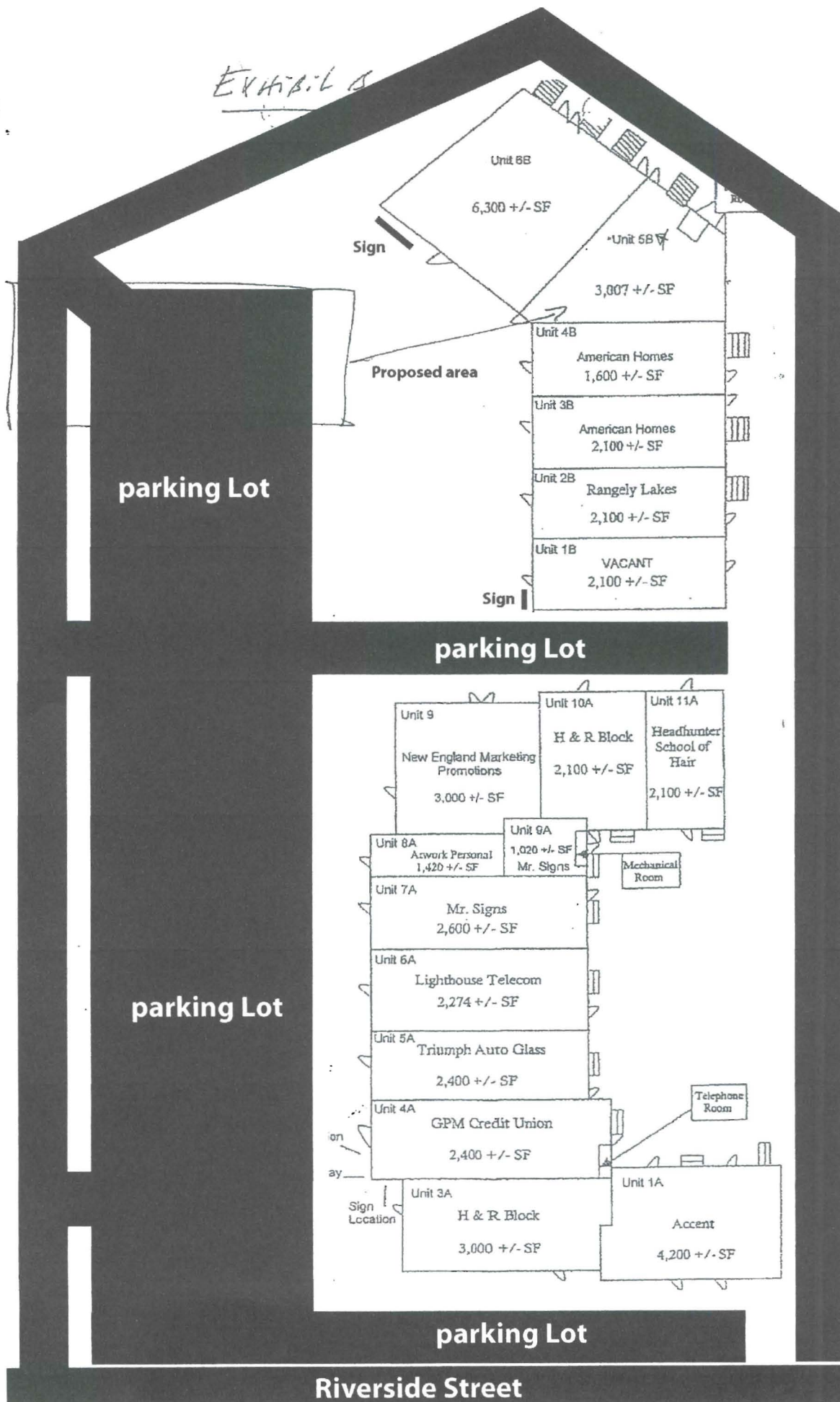
Facebook: <http://www.facebook.com/kids.crooked.house>  
Twitter: <http://twitter.com/crookedhouse>  
YouTube: <http://www.youtube.com/kidscrookedhouse>

RECEIVED

MAR - 8 2010

Dept. of Building Inspections  
City of Portland Maine

EXHIBIT A

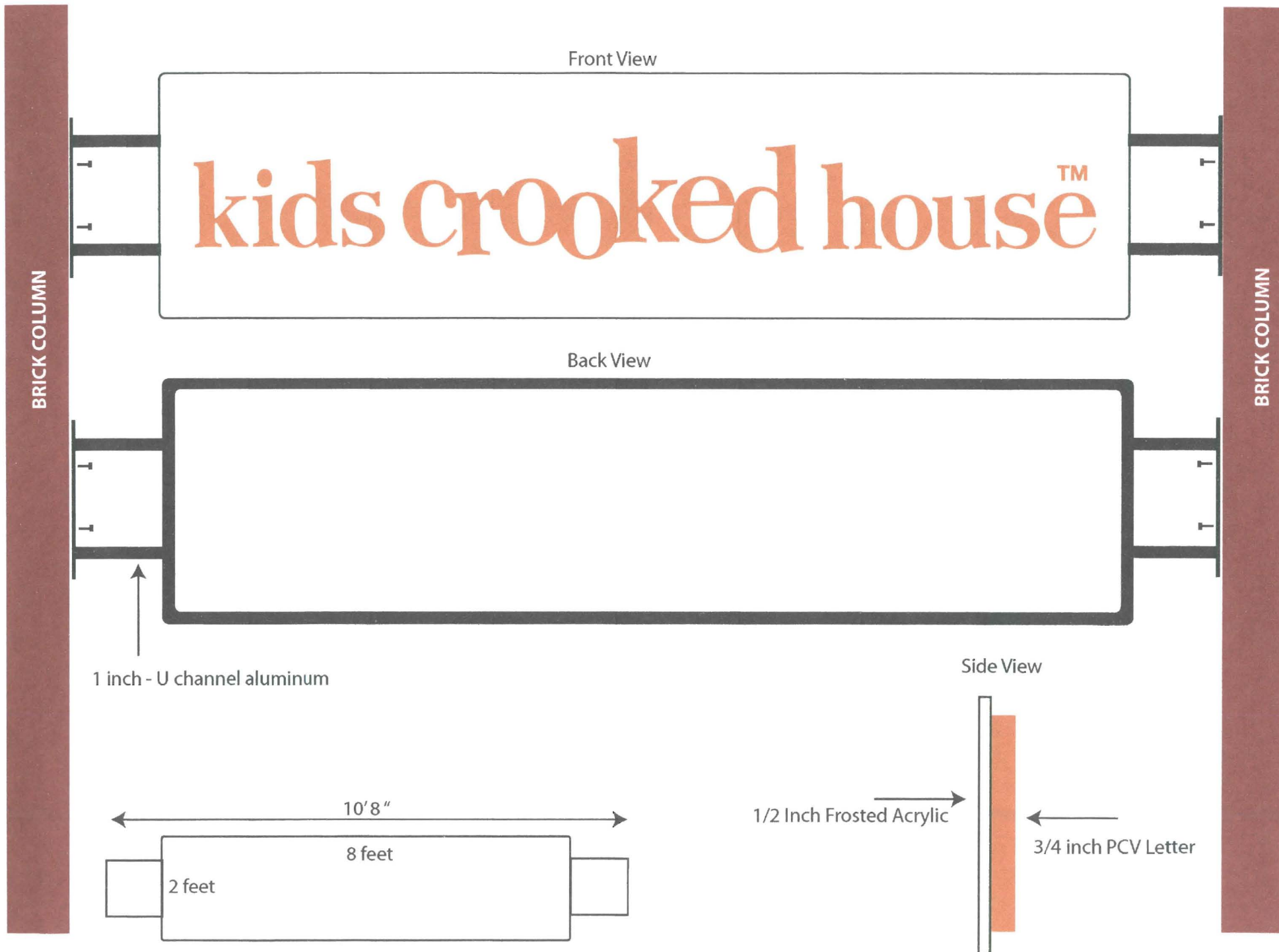




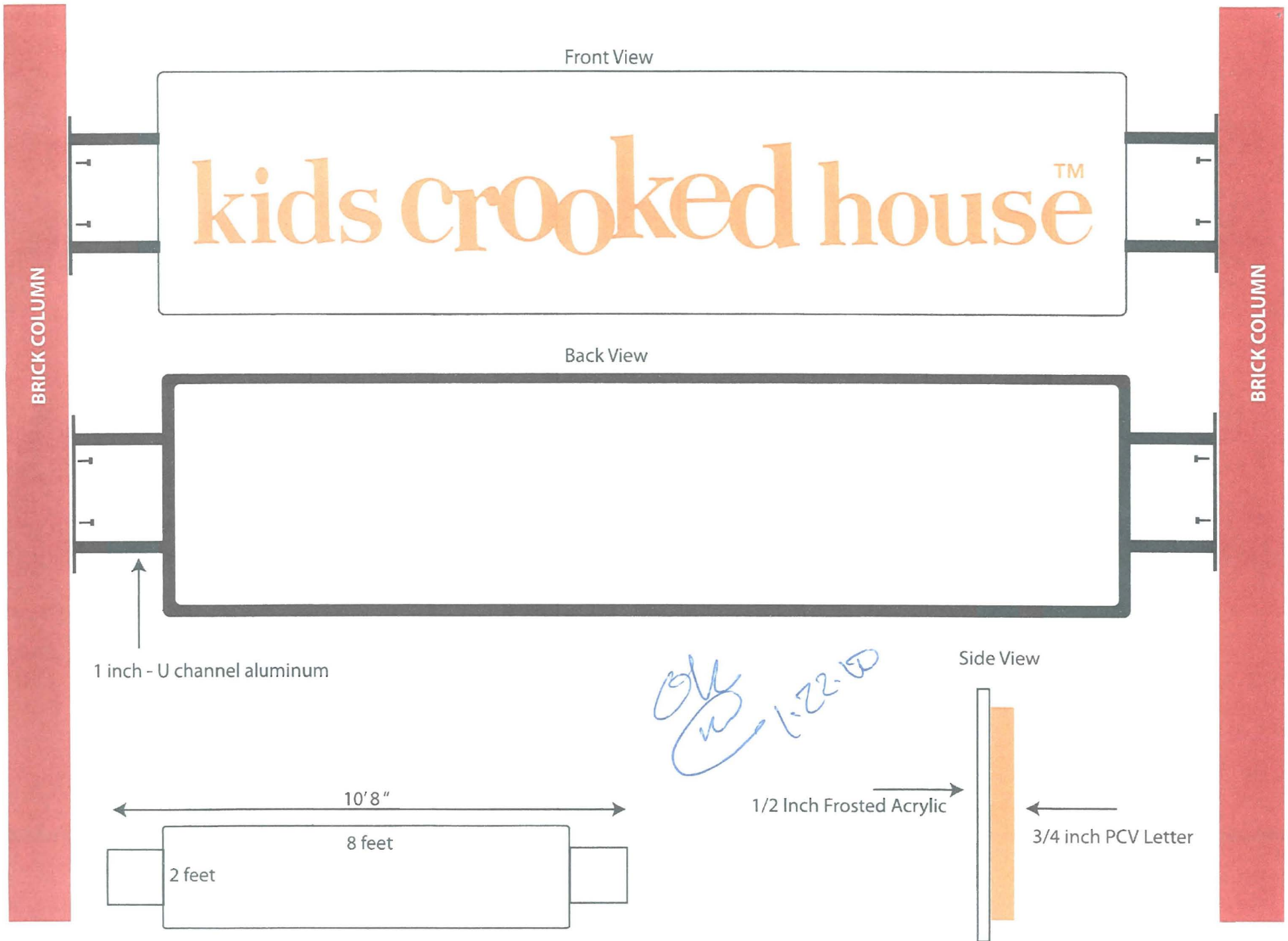


*\*Proposed  
- No existing  
signage*

*not part  
of permit.*







One Canal Plaza, Suite 500  
Portland, ME 04101

T 207.871.1290  
F 207.772.2647

[www.boulos.com](http://www.boulos.com)

January 25, 2010

Marge Schmuckal  
Code Enforcement Department  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Signage Consent  
Kids Crooked House  
190 Riverside Street, Portland, Maine**

Dear Marge:

This letter serves as the Landlord's approval to install signage as shown on the enclosed photo at the above referenced property.

Please do not hesitate to contact me at 871-1290 with any questions related to this or any other matter.

Sincerely,



Paul Ureneck  
Vice President of Project Management

Enclosure

Cc: Glen Halliday

**ACORD™ CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
1/25/2010

PRODUCER (207)774-6257 FAX: (207)774-2994

Clark Insurance

2385 Congress Street

P O Box 3543

Portland

ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Kids Crooked House

190 Riverside Street

Unit B

Portland

ME 04103

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Peerless Insurance

24198

INSURER B:

INSURER C:

INSURER D:

INSURER E:

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	CBP8738542	12/11/2009	12/11/2010	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 10,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
A	EXCESS/UMBRELLA LIABILITY	CU8739042	12/11/2009	12/11/2010	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$ 1,000,000
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input checked="" type="checkbox"/> RETENTION \$ 10,000				\$
					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
					E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS  
City of Portland is an additional insured with respect to general liability.**CERTIFICATE HOLDER**City of Portland  
389 Congress Street  
Portland, ME 04101**CANCELLATION**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Robin Carlson/BRSC





# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION PERMIT

Permit Number: 100192

This is to certify that Bounty Development Llc/Allen Sween & Digital  
has permission to Erect attached 8' x 2' building wall sign. - "Kids Crooked House"  
AT 190 Riverside St CBL 267 A005001

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 closed-in. 24 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

**WITHDRAWN**  
*Wanda Lankford* 3/23/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**