

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

Permit No:	03-0104	Issue Date:	03/11/2003	CBL:	314 B047001
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Location of Construction:	519 Warren Ave	Owner Name:	Craig Rasmusson	Owner Address:	171 Brown St. #2	Phone:	207-854-4015
Business Name:	n/a	Contractor Name:	self	Contractor Address:	CITY OF PORTLAND	Phone:	
Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Signs - Permanent	Zone:	B-4

Past Use:	Coffee Shop: drive through	Proposed Use:	Coffee Shop / Erect one front sign and six blding signs for 3 facades. Total of 103 sq. Ft.	Permit Fee:	\$133.00	Cost of Work:	\$0.00	CEO District:	1
Proposed Project Description:	Erect 7 Signs on building total of 103 sq. Ft.			FIRE DEPT:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: <i>U</i> Type: <i>u/h</i>		

Permit Taken By:	gg	Date Applied For:	02/11/2003	Signature:	<i>[Signature]</i>	Date:	
Proposed Project Description: Erect 7 Signs on building total of 103 sq. Ft.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
				<b>Zoning Approval</b>			

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 <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>02/11/03</i>	Zoning Appeal <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	Historic Preservation <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>[Signature]</i>
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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:	03-0104	Date Applied For:	02/11/2003	CBL:	314 B047001
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Location of Construction:	519 Warren Ave	Owner Name:	Craig Rasmussen	Owner Address:	171 Brown St. #2	Phone:	207-854-4015
Business Name:	n/a	Contractor Name:	self	Contractor Address:	Portland	Phone:	
Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Signs - Permanent		

Proposed Use:	Coffee Shop / Erect one front sign and six bilding signs for 3 facades. Total of 103 sq. Ft.		Proposed Project Description:	Erect 7 Signs on building total of 103 sq. Ft.			
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Dept: Zoning      Status: Approved      Reviewer: Marge Schnuckal      Approval Date: 02/18/2003

Note:      Ok to Issue:

Dept: Building      Status: Approved      Reviewer: Mike Nugent      Approval Date: 02/21/2003

Note:      Ok to Issue:

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 030104

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that Craig Rasmussen/self

has permission to Erect 7 Signs on building tot

AT 519 Warren Ave

314 B047001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Measure 5200 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.

Inspection and work must be completed in accordance with the provisions of the Building Code of the City of Portland. A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

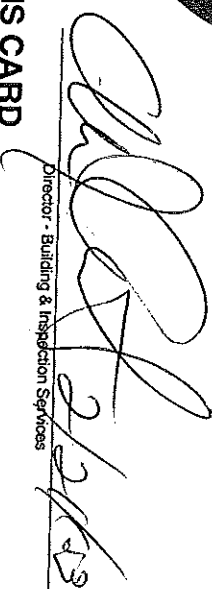
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name \_\_\_\_\_

PENALTY FOR REMOVING THIS CARD

  
Director - Building & Inspection Services

032104  
THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE  
PERMIT IS ISSUED


## Signage 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>519 Warren</u>		Total Square Footage of Proposed Structure: <u>448</u>		Square Footage of Lot: <u>7,000</u>		Total s.f. of signage: <u>10,000 sq ft</u> <small>(base/feet)</small>	
Tax Assessor's Chart, Block & Lot Chart# <u>314</u> Block# <u>B</u> Lot# <u>474855</u>		Owner: <u>Craig Rasmussen</u>		Telephone: <u>854-4015</u>		Total s.f. of signage: <u>103</u> x 1.00 per s.f. \$ <u>        </u> , plus \$30.00 base/fee <u>30</u> Fee: \$ <u>133.00</u>	
Lessee/Buyer's Name (If Applicable): <u>N/A</u>		Applicant name, address & telephone: <u>Craig Rasmussen</u> <u>171 Brown St #2</u> <u>Wetbrook, ME 04992</u>		Current use: <u>VACANT</u>			
If the location is currently vacant, what was prior use: <u>residence ?</u>		Approximately how long has it been vacant: <u>4</u> years					
Proposed use: <u>Coffee Shop drive thru</u>		Project description: <u>1 front street sign @ 32 sq. ft. and 10 building signs for</u> <u>3 facades (2 each @ total sq. footage of 23-71 per facade)</u>					
Contractor's name, address & telephone: <u>OWNER</u>		Who should we contact when the permit is ready: <u>OWNER</u>					
Mailing address: <u>171 Brown St #2</u> <u>Wetbrook ME 04992</u>		We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>854-4015</u>					

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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: 	Date: <u>2/11/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 519 Daven Ave ZONE: B-4

OWNER: Craig Rasmussen

APPLICANT: Craig Rasmussen

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT?  YES  NO      MULTI-TENANT LOT? YES  NO

PRESTANDING SIGN? (ex. Pole Sign)  YES  NO      DIMENSIONS 48" x 96" HEIGHT 11 ft

MORE THAN ONE SIGN? YES  NO  NO      DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.?  YES  NO      DIMENSIONS 48" diameter x 3

MORE THAN ONE SIGN? YES  NO  NO      DIMENSIONS 10" letters x 10 ft long

AWNING: YES  NO  IS AWNING BACKLIT? YES  NO  HEIGHT OFF SIDEWALK \_\_\_\_\_

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

*See Attached.*

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 26 ft

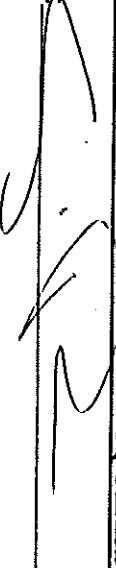
\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

**YOU SHALL PROVIDE:**

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED AREA ALSO REQUIRED.**

SIGNATURE OF APPLICANT



DATE: 2/11/03

*CR  
R/A  
1/3*

71.13  
32  
103

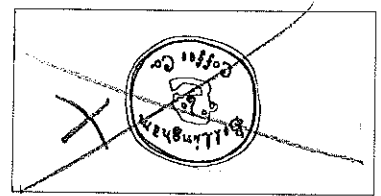
23.71 total Square foot  
15.38 logo lettering  
8.33

Side one - we even are

one Address  
one Freyfisike St  
16x2 = 32 sq  
Allowed  
23.71 sq  
on 16' ends  
+ 15.38

face window

28x2 = 56 sq ft  
15.38  
8.33 sq ft



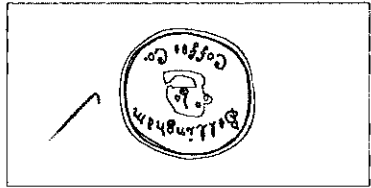
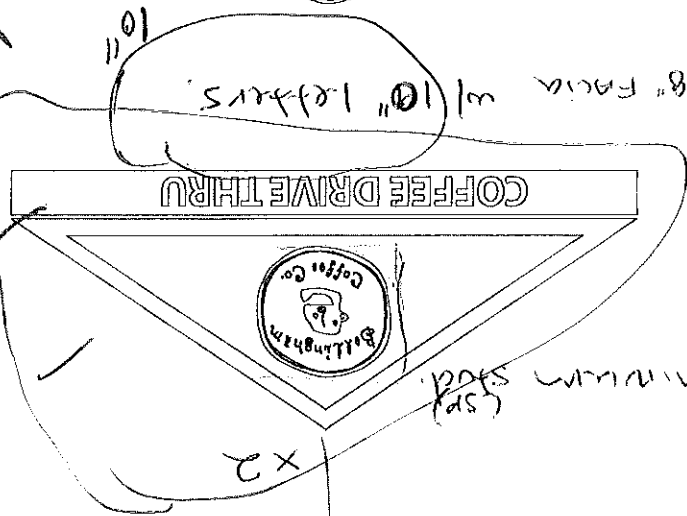
COFFEE DRIVE THRU

lower gate

on ends

18" fascia w/ 10" letters

8.33 x 10 = 8.33



COFFEE DRIVE THRU

10 ft

10" white acrylic letters  
Slab mounted w/ 3/8" aluminum stud

- 3 sets of ~~lettering~~
- 3 logo disks
- 1 front sign

considered on sign

48" Diameter  
15.38 sq ft



299 FOREST AVE, PORTLAND, ME tel. 879-7700 fax. 8791570

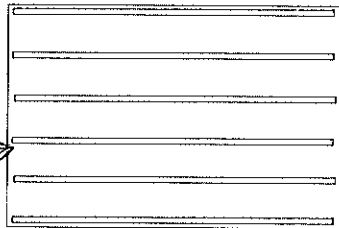


32 sq. ft.

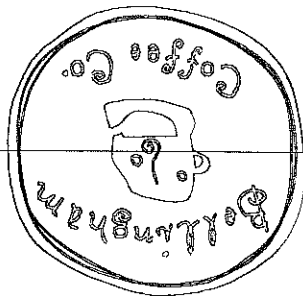
12" Sono tubes  
4ft below grade.

48x96 = 4608 ÷  
144 = 32 #

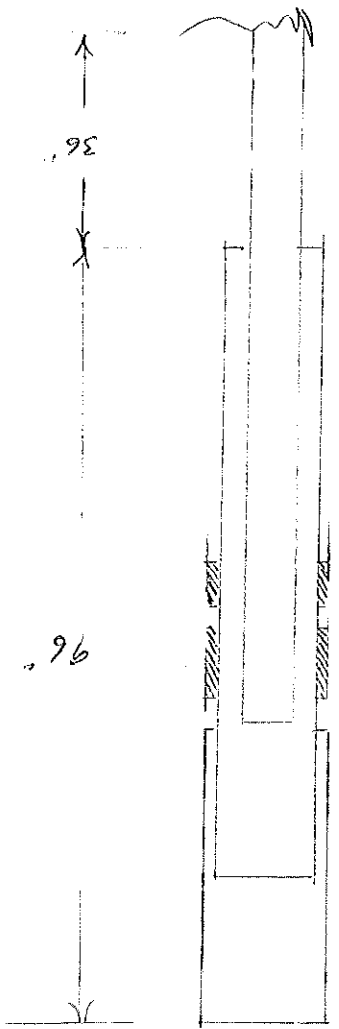
Removable 14-ltrs.  
No lights.



COFFEE  
DRIVE THRU



48"



36"

96"

11' high

5' setback - 5' clear  
25' high allowed - 11' clear  
55' high allowed - 32' clear

BA Zone

Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

## CITY OF PORTLAND

**TO:** Duane Kline, Finance Department

**FROM:** Alexander Jaegerman, Planning Division Director

**DATE:** January 21, 2003


**SUBJECT:** Request for Reduction in Performance Guarantee  
Bellingham Coffee #519 Warren Avenue  
ID# 2002-0094 Lead CBL #314B047  
(Bellingham Properties, LLC)

A request by Bellingham Properties, LLC has been made for a reduction of Escrow Account #70-0-61201-8 for #519 Warren Avenue.

Original Sum	\$ 55,000.00
<u>Reduction Amount</u>	<u>\$ 34,700.00</u>
Remaining Sum	\$ 20,300.00

This is the first reduction for the project.

Approved:

  
Alexander Jaegerman  
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager  
Richard Knowland, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Todd Merkle, Public Works  
✓ Code Enforcement  
file

O:\PLAN\CORRESP\DR\PERFORM\BELLINGHAM1.DOC



Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

December 5, 2002

**CITY OF PORTLAND**

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

Mr. Craig Rasmusson  
171 Brown Street #2  
Westbrook, ME 04092

RE: Coffee Shop Drive thru, 519 Warren Avenue  
ID #2002-0094, CBL #314-B-047

Dear Mr. Rasmusson:

This letter is to confirm the revision to the approved site plan of the project located at 519 Warren Avenue. The approved revision includes the relocation of the storm drain pipe and new connection to the city's system. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Jay Reynolds, Development Review Coordinator, at 874-8632.

Sincerely,

Alexander Jaegerman  
Planning Division Director

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Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

## CITY OF PORTLAND

Alexander Q. Jaegerman, AICP  
Planning  
John N. Lufkin  
Economic Development

December 5, 2002

Mr. Craig Rasmusson  
171 Brown Street #2  
Westbrook, ME 04092

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ID #2002-0094, CBL #314-B-047

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Sincerely,

Alexander Jaegerman  
Planning Division Director

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# 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 initialzing 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/designee [Signature] Date 11/25/02  
Signature of Inspections Official [Signature] Date 11/25/02  
CBL: 314 3047 Building Permit #: 021210

MICHAEL COLLINS 804-8694 (Severe, Utilities)  
Electrical P.W.

Mackland