

OSL: 057 A038001

PERMIT ISSUED

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

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

Permit No:	02-0513	Issue Date:	2/2/02	GBL:	037 A038001
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Location of Construction:	561 Congress St	Owner Name:	Pachos Harold C &	Owner Address:	567 Congress St	Phone:	
Business Name:		Contractor Name:	Applicant	Contractor Address:	Portland	Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Alterations - Commercial	Zone:	B-3

Past Use:	Retail/Newspaper	Proposed Use:	Used Bookstore	Permit Fee:	\$79.00	Cost of Work:	\$7,500.00	GEO District:	2
Proposed Project Description:	Used Bookstore			FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: M Type: DMX		

Signature:	<i>Atom</i>	Signature:	<i>[Signature]</i>
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:	jmy	Date Applied For:	05/13/2002	<b>Zoning Approval</b>			
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- This permit application does not 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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
<i>Wetland Any News Signs 198</i> <i>Flood Zone Figures</i> <i>AS separate permits</i>	<i>Var on working</i> <i>5/17/02</i>	<i>officer</i> <i>any work requires a</i> <i>separate permit</i> <i>review</i>
Date:	Date:	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

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

Please Read Application And Notes, if Any, Attached

## PERMIT

### BUILDING INSPECTION

Permit Number: 020513

This is to certify that Pachios Harold C &/Applica

has permission to Used Bookstore

AT 561 Congress St

037 A038001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the City of Portland relating to 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.

Inspector must inspect on procedure of this permit. If there is a violation of the code, a stop-work order or a stop-work 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. AKMS

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

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

Other \_\_\_\_\_

Department Name

PENALTY FOR REMOVING THIS CARD

  
Director - Building Inspection Services

Application ID Number:

Department:  Status:  Reviewer:

Comments:  Approval Date:

Given On Date:

OK to Issue Permit Name:  Date:  Date 2:

Conditions Section:

Separate permits shall be required for any new signage.

ANY exterior work requires a separate review.

Create Date:  By:  Update Date:  By:

62-0513

# All Purpose 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.

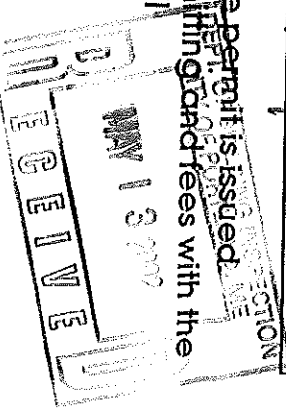
Location/Address of Construction: <u>561 Congress St</u>		Square Footage of Lot	
Total Square Footage of Proposed Structure <u>3140 sq ft</u>		<u>3140 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>A</u> Lot# <u>038</u>	Owner: <u>Penny Larson et Venture Investment Co.</u>	Applicant name, address & telephone: <u>439 Congress St Portland, ME 04101 - 207-774-0229</u>	Telephone: <u>207-774-5541</u>
Lessee/Buyer's Name (if Applicable) <u>C. Curtis Kise</u>		Cost Of Work: \$ <u>7500.00</u>	Fee: \$ <u>19.00</u>
Current use: <u>Retail/News paper</u>			
If the location is currently vacant, what was prior use: <u>Casco Bay Weekly Newspaper</u>			
Approximately how long has it been vacant: <u>2-3 months</u> (5)			
Proposed use: <u>Used Bookstore</u>			
Project description: <u>Bookcase lining the walls will be 8 feet high; the freestanding bookcases will be 6 feet high. Record sets will be west wall.</u>			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <u>Curtis Kise x x</u>			
Mailing address: <u>439 Congress St Portland, ME 04101</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 \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-774-0229</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 or any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>C. Curtis Kise</u>	Date: <u>5/13/02</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 permit standards fees with the Planning Department on the 4th floor of City Hall



C. Curtis Kise  
439 Congress St.  
Suite 112  
Portland, ME. 04101  
207-774-0229

To Whom This May Concern:

5-13-02

This letter is to give an explanation as to what will occur when the property 561 Congress St. in Portland, changes hands from the Casco Bay Weekly to "Book Traders". Both business's are retail establishments, so there won't be any "change of use"; while the Casco Bay Weekly sold advertisement space, Book Traders will be just that: a used book store where the general public can bring in their books and exchange them for store credit and get more books; of course we will be selling the books outright for cash as well. We will also be selling black and white photography posters and used record albums.

Casco Bay Weekly is now out of the storefront, leaving the space empty for us. We will need to build as many bookshelves as possible, while keeping the space as open as possible. There will be bookshelves on the walls, as well as some freestanding bookcases. There will be a small display of posters for sale, and record racks/bins in the back. There is an existing conference room, out of which an office will be created.

The model for Book Traders, is "The Book Trader" in Philadelphia, Philadelphia's biggest and best used book store, where I, Curtis Kise, worked for six years, four of which as manager. My intention is to become Portland's biggest and best used bookstore. Thank you for your time.

Sincerely,



C. Curtis Kise

**Subj:** Fw: Detail of work to be performed at 561 Congress St  
**Date:** 5/13/02 10:47:28 AM Eastern Daylight Time  
**From:**  
**To:**  
*Sent from the Internet*

— Original Message —

**From:**  
**To:**  
**Sent:** Sunday, May 12, 2002 7:46 PM  
**Subject:** Detail of work to be performed at 561 Congress St.

Dear Curtis:

Thank you for the opportunity to meet and discuss your plans for the interior renovations of the 3,140 sq. ft. that you have leased to open a used book store at 561 Congress St., Portland, ME.

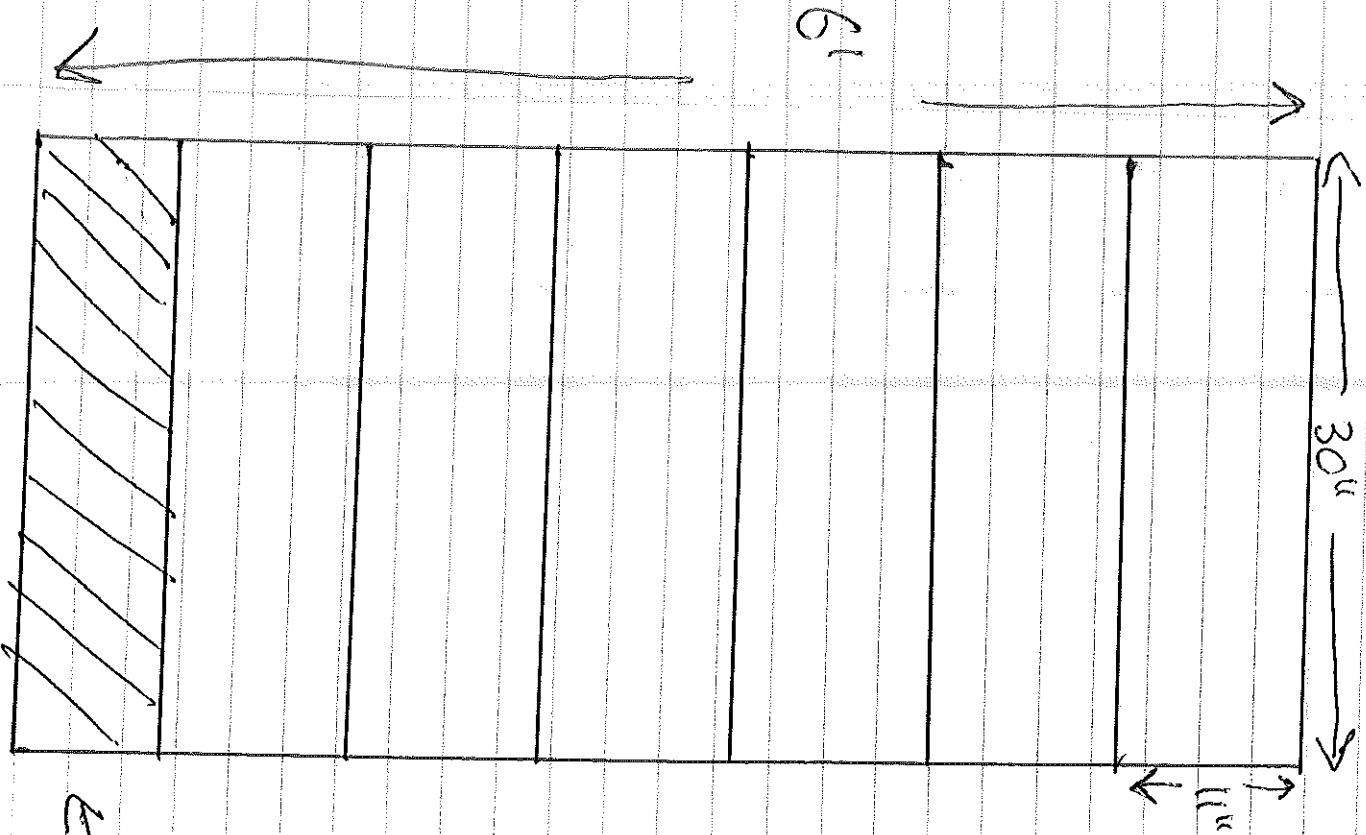
The following paragraph describes the nature of the work you are requiring and a description of how we will perform this work. We will construct book shelving that will line all of the retail area perimeter walls of the shop except for interior doors, emergency lighting, front entrance, reception/register area and children's area. This perimeter shelving will be 8 feet tall. We will also construct double wide book shelving within the retail space. The first two rows of double wide shelving to the left hand side of the store will be 8 feet high and all additional rows will be 6 feet high. All book shelves within the perimeter of the store will run in direction from the front to back of the store. You have pointed out that great care must be given to properly building shelving that will withstand the heavy weight of books and to secure all shelving to minimize any risk for tipping. We will construct a wall in the right rear room of the space in order to establish a secure office space for you. This wall will have one lockable door and will be constructed so that the electric panel in that area will be accessible without entering your office. We will construct a second wall in the rear left side of the space in order to segregate the restroom and the kitchen/storage areas from the public space. This wall will have one lockable door. In the rear central area of the store we will construct bins suitable for the display and presentation of record albums. In the reception/register area, we will construct a counter that will run along the back of this space separating this space from the retail space. This counter will be approximately 40 inches high and will have book shelving on the retail side and storage shelving on the reception/register side. Any required modifications to existing lighting will be performed by a master electrician. All materials used in the our renovation of this space will be of high quality and all workmanship will be skilled and guaranteed to meet your satisfaction.

If you have any questions or need further information, please do not hesitate to contact me.

Thank you.

James DeGrandpre  
Builder  
13 Edgewater Trail  
Freeport, ME 04032  
(207) 865-6752 home  
(207) 838-0945 cell

Backcase will be constructed of 3/4 inch wood with shelves 1 1/2 inch and 8 inches deep. The shelves will have 1/2 inch grooves in the sides and then screwed tightly.



← bottom face board

Before

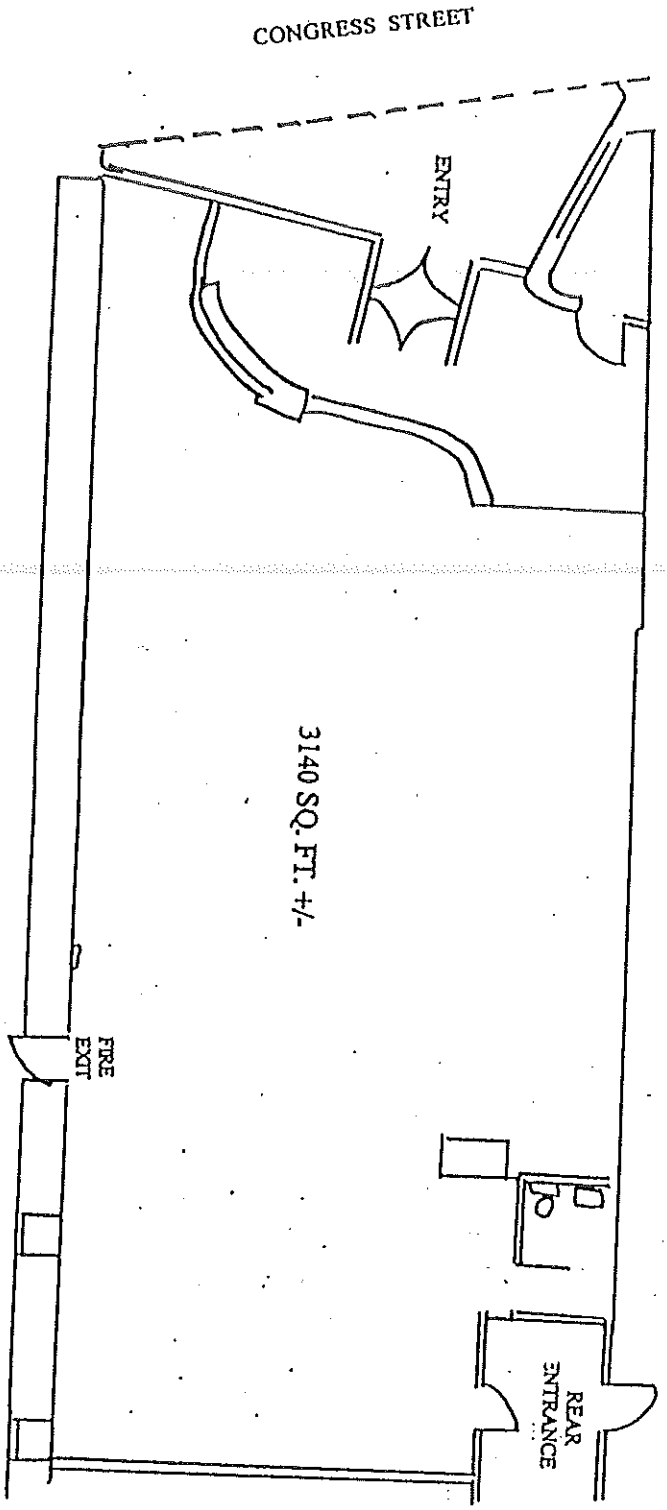
AVAILABLE NOW

**PRIME CONGRESS STREET  
RETAIL SPACE**

**3140 SQ. FT. +/-  
\$10.00 PSF MODIFIED GROSS**

heat, air-conditioning, ADA  
employee parking

EMPLOYEE  
PARKING



Listing Broker: Penelope P. Carson  
Commercial & Industrial Properties  
567 Congress Street  
Portland, Maine 04101  
207-774-5541



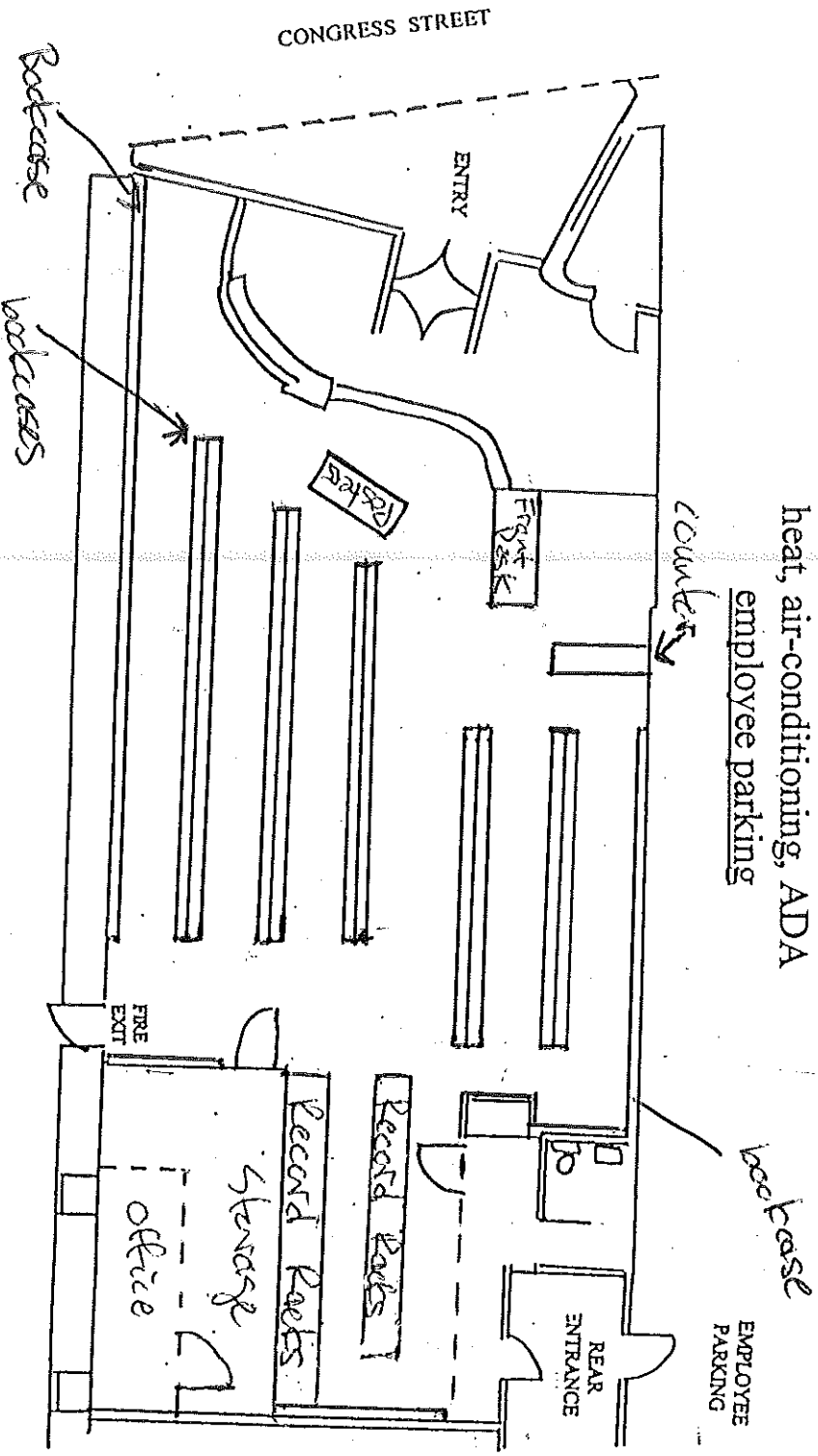
AVAILABLE NOW

Alex

# PRIME CONGRESS STREET RETAIL SPACE

3140 SQ. FT. +/-  
\$10.00 PSF MODIFIED GROSS

heat, air-conditioning, ADA  
employee parking



Listing Broker: Penelope P. Carson  
Commercial & Industrial Properties  
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Portland, Maine 04101  
207-774-5541

02 09776

# All Purpose 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>561 Congress St, Portland, ME 04101</u>		Total Square Footage of Proposed Structure <del>3140</del> <u>3140</u>		Square Footage of Lot <u>6,000 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>A</u> Lot# <u>088</u>	Owner: <u>Penny Carson</u>	Applicant name, address & telephone: <u>Portland, ME 04101</u>	Telephone: <u>734-5541</u>	Cost Of Work: \$ <u>0</u> <u>included</u>	
Lessee/Buyer's Name (if Applicable) <u>Curfies Kase</u>		Current use: <del>_____</del>		If the location is currently vacant, what was prior use: <u>newspaper - Dorco Bay Weekly</u>	
Approximately how long has it been vacant: <u>4-5 weeks</u>		Proposed use: <u>used Book store</u>		Project description: <u>Amendment to permit 03-0513 (artifact adding wall)</u>	
Contractor's name, address & telephone: <u>Jim DeGardone, 13 Edgewater Trail, Freeport ME 05541</u>		Who should we contact when the permit is ready: <u>Curfies Kase</u>		Mailing address: <u>APPLICANT</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 \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>734-0229</u>					

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Signature of applicant: C. Curfies Kase Date: 7/15/02

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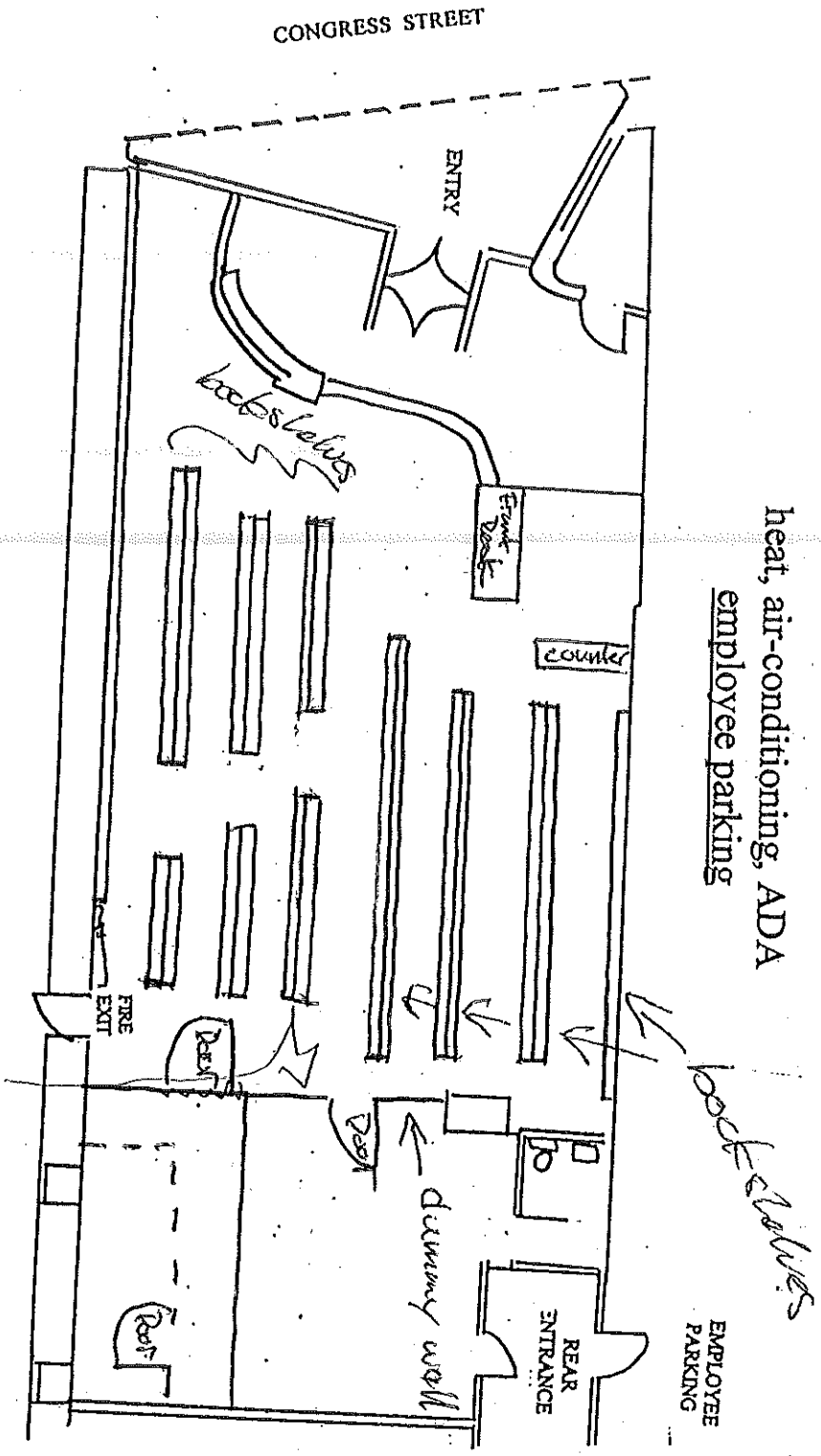
AVAILABLE NOW

# PRIME CONGRESS STREET RETAIL SPACE

*New  
plan*

3140 SQ. FT. +/-  
\$10.00 PSF MODIFIED GROSS

heat, air-conditioning, ADA  
employee parking



Listing Broker: Penelope P. Carson  
Commercial & Industrial Properties  
567 Congress Street  
Portland, Maine 04101  
207-774-5541

*wall is made of  
"wayne's coating" and  
two by fours*

AVAILABLE NOW

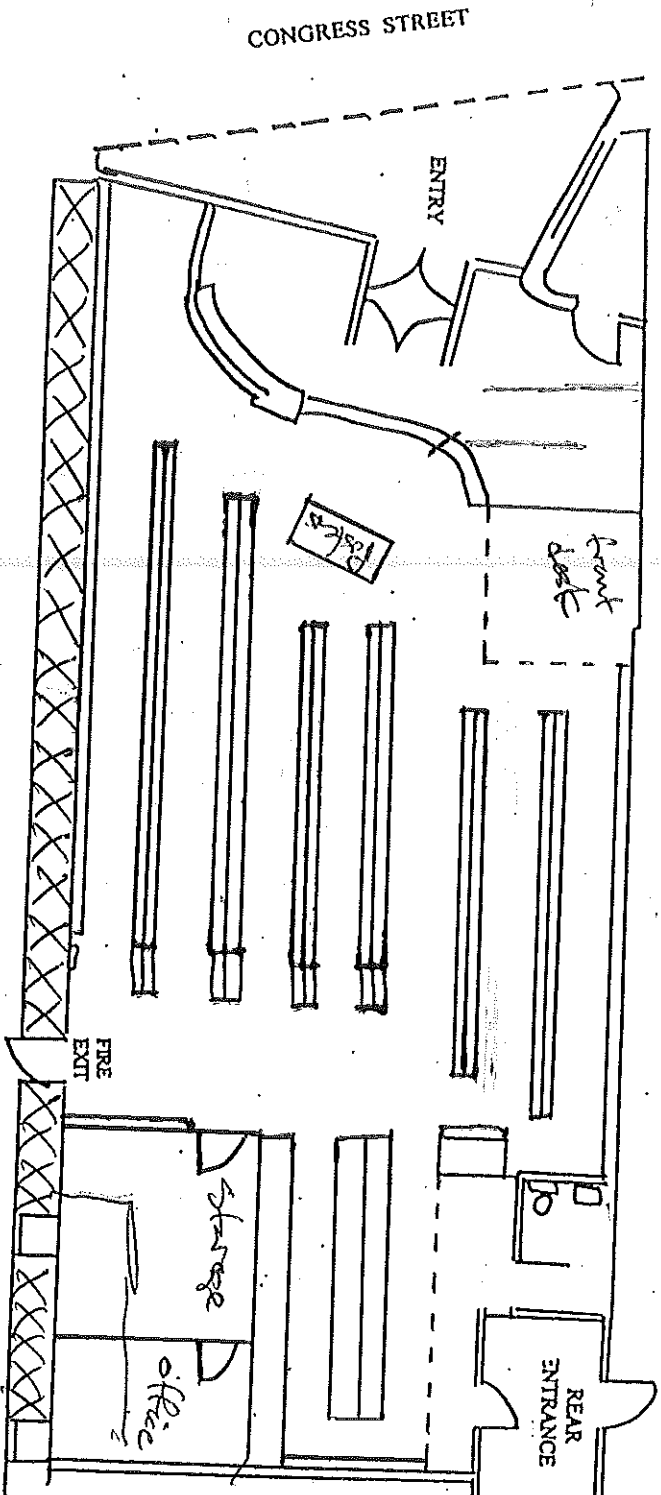
# PRIME CONGRESS STREET RETAIL SPACE

*Business  
plan*

3140 SQ. FT. +/-  
\$10.00 PSF MODIFIED GROSS

heat, air-conditioning, ADA  
employee parking

EMPLOYEE  
PARKING



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