



**Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness**

2021-30
Application Number: DRB-2021-4

Date: 4/23/2021

Map & Lot: 104-485

RECEIVED JUN 08 2021

GENERAL INFORMATION:

Project Location: CHOCO-LATTE CAFE
street address
240 MAIN STREET BAR HARBOR

APPLICANT INFORMATION

Name: MICHAEL BOLAND Address: 8 BARBERRY LANE
City: BAR HARBOR State: MAINE 04609
Email: mholand@Prcar.com ~~chocolate.maine@gmail.com~~
Phone: (207) 266-0540

PROPERTY OWNER INFORMATION

Name: DEAN PAINE Address: 76 COTTAGE STREET
City: BAR HARBOR State: MAINE 04609
Email: deanpaine42@jahw.com
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: WALLACE ANNINI Address: 142 EIM STREET
City: BREWER State: MAINE
Email: wallace.anning19@gmail.com
Phone: 207 570 6313

TYPE OF PROJECT

- | | | |
|--|--|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input checked="" type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in Sign or Awning | |

The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.

- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- **Applicant shall submit 10 copies of the application and \$28.00 or review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

M. Boland
Signature of Applicant

**Fencing and Walls
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Detailed Project Description: REMOVAL OF EXISTING AWNING/CANOPY
AND INSTALLATION OF NEW AWNING. NEW AWNING BOTH SIDES &
Frame will be constructed of 1"x2" galvanized steel
149" wide and will project from building approx. 2/3 of
DECK/PATIO AREA. COVER will be black
Sunbrella fabric w a 6" scallop valance of sides
CLOSURE: [] SEASONAL OPEN YEAR ROUND AND FRONT,

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered and seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	✓
A sketch plan drawn to scale showing the location of all proposed or existing fences or freestanding walls adjacent to a public street, the location of existing or proposed buildings on the site, and the relationship of adjacent buildings unless shown on a site plan submitted with the application..	✓
Photos or photo simulations of all existing fences or walls	✓
Drawings or photos of the proposed wall or fence and/or a photo simulation of the wall or fence in place on the site.	✓
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	

To whom it may concern,

I hereby give permission for the current tenant,
Michael Boland, of 240 main Street Bar Harbor,
Maine 04609 to make any changes for the use of the building
and to the interior/exterior of the building including placing
signage or changing the space to suit needs.

Thanks very much for your time,
Dean Paine
76 Cottage Street
Bar Harbor, Maine 04609

LANDLORD



DEAN PAINE

TENANT



MICHAEL BOLAND

deanpaine42@yahoo.com

RESIDENTIAL
COMMERCIAL
SALES
SERVICE



142 Elm Street
Brewer, ME 04412
Office 207.989.7748
Mobile 207.570.6313
wallaceawning19@gmail.com

PROPOSAL

Mr. Cassidy Pappas
Choco-Latte
240 Main Street
Bar Harbor, ME 04609

Date: 4/4/2021

Dear Cassidy,

WE PROPOSE to provide and install one (1) new welded frame awning that is 149" wide and will project out away from the building 12'-4" (approx. 2/3 of the decked over area). The front edge of the awning will be supported with (3) 2" x 2" legs and the upper frame will be constructed of 1" x 2" galvanized steel with all welded joints. Cover will be black Sunbrella fabric and it will be complete with closed gable ends and a 6" scallop valance on sides and front. Price includes the removal of the horizontal rib canopy that is over the window now and leaving the other on the right hand side facing the building. Pricing is complete with materials, removal labor, installation labor, shipping and Maine State sales tax..

Price: \$ 12,157.00

Option: If both sides are done at the same time to make (2) matching awnings over both patios, the price would be \$ 11,488.00 each for total cost of \$ 22,976.00. This option would have both horizontal rib canopies removed before the installation.

Due to the volatility of steel material pricing, this proposal is valid for a period of 45 days.

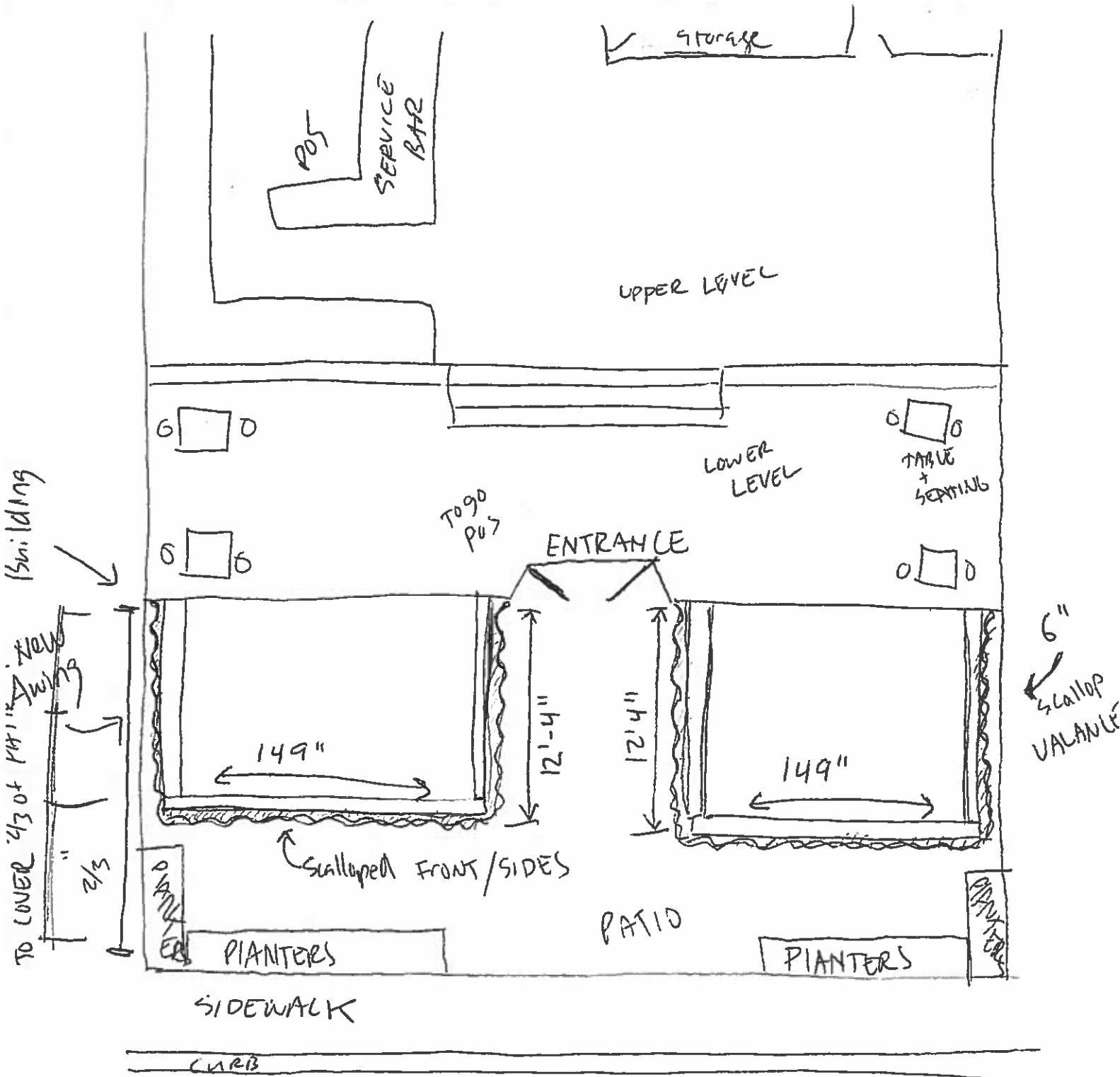
Thank you for the opportunity to quote your awning needs and should you have any questions, please contact us anytime. We look forward to working with you on this project.

240 MAIN STREET

Building Permit Sketch Plan Map and Lot#

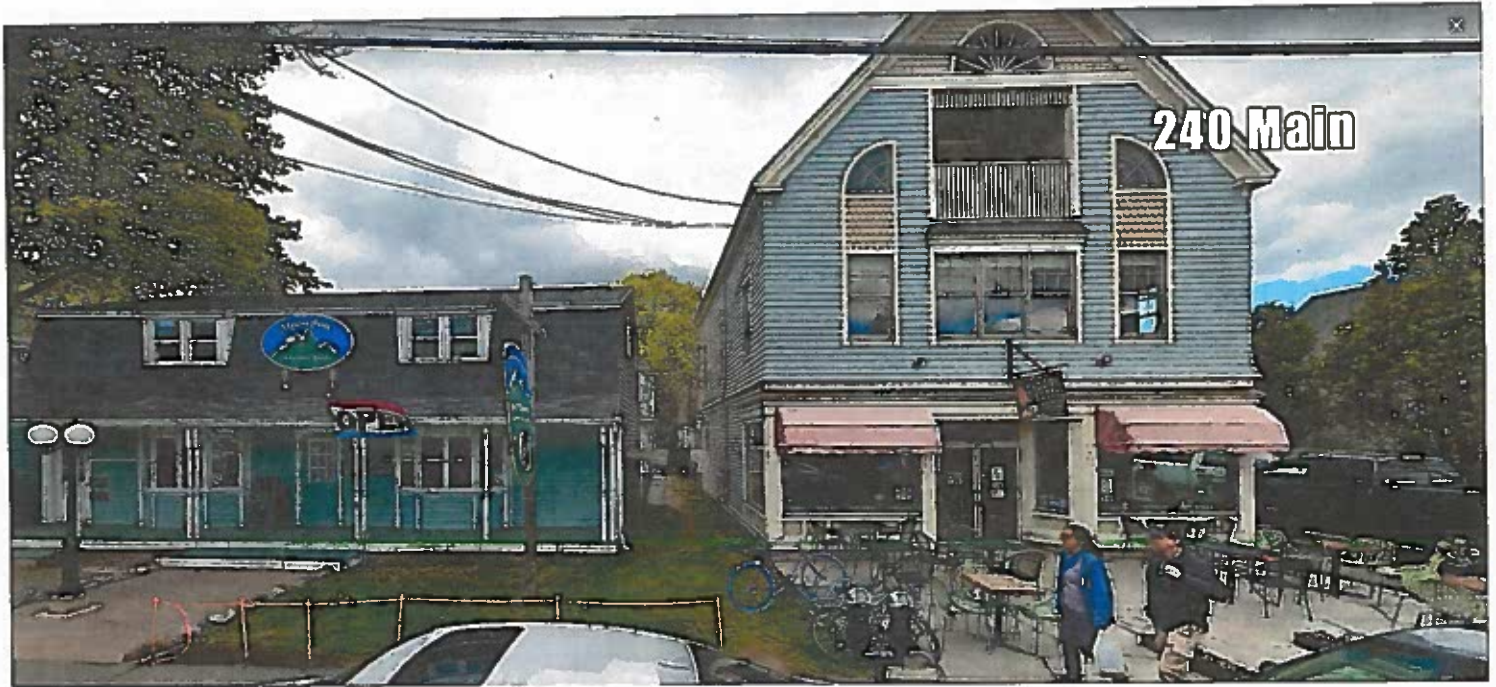
Applicant Name

MICHAEL BOIAND

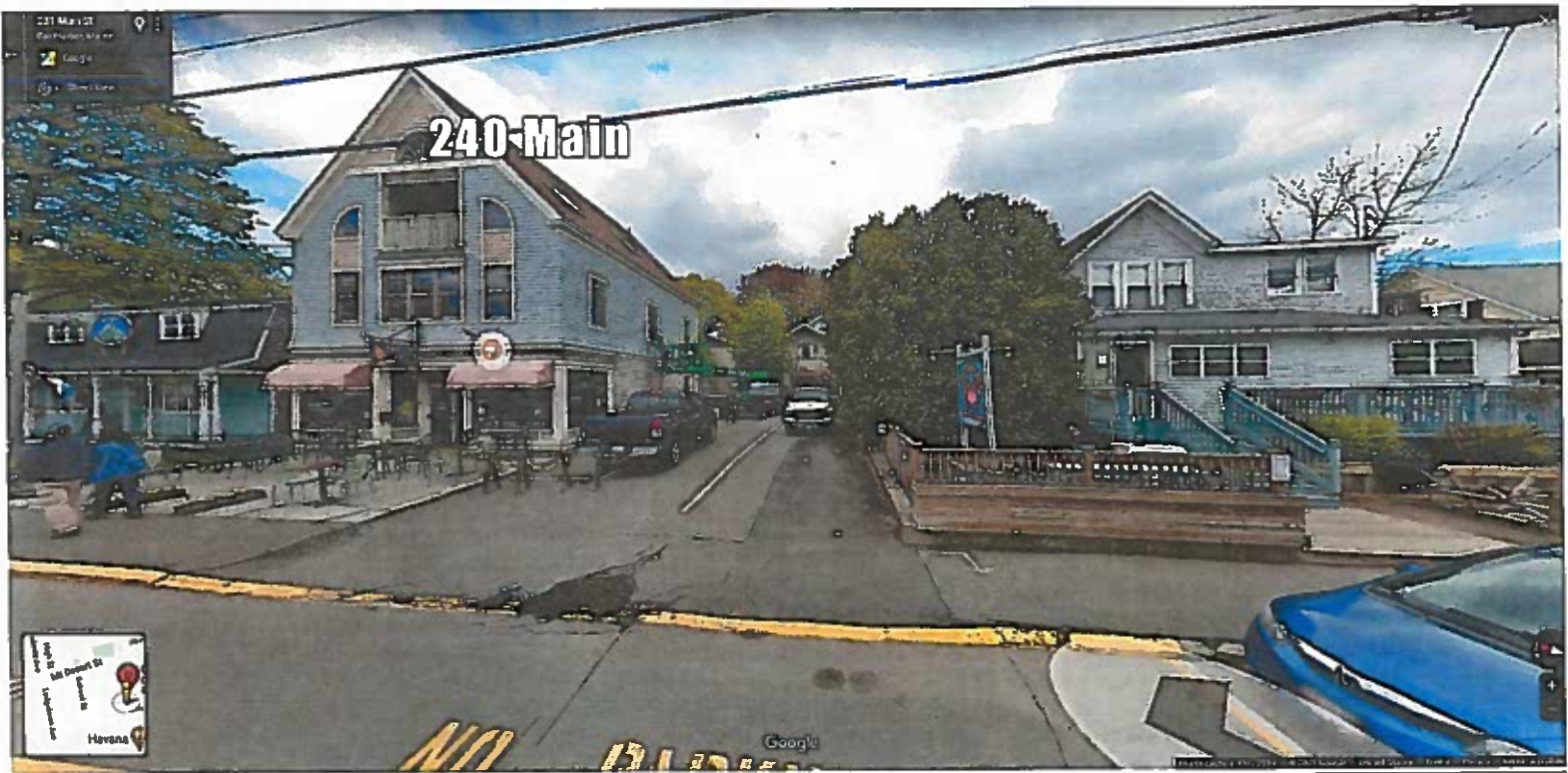


FRAME LEGS 1"x2" GALVANIZED STEEL WITH WELD JOINTS
COVER WILL BE "BLACK Sunbrella" FABRIC ENCLOSED WITH
6" scallop valance on front and sides.

240 Main Street
Surrounding properties



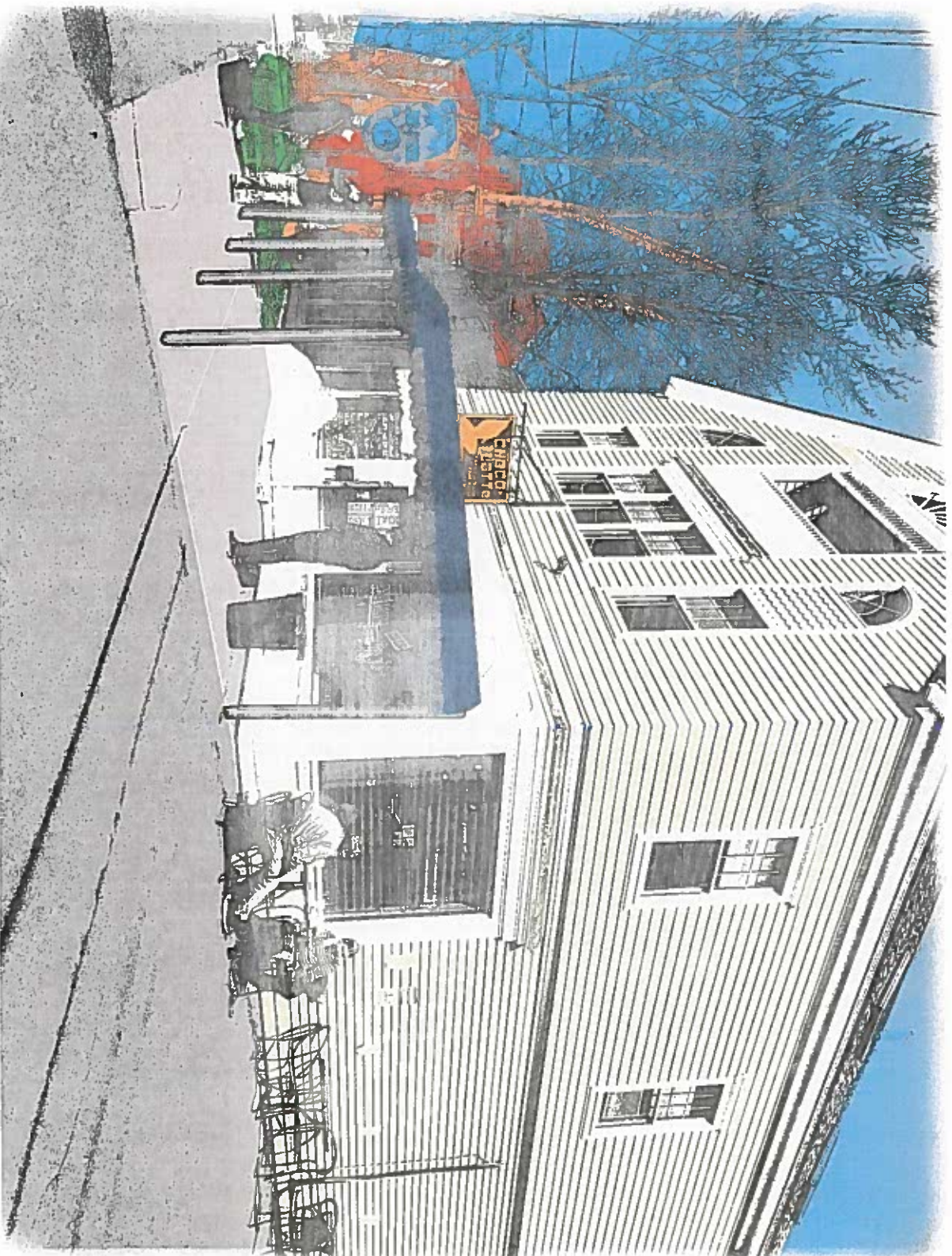
10 feet between buildings.



18 feet from side of building to neighboring fence/lot

Choco-Latte
240 Main Street

Frame 1"x2" galvanized Steel
Each side 149" wide and
covers 2/3 of patio.



New Awning - Black Sunbrella Fabric with 6" scallop Valance.

MISCELLANEOUS PAYMENT .CPT#: 472036
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 06/01/21 TIME: 16:00
CLERK: tdesjardi DEPT:
CUSTOMER#: 0

PARCEL: CHOCO-LATTEE CAFE

CHG: REVBD REVIEW BOARD FE 28.00

AMOUNT PAID: 28.00

PAID BY: CUSTOMER
PAYMENT METH: CHECK
 1131

REFERENCE:

AMT TENDERED: 28.00
AMT APPLIED: 28.00
CHANGE: .00

6/3
6/10