

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 101418  
MAR " 8 2011  
CITY OF PORTLAND

This is to certify that IOVINO DAVID B /Blue Spoon  
has permission to Blue Spoon outside seating 3 tables and 6 chairs 80 sq ft  
AT 89 CONGRESS ST CBL 014 D012001

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

  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 10-1418	Issue Date:	CBL: 014 D012001
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Location of Construction: 89 CONGRESS ST	Owner Name: IOVINO DAVID B	Owner Address: 89 CONGRESS ST #2	Phone:
Business Name:	Contractor Name: Blue Spoon	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B-1

Past Use: Commercial - Restaurant - Blue Spoon	Proposed Use: Commercial - Restaurant - Blue Spoon - outside seating 3 tables and 6 chairs 80 sq ft	Permit Fee: \$240.00	Cost of Work: \$240.00	CEO District: 1
Proposed Project Description: Blue Spoon - outside seating 3 tables and 6 chairs 80 sq ft		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>outside dining</i> Type:	
		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: Idobson	Date Applied For: 11/15/2010	<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..

<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>11/17/10</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: _____
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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

<b>Permit No:</b> 10-1418	<b>Date Applied For:</b> 11/15/2010	<b>CBL:</b> 014 D012001
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<b>Location of Construction:</b> 89 CONGRESS ST	<b>Owner Name:</b> IOVINO DAVID B	<b>Owner Address:</b> 89 CONGRESS ST #2	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Blue Spoon	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Outdoor Seating	

<b>Proposed Use:</b> Commercial - Restaurant - Blue Spoon - outside seating 3 tables and 6 chairs 80 sq ft	<b>Proposed Project Description:</b> Blue Spoon - outside seating 3 tables and 6 chairs 80 sq ft
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/17/2010  
**Note:** **Ok to Issue:**

- 1) Your restaurant use was approved under a conditional use appeal. All conditions concerning the restaurant use shall be maintained during its lifetime.
- 2) All outdoor seating is subject to adjustment at any time from the City's traffic engineer who ensures that the City sidewalk is open and cleared for pedestrian use.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 03/07/2011  
**Note:** **Ok to Issue:**

- 1) The outside dining permit is approved for the area delineated at the inspection and stated on the permit, and must be kept on site. THIS PERMIT MUST BE RENEWED ANNUALLY
- 2) This permit DOES NOT authorize any construction activities. The outside seating area shall not infringe on the City Right of Way, or block egress arrangements.

**Comments:**

11/17/2010-mes: returned to Lannie



14 D 12  
10/4/10

# Outdoor Dining 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.

<input checked="" type="checkbox"/> <b>New</b> Application for Outside Dining <input type="checkbox"/> <b>Renewal</b> Application for Outside Dining		
City Clerk signature for liquor license approval: _____ or Pending Council Date <u>11.15.10</u>		
Location/Address of Outdoor Seating: _____		
Total Square Footage of Proposed Seating Area <sup>1</sup> <u>80</u>		Square Footage of Lot _____
Tax Assessor's Chart, Block & Lot Chart# <u>014</u> Block# <u>D-012</u> Lot# <u>001</u>	Phone#: <u>773.1116</u>	Owner: <u>DAVID IORINO</u>
Applicant * <b>must be owner or Lessee</b> Name: <u>David Iorino</u> Address: <u>89 Congress St.</u> City, State & Zip: <u>PORTLAND, ME 04101</u>	Lessee/Buyer's Name: (If Applicable) _____	Annual Fee: <u>\$80</u> Total Sq. Ft. _____ Sq. Ft. Fee: \$ _____ Total Fee: \$ _____
Current use: <u>RESTAURANT</u>		
Business name: <u>BLUE SPOON</u>		
Seating area dimensions: <u>4' x 20"</u>		
How many chairs? <u>6</u> How many tables? <u>3</u>		
<input checked="" type="checkbox"/> <b>Yes</b> Alcohol is served. <input type="checkbox"/> <b>No</b> Alcohol being served.		
Who should we contact for the pre-inspection: <u>David Iorino</u>		
Mailing address: <u>89 Congress St. PORTLAND</u> Phone: <u>773.1116</u>		

OK  
PM

Please submit all of the information outlined in the Outdoor Dining Application Checklist. Failure to do so will 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.

RECEIVED

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.

Dept. of Building Inspections  
City of Portland Maine

Signature of Applicant:

David Iorino

Date: 11/4/10

<sup>1</sup> In no instance shall the total square footage of dining area equal more than 10% of park space, unless the applicant receives a waiver from the Director of Parks and Recreation or his or her designee. **This is not a permit; you may not commence ANY work until the permit is issued.**

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## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  X   **The outdoor seating may NOT be used until the permit is issued and posted on site.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# OUTDOOR DINING PERMIT CHECKLIST

Permits are required for expanding food service establishments to the outside on City Property. The annual fee is \$80.00 plus \$2.00 per square foot of dining area on streets, sidewalks or other public ways and \$80.00 plus \$6.00 per square foot of dining area in city parks. For purposes of fee calculation, the area abutting the buildings which border Monument Square and extending ten (10) feet from the facade of said buildings shall be considered a sidewalk. The ten (10) foot area shall be measured from that portion of the facade that protrudes furthest into the sidewalk. The area beyond the ten (10) foot sidewalk shall be considered park space.

Outdoor dining is permitted year round under the permit; however, furniture must be removed in inclement weather to allow for sidewalk snow removal. **The permit must be renewed each year.**

All of the following information is required and must be submitted. You will also be required to fill out an Outdoor Dining Permit Application.

## A plot plan is required and must include:

- A drawing of the lot, where the building sits on the lot along with the lot and building dimensions
- The dimensional setback from the sidewalk to the building
- The location of the street, and if it's a corner lot, the intersecting streets
- The sidewalk along with its width and curbing location
- The location of the table and chair placement, including dimensions  
(NOTE: there must be a minimum of four feet of open sidewalk from the outer boundary of the seating area to the curb, and a minimum of five feet on corners, and egress from the building must be maintained free of obstruction per the building code and NFPA Life Safety Code).

## Additional Requirements:

- Chris →
- The permit holder is required to produce, at the time of submission, and maintain public liability insurance coverage in an amount of not less than four hundred thousand dollars (\$400,000) combined single limit for bodily injury, death and property damage, naming the City as an additional insured thereon.

## All permits for outdoor dining are issued subject to the following conditions:

- The tables and chairs must be placed within the permitted area on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the tables and chairs are moved and located outside of the permitted outdoor seating area, they must be relocated to within the permitted area. Failure to contain the tables and chairs to the permitted area may result in a reduced permitted area or a revocation of the permit.

**ACORD****CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

11/03/2010

PRODUCER 207.797.4900 FAX 207.874.4069  
 Coastal Insurance Group LLC  
 558 Brighton Avenue  
 Portland, ME 04102  
 R. Christopher Maloney

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.

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	Cambridge Mutual Fire Ins. Co.	19771
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		

INSURED THE BLUE SPOON  
 89 CONGRESS ST  
 PORTLAND, ME 04101-3603

**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/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		<b>GENERAL LIABILITY</b>	SBP2295729	12/14/2010	12/14/2011	EACH OCCURRENCE	\$ 1,000,000
		<input 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)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	PRODUCTS - COMP/OP AGG
		<b>AUTOMOBILE LIABILITY</b>				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					
		<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC AGG	\$
		<b>EXCESS / UMBRELLA LIABILITY</b>				EACH OCCURRENCE	\$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
		<input type="checkbox"/> DEDUCTIBLE					\$
		RETENTION \$					\$
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				WC STATU-TORY LIMITS	OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N				E.L. EACH ACCIDENT	\$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
		<b>OTHER</b>				E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Naming The City of portland as additional insured

**CERTIFICATE HOLDER****CANCELLATION**

CITY OF PORTLAND  
 389 CONGRESS ST  
 PORTLAND, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ 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  
 R. Christopher Maloney

ACORD 25 (2009/01) FAX: 207.797.7889

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## Lannie Dobson - Re: Blue Spoon

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**From:** Alexandra Murphy  
**To:** Lannie Dobson  
**Date:** 11/17/2010 11:46 AM  
**Subject:** Re: Blue Spoon

Blue Spoon has City Council approval for Outdoor Dining.

Alexandra J. P. Murphy  
Business License Administrator  
City Clerk Department  
389 Congress Street  
Portland, ME 04101  
(207) 874-8557 phone  
(207) 874-8612 fax

>>> Lannie Dobson 11/17/2010 11:17 AM >>>

Can you send me an e-mail showing approval? Thank you, Lannie Dobson



CONGRESS STREET

TREE

SEE DETAIL

BLUE SPOON

MERRILL STREET

APT 1

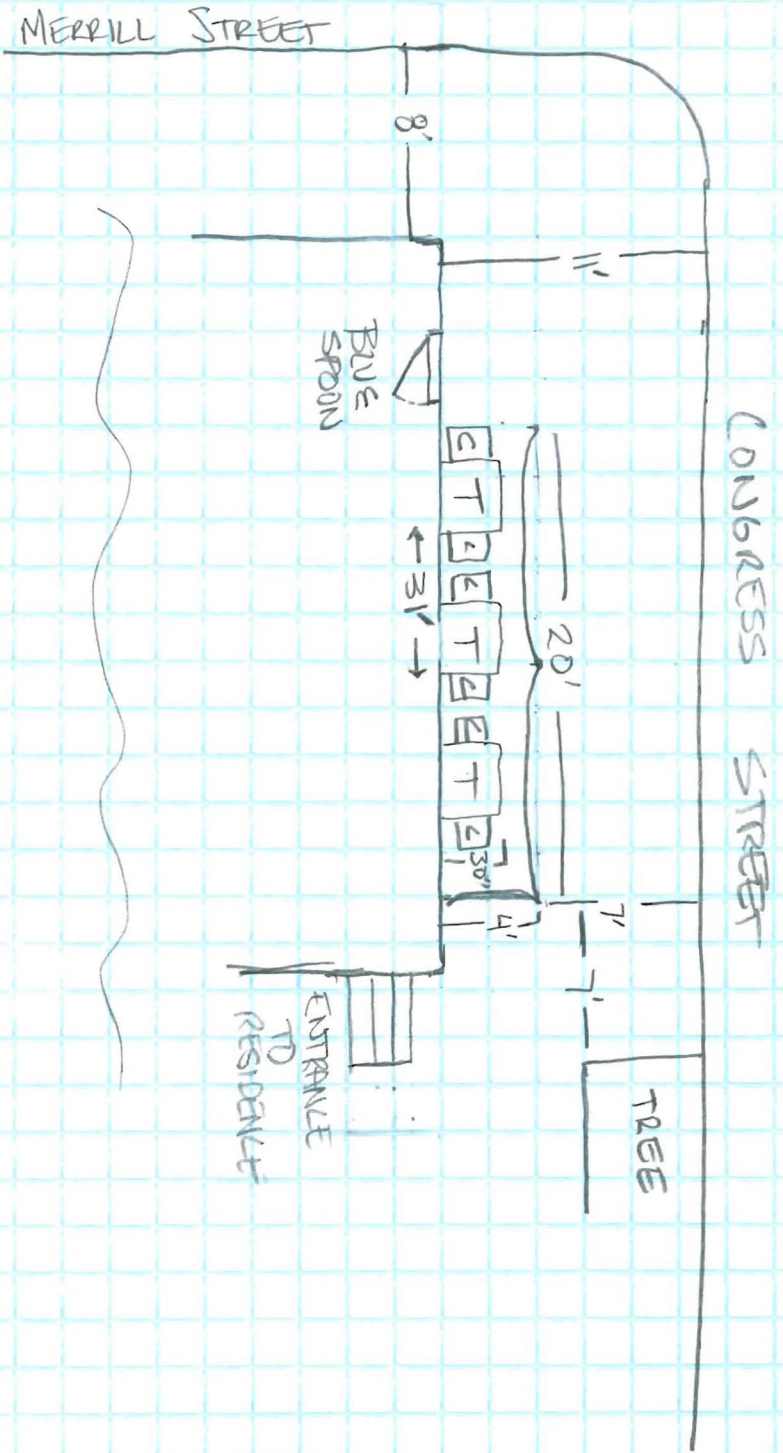
814101  
210h1

Blue Spoon  
Sch Wednesday -

11-16-10  
010 ft issue  
in conc  
with  
side  
was  
call  
4x20



844101  
21061



□ = 24" x 24"

T = Table 30" x 30"

C = Chair 22W x 26D

SEATING AREA 80 sq ft

CONGRESS STREET

TREE

SEE DETAIL

BLUE SPOON

MERRILL STREET

APT 1

14D12  
101418

DRIVEWAY

- 30'

44'

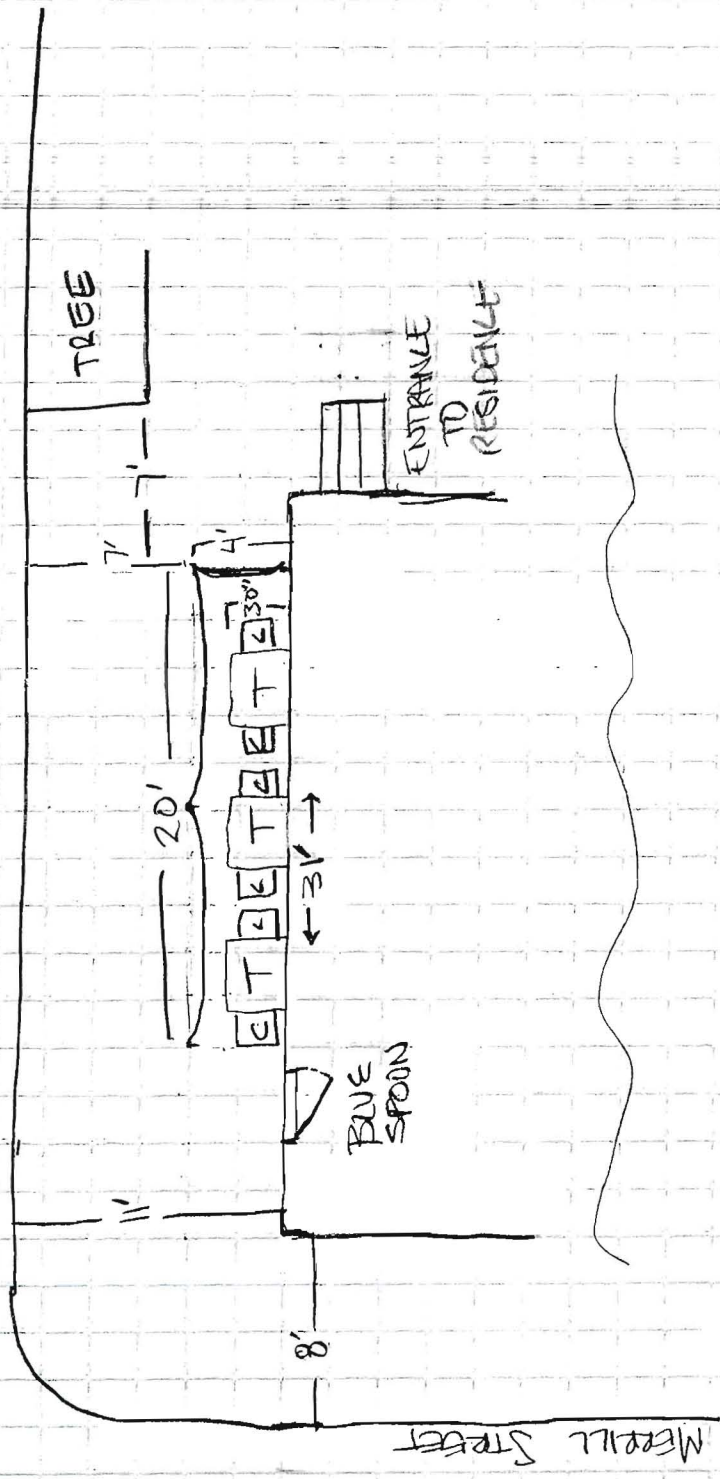
11'

8'



8/14/01  
2/Ch/1

CONGRESS STREET



□ = 24" x 24"

T = Table 30" x 30"

⊞ = Chair 22" x 26"

SEATING AREA 80 sq ft

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b> 10-1418	<b>Applicant:</b> IOVINO DAVID B
<b>Project Name:</b> Blue Spoon - outside seating 3 table	<b>Location:</b> 89 CONGRESS ST
<b>CBL:</b> 014 D012001	<b>Development Type:</b>
<b>Invoice Date:</b> 11/17/2010	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$240.00		\$80.00		\$160.00	On Receipt

First Billing

<b>Previous Balance</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
Outside Seating Sidewalk	80	\$160.00
Outside Seating	1	\$80.00
		<u>\$240.00</u>
<b>Total Current Fees:</b>	+	<b>\$240.00</b>
<b>Total Current Payments:</b>	-	<b>\$80.00</b>
<b>Amount Due Now:</b>		<b>\$160.00</b>

-----  
 Detach and remit with payment

**Bill to:** IOVINO DAVID B  
 89 CONGRESS ST #2  
 PORTLAND , ME 04101

CBL 014 D012001  
**Application No:** 10-1418  
**Invoice Date:** 11/17/2010  
**Invoice No:** 38932  
**Total Amt Due:** \$160.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b>	10-1418	<b>Applicant:</b>	IOVINO DAVID B
<b>Project Name:</b>	Blue Spoon - outside seating 3 table	<b>Location:</b>	89 CONGRESS ST
<b>CBL:</b>	014 D012001	<b>Development Type:</b>	
<b>Invoice Date:</b>	11/17/2010		

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$240.00		\$80.00		\$160.00	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$0.00</b>
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Outside Seating Sidewalk	80	\$160.00
Outside Seating	1	\$80.00
		\$240.00
<b>Total Current Fees:</b>	<b>+</b>	<b>\$240.00</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$80.00</b>
<b>Amount Due Now:</b>		<b>\$160.00</b>

Detach and remit with payment

<b>Bill to:</b> IOVINO DAVID B 89 CONGRESS ST #2 PORTLAND, ME 04101	<b>CBL</b> 014 D012001 <b>Application No:</b> 10-1418 <b>Invoice Date:</b> 11/17/2010 <b>Invoice No:</b> 38932 <b>Total Amt Due:</b> \$160.00 <b>Payment Amount:</b> <input style="width: 100px; height: 20px;" type="text"/>
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# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 11.11.2010 \_\_\_\_\_

Received from Blue Spine \_\_\_\_\_

Location of Work 29 Conger \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 80 \_\_\_\_\_

Building (IL) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other Outside Sealing \_\_\_\_\_

CBL: 14 D12 \_\_\_\_\_

Check #: 8970 Total Collected \$ 80 \_\_\_\_\_

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

Taken by: [Signature] \_\_\_\_\_

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