

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

PERMIT ISSUED

Permit Number: 060586  
MAY 18 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Munjoy Hill Restorations LLC Harding Smith

has permission to Installation of Outdoor Seating 6 chairs

AT 73 Congress St 014 E021001

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is occupied or services closed-in. 4 HOUR NOTIFICATION 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

*Jeanie Bonke* 5/11/06  
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:	Issue Date:	CBL:
06-0588	PERMIT ISSUED	014 F021001

Owner Address: 40 Portland pier # 11		Phone: 653 8216
Contractor Address: Harding Smith 73 Congress Street Portland		Phone: 207 733366
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND Outdoor Seating
Past Use: Restaurant	Proposed Use: Restaurant w/Outdoor Seating	Permit Fee: \$75.00 Cost of Work: \$0.00 CEO District: 1
Proposed Project Description: Installation of Outdoor Seating-6 chairs, 3 tables.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Signature: JMB 5/11/06 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: gad	Date Applied For: 04/24/2006	<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: 5/11/06	<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:

**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> 06-0586		<b>Date Applied For:</b> 04/24/2006	<b>CBL:</b> 014 F021001
<b>Location of Construction:</b> 73 Congress St	<b>Owner Name:</b> Munjoy Hill Restorations Llc	<b>Owner Address:</b> 40 Portland Pier # 11	<b>Phone:</b> ( ) 653-8216
<b>Business Name:</b>	<b>Contractor Name:</b> Harding Smith	<b>Contractor Address:</b> 73 Congress Street Portland	<b>Phone</b> (207) 773-3366
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Outdoor Seating	
<b>Proposed Use:</b> Restaurant w/Outdoor Seating		<b>Proposed Project Description:</b> Installation of Outdoor Seating-6 chairs, 3 tables.	

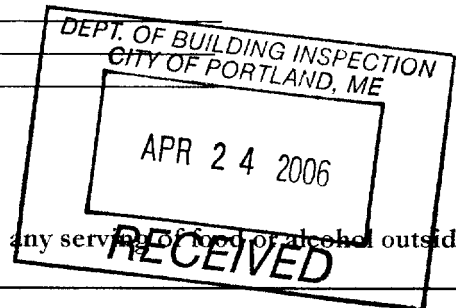


# Outdoor Seating Permit Application

06-0586

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>73 Congress St.</u>		
Total Square Footage of Proposed Structure <u>56 sq. ft.</u>		Square Footage of Lot <u>3,567 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>F</u> Lot# <u>21</u>	Owner: <u>MUNJOY HILL RESTORATIONS</u>	Telephone: <u>653-8216</u>
Lessee/Buyer's Name (If Applicable) <u>The Front Room, LLC</u> <u>73 Congress St.</u> <u>Portland, ME 04101</u>	Owner's/Purchaser/Lessee Address <u>40 Portland Pier #11</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>0</u> Fee: \$75.00
Current use: <u>restaurant</u> Business name: <u>The Front Room</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: <u>side walk tables</u> Project description: <u>Outside Seating</u> How many chairs? <u>6</u> How many tables? <u>3</u> Please contact the City Clerk's Office @ 874-8557 before you commence any serving of food or alcohol outside.		
Contractor's name: _____ Address & telephone: _____ Who should we contact when the permit is ready: <u>HARDING SMITH</u> Mailing address: <u>73 Congress St.</u> Phone: <u>773-3366 (319-4368)</u> <u>Portland, ME 04101</u>		



Please submit all of the information outlined in the Outdoor Seating 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 Inspecttions office, room 315 City Hall or call 874-8703.

Signature of applicant: <u>[Signature]</u>	Date: <u>4/21/06</u>
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This is not a permi

ermit is issued.



# Outdoor Seating/Dining On Private and/or City Property

Permits are required for expanding eating facilities (tables and chairs) to the outside whether it is on private and/or City Property. The fee is based on the cost of work (which in most cases would be less than \$1,000 or, a fee of **\$75.00**). The permit is good for one year and covers the time period April 15\* thru September 30<sup>th</sup> of that same year. **The permit must be renewed each year prior to commencing the activity.**

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

### Additional requirements include:

- The tables and chairs need to be placed on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the placement of the tables and chairs creates a public safety hazard, the municipality may require them to be removed or relocated to a more suitable location.
- The sidewalk area where the tables and chairs are located must be kept neat and free from litter and debris.
- You are required to produce and maintain public liability insurance coverage in an amount of not less than three hundred thousand (\$300,000) combine single limit for bodily injury, death and property damage. If the tables and chairs are on City property, the City will need to be named as **additional insured**.
- No food shall be prepared outside.
- If alcohol is to be served, you **will** need to notify the City's Business Licensing Office in room 203 of City Hall or call 874-8557. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- If the seating area is located on City Property, the owner of the establishment will need to sign the following indemnifying statement.

## Conditions for Sidewalk Occupancy Permit

Written consent and agreement relating to occupancy of the City of Portland sidewalk in the front, side, and or rear of the building at the stated location: 73 Congress St.; in Portland, Maine, by the owner of the establishment being: The Front Room, doing business as: a restaurant, hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City of Portland, its officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and acknowledged

[Signature]  
Establishment owner

Date:

4/21/06

# ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID WE  
FRONT-2

DATE(MM/DD/YYYY)  
04/24/06

PRODUCER  <b>Turner Barker Insurance</b> One India Street Portland ME 04101 Phone: 207-773-8156 Fax: 207-773-6647	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED  <b>The Front Room Munjoy Hill</b> <b>The Front Room LLC</b> 65 Waterville St #1 Portland ME 04101	INSURER A:	<b>Travelers Insurance</b>
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

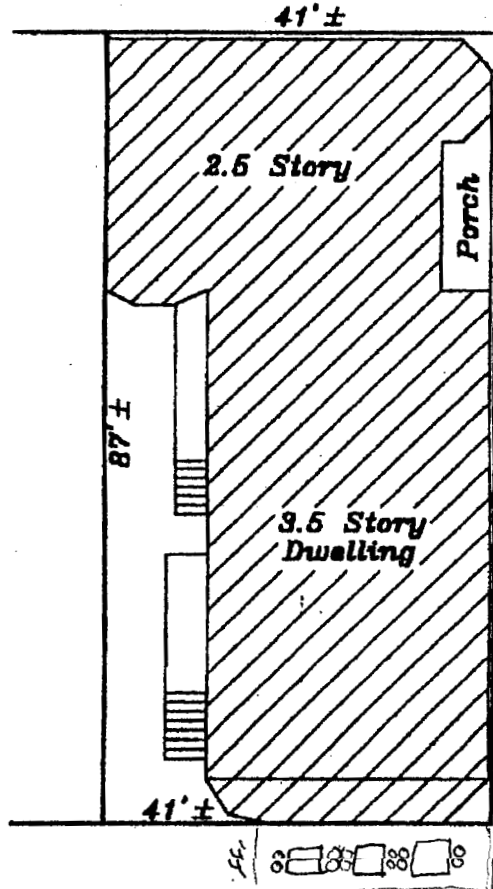
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES 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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS								
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BOUND	08/22/05	08/22/06	EACH OCCURRENCE \$ 1000000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS- COMP/OP AGG \$ 2000000								
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$								
						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$								
		if yes, describe under SPECIAL PROVISIONS below OTHER				<table border="1"> <tr> <td>WC STATU-TORY LIMITS</td> <td>OTH-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATU-TORY LIMITS	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATU-TORY LIMITS	OTH-ER													
E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													

**CERTIFICATE HOLDER**

**CANCELLATION**

CITY001  City of Portland 389 Congress Street Portland ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> 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 William Exley <i>William R. Exley</i>
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HOWARD STREET

Congress St.

12'3" = width of sidewalk

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: ROBERT CLARK REQUESTING PARTY: LEITE & LEMIEUX  
 OWNER: same ATTORNEY: JAMES R. LEMIEUX  
 LENDER: \_\_\_\_\_ FILE No. 80111067 FIELD BOOK: 220

TITLE REFERENCES:  
 DEED BOOK: 12492 PAGE: 217  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

YOUR FILE #: 104480

MUNICIPAL REFERENCE:  
 MAP: 14 BLOCK: F LOT: \_\_\_\_\_

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230057 PANEL: 0014B ZONE: C DATE: DECEMBER 8, 1988

THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

**NADEAU & LODGE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 918 BRIGHTON AVENUE 232 CLARES WOODS ROAD  
 FORTLAND, ME 04102 LYMAN, ME 04002  
 (207) 878-7870 (207) 489-2358

*James P. Nadeau*  
 12-3-01

INSP. BY: TPB

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING