

orm # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060582
MAY 15 2006
CITY OF PORTLAND

This is to certify that Fixed Gear LLC /The Signery

has permission to Installation of a 24"x38" sign

AT 100 Congress St

016 D001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 service is provided. FOUR NOTICES 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

Thomas M. Markley 5/17/06
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: 06-0582	Issue Date:	PERMIT ISSUED	CBL: 016 D001001
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Location of Construction: 100 Congress St	Owner Name: Fixed Gear Llc	Owner Address: 12 Atlantic St	Phone: 232-2902
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 2078797700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B1
Past Use: Vacant Restaurant	Proposed Use: Restaurant - Bar/Lounge	Permit Fee: \$42.00	Cost of Work: \$0.00
Proposed Project Description: Installation of a 24"x38" sign.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: JH DBC 2003 Signature: [Signature] 5/17/06
		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: 04/26/2006	Zoning Approval
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<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 5/15/06 [Signature]</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>[Signature]</p> <p>Date:</p>
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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
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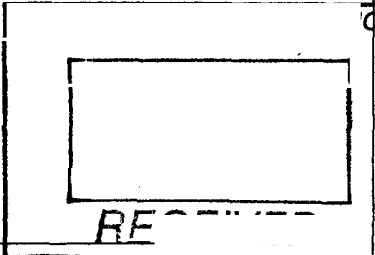
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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06-0682



Signage/Awning 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: 100 Congress Street, Portland		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 16 D 1	Owner: Fixed Gear LLC.	Telephone: 207.232.2904
Lessee/Buyer's Name (If Applicable) Bar Lda, LLC	Contractor name, address & telephone: The Signery Cone Street Portland, ME 04101 207.879.7700	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ 42- Awning Fee = cost of work Total Fee: \$
<div style="text-align: right;"> Height from grade: _____ 24" x 38" </div> <div style="text-align: right; margin-top: 20px;">  </div>		

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: <i>[Handwritten Signature]</i>	Date: 4.26.06
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This is not a permit; you may not commence ANY work until the permit is issued.

1.5 ft x 24 = 36 ft JK 24 x 38 = 912 ft² @ \$6.33 ft²

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0582	Date Applied For: 04/26/2006	CBL: 016 D001001
Location of Construction: 100 Congress St	Owner Name: Fixed Gear Llc	Owner Address: 12 Atlantic St
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent

Phone: () 232-2902	Phone (207) 879-7700
Restaurant	Installation of a 24"x38" sign.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/15/2006

Note: ZBA decision in 1999, allowed a restaurant to be established in one of the tenant spaces. Spoke with owner, Stella Hernandez, 5/15/06. She said that despite the name that it is a restaurant. **Ok to Issue:**

1) This property is located in the B 1 zone with the following conditions for restaurants. Maximum total floor area for use of the public shall be 1,000'. The hours of operation shall be limited to between 6AM & 11 PM each day. Food service and consumption are the primary function of the restuarant.

2) This permit is for a sign only. Separate permits shall be required for any future work including awnings.

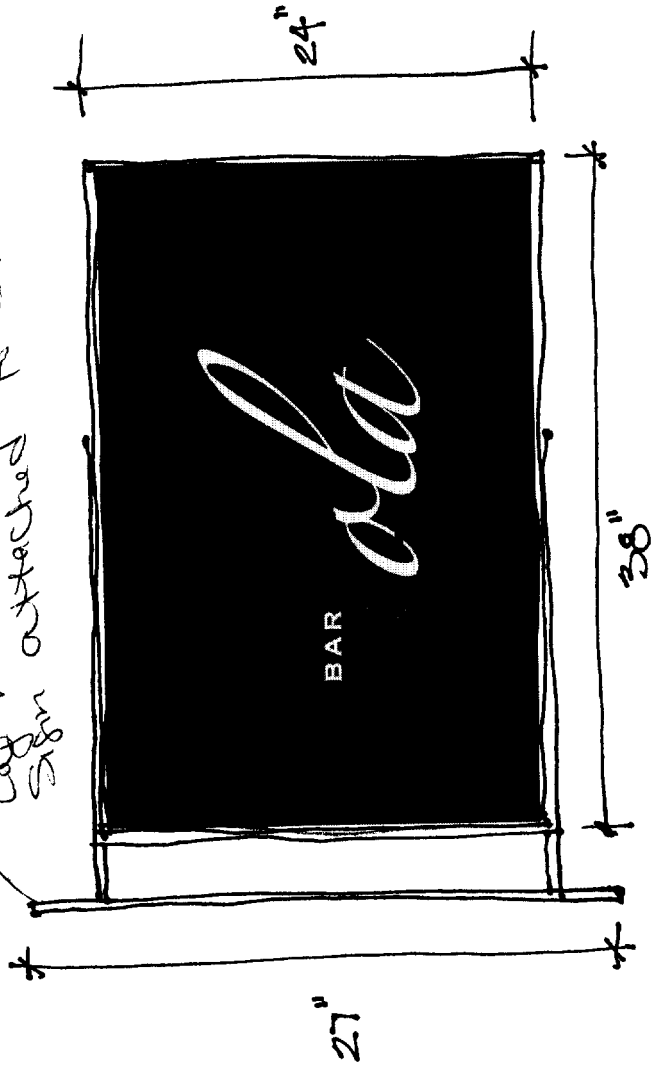
Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 05/17/2006

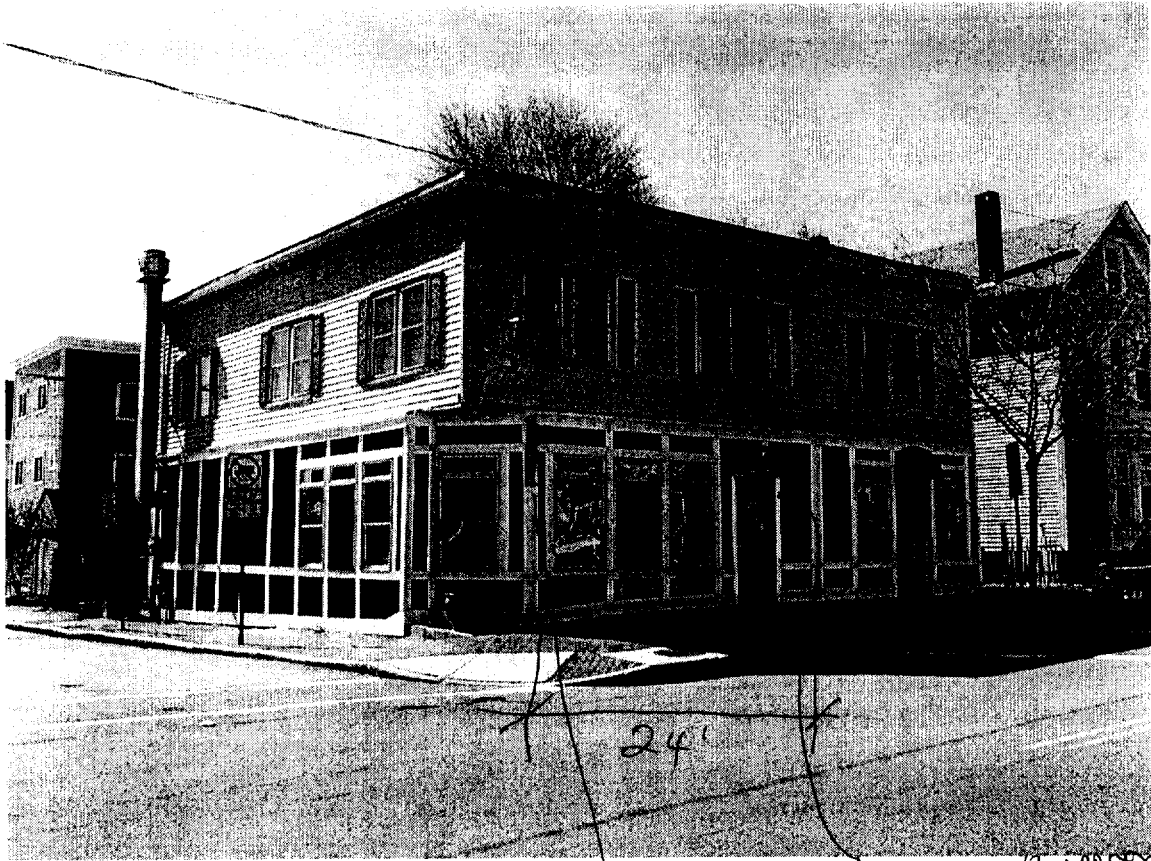
Note: **Ok to Issue:**

1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

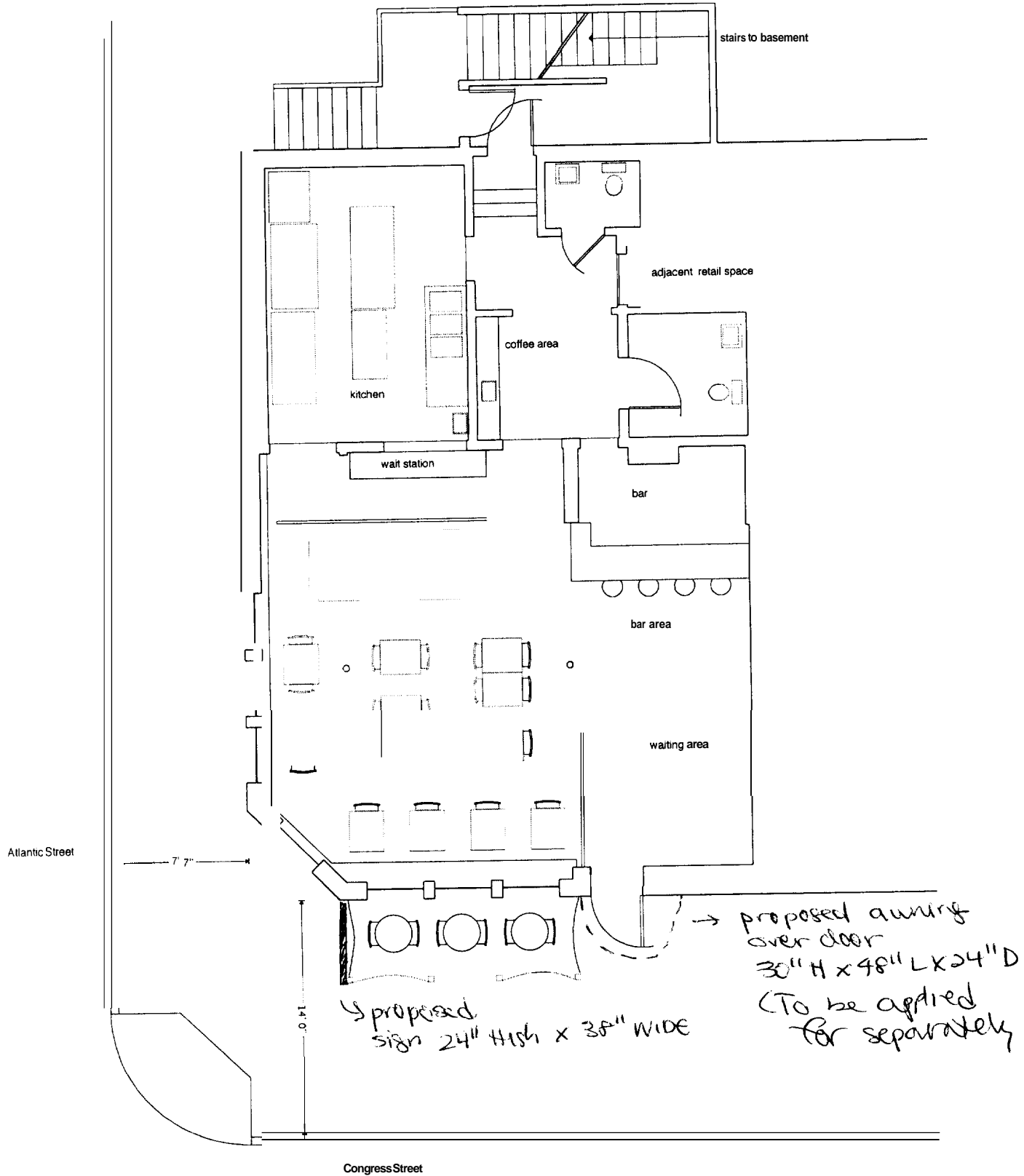
Notes: - ~~Project~~
Frame bolted into bldg w/ 2 3/4" lag bolts.
Lag bolts attached to bracket w/ thru-bolts.

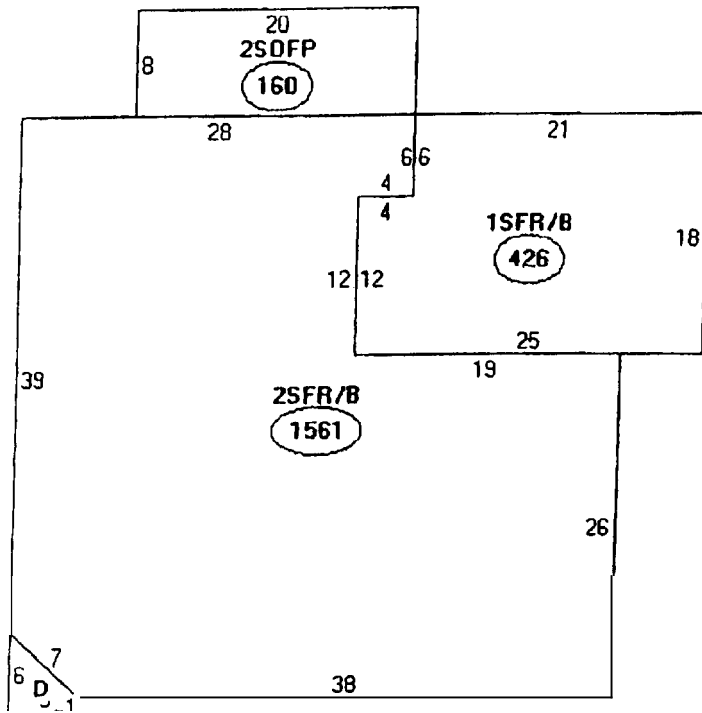




PROPOSED
Sign mounted to face
of building
Same location
as previously existing
sign

PROPOSED
awning over door
to match existing
(To be
applied for
separately)





Descriptor/Area

A: 2SFR/B
1561 sqft

E: 2SDFP
160 sqft

C: 1SFR/B
426 sqft

D: 1SFR
17 sqft



April 26, 2006

City of Portland
Planning and Development Department
Portland City Hall
389 Congress Street
Portland, ME 04101

To Whom It May Concern:

Fixed Gear LLC is the owner of the property at 100 Congress on Munjoy Hill in Portland. The four partners of Fixed Gear LLC are Guy Hernandez, Stella Hernandez, Chessell McGee, and Robert Smith. Chessell McGee and Rob Smith operate their business – Midcoast Multisport - in one of the two commercial spaces in the building. Stella and Guy Hernandez will open their business – Bar Lola – in the other of the two commercial spaces in May.

Fixed Gear LLC gives permission, therefore, for both businesses to apply for the signage they are requesting. The entire frontage of the building on Congress Street is 38', divided with 24' for Bar Lola and 16' for Midcoast Multisport.

If you require any additional information, please contact me at 207.232.2904.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stella Hernandez', with a long, sweeping flourish extending to the right.

Stella Hernandez
Member, Fixed Gear LLC

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
03/01/2006

PRODUCER (207)774-6257 FAX (207)774-2994
Clark Associates

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

INSURERS AFFORDING COVERAGE

NAIC #

INSURED Bar Lola, LLC
100 Congress Street

INSURER A: Travelers Insurance Co.

39357

INSURER B:

INSURER D:

INSURER E:

>OVERAGES

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/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/>	TO BE DETERMINED	03/01/2006	03/01/2007	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				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 AUTO ONLY \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE A DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCR: Location of Portland, ME. is listed as Additional Insured on General Liability Policy for sign and outside

ing permit.

CERTIFICATE HOLDER

City of Portland, ME.
389 Congress Street
Portland, ME 04101

CANCELLATION

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 MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Christine Clark Williams / BS.

Christine Clark Williams

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair
Lee Lowry III, Secretary
William Neleski, Jr.
Andrew Braceras
Sam Sivovlos
Julie Brady
Peter Clifford

December 10, 1999

Roger Trettle
42 North Street
Portland, ME 04101

RE: 100 Congress Street
CBL: 016-D-001
ZONE: R-3 Zone

Dear Mr. Trettle;

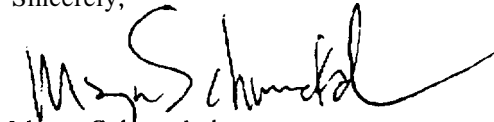
As you **know**, at its December 9, 1999 meeting, **the Board of Appeals voted 6-0 to grant** allowing for two commercial units, one to be retail and the second to be a coffee shop, **as** outlined under Section **14-163, B-1** Zone.

Enclosed please find a copy's of the Board's decision.

It will now be necessary for you to come to this office and apply for a change of use permit. **This** permit **will** indicate that it is changing a variety store to two units, one to be retail **and** the second to be a coffee shop (restaurant). We will require a site plan showing parking and complete floor plans with dimensions and a set of construction plans should you do any interior renovations. A cost of a change of use is \$30.00.

Should you have any questions regarding this matter, please do not hesitate to contact either myself or Nadine Williamson, Office Manager.

Sincerely,



Marge Schmuckal
Zoning Administrator

MS/nbg
Enclosure

CC: Area 1 (Arthur Rowe, David Caddell & Jeannie **Bourke**)