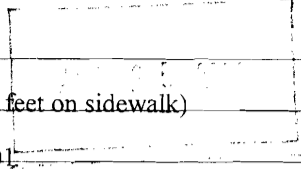


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 090598


This is to certify that 80-90 CORPS /The Pepperclub
has permission to Restaurant "The Pepperclub" - Outside Dining (3 tables x 6 Chairs (12.5 square feet on sidewalk))
AT 80 MIDDLE ST CB 029 L004001

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.

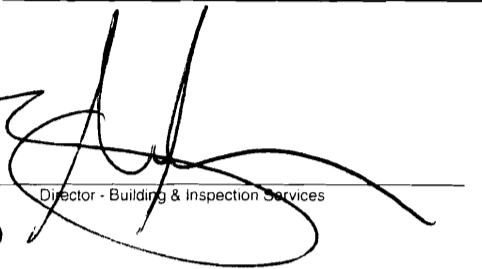
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 24 HOURS 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: 09-0598	Issue Date: 06/24/2009	CBL: 029 L004001
-----------------------	---------------------------	---------------------

Location of Construction: 80 MIDDLE ST	Owner Name: 80-90 CORPS	Owner Address: 100 SILVER ST	Phone:
Business Name:	Contractor Name: The Pepperclub	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: C-44
Past Use: Commercial Restaurant "The Pepperclub"	Proposed Use: Commercial Restaurant "The Pepperclub" - Outside Dining 3 tables & 6 Chairs (112.5 square feet on sidewalk)	Permit Fee: \$305.00	Cost of Work: \$80.00
Proposed Project Description: Restaurant "The Pepperclub" - Outside Dining 3 tables & 6 Chairs (112.5 square feet on sidewalk)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2 Type: <i>Outside Seating Dining</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: Ldobson	Date Applied For: 06/10/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <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"/>	Zoning Appeal <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	Historic Preservation <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: <i>OR JMB</i> <i>per MES 6/24/09</i>	Date: _____	Date: _____	Date: <i>JMB</i>

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

Permit No: 09-0598	Date Applied For: 06/10/2009	CBL: 029 L004001
------------------------------	--	----------------------------

Location of Construction: 80 MIDDLE ST	Owner Name: 80-90 CORPS	Owner Address: 100 SILVER ST	Phone:
Business Name:	Contractor Name: The Pepperclub	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Commercial Restaurant "The Pepperclub" - Outside Dining 3 tables & 6 Chairs (112.5 square feet on sidewalk)	Proposed Project Description: Restaurant "The Pepperclub" - Outside Dining 3 tables & 6 Chairs (112.5 square feet on sidewalk)
---	--

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 06/24/2009
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/21/2009
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 approves outside seating only. Any alcohol or entertainment in this space requires licensing approvals from the City Clerk.
- 3) The tables and chairs must not block any means of egress of any building, even during storage.

Comments:
6/24/2009-gg: received granted plot plan from Suzanne on 6/23/09. /gg
6/24/2009-mes: Routed back to front staff as per the latest memo - MES
6/24/2009-jmb: Permit cannot be issued until City Council approves the license change. Routed to hold file

Franklin Ave.

OUTSIDE 6/22/05
Sy Anne

Pepper Club

80 Middle

029 L004

4.5 FT X 25 FT = 112.5

6/22/05 SMR
All simultaneous

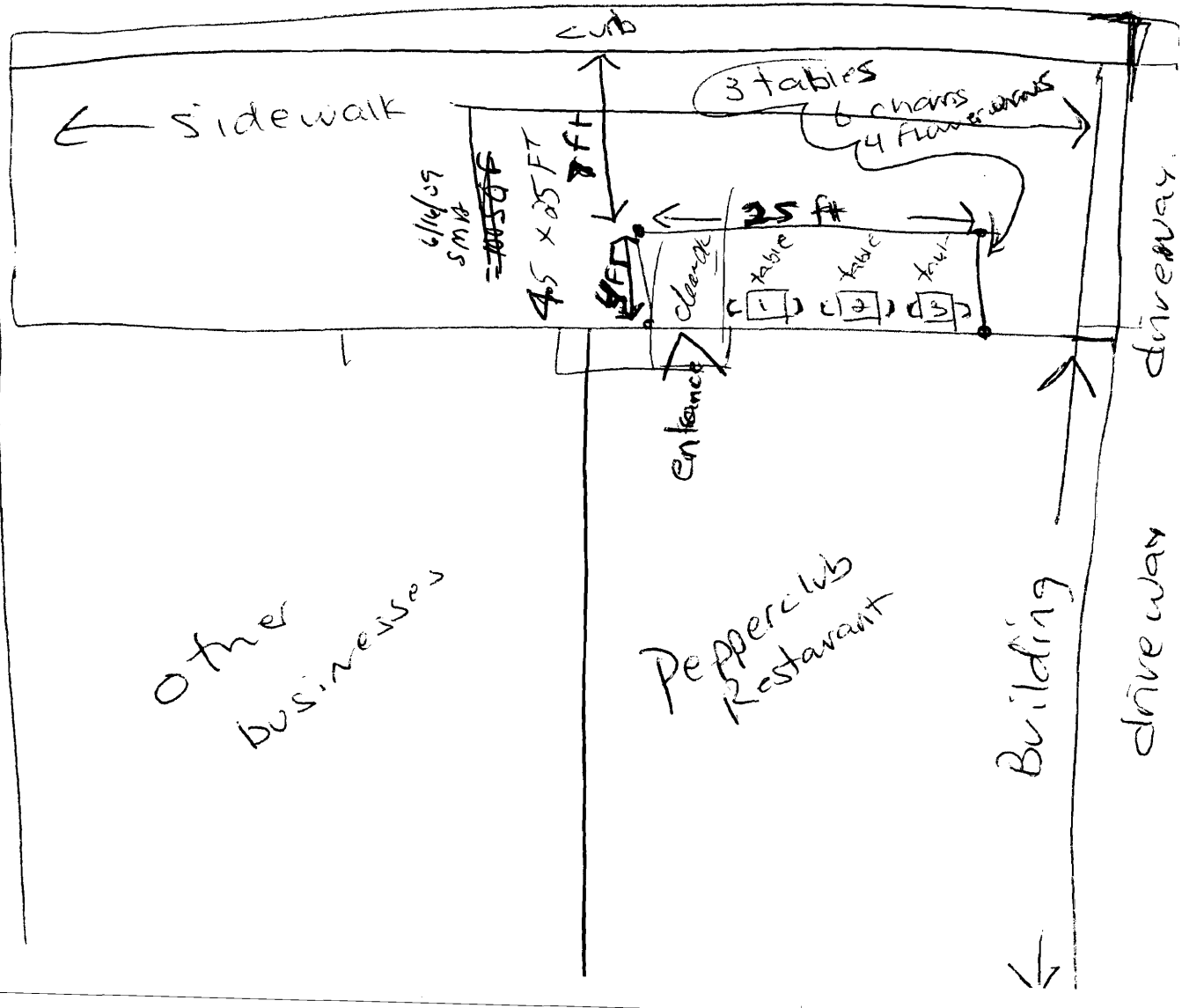
BANK

Pepper Club

Hampshire St

Middle Street

4.5 FT X 25 FT = 112.5 SAFT



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

389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 9-0598	Applicant: 80-90 CORPS
Project Name: Restaurant "The Pepperclub" - Outs	Location: 80 MIDDLE ST
CBL: 029 L004001	Development Type:
Invoice Date: 06/11/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$305.00		\$80.00		\$225.00	On Receipt

Third Billing

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Outside Seating Sidewalk	112.5	\$225.00
Outside Seating	1	\$80.00
		<hr/> \$305.00
		Total Current Fees: + \$305.00
		Total Current Payments: - \$80.00
		<hr/> Amount Due Now: \$225.00

Detach and remit with payment

Bill to: 80-90 CORPS
100 SILVER ST
PORTLAND, ME 04104

CBL 029 L004001
Application No: 9-0598
Invoice Date: 06/11/2009
Invoice No: 34787
Total Amt Due: \$225.00
Payment Amount:

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

From: Alexandra Murphy
To: Lannie Dobson
Date: 8/25/2009 3:54:17 PM
Subject: Pepperclub, Middle St

The City Council has approved their application for Outdoor Dining. It is ok to issue their permit. Thanks.

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

CC: Tammy Munson



29-L-4
090598
Sch
6/16/09

JUN 19 2009

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"/> New Application for Outside Dining			<input type="checkbox"/> Renewal Application for Outside Dining		
City Clerk signature for liquor license approval: _____			or Pending Council Date <u>July 20, 2009</u>		
Location/Address of Outdoor Seating: _____					
Total Square Footage of Proposed Seating Area ¹ <u>4" x 25" = 100 sq-ft</u>			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot		Phone#:		Owner:	
Chart#	Block#	Lot#			
<u>029</u>	<u>L</u>	<u>004</u>	<u>772-0531</u>	<u>80-90 corp.</u>	
Applicant * must be owner or Lessee			Lessee/Buyer's Name:		Annual Fee: \$80
Name: <u>Mam Paine</u>			(If Applicable)		Total Sq. Ft.
Address: <u>78 Middle St</u>					Sq. Ft. Fee: \$
City, State & Zip: <u>Portland</u>					Total Fee: \$
<u>34 Washington Limeid Maine</u>					
Current use: <u>side walk.</u>					
Business name: <u>Pepperclub</u>					
Seating area dimensions: _____					
How many chairs? <u>6 chairs</u> How many tables? <u>3 tables</u>					
<input checked="" type="checkbox"/> Yes Alcohol is served.					
<input type="checkbox"/> No Alcohol being served.					
Who should we contact for the pre-inspection: <u>Mam Paine</u>					
Mailing address: <u>78 Middle St.</u>			Phone: <u>772-0531</u>		

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

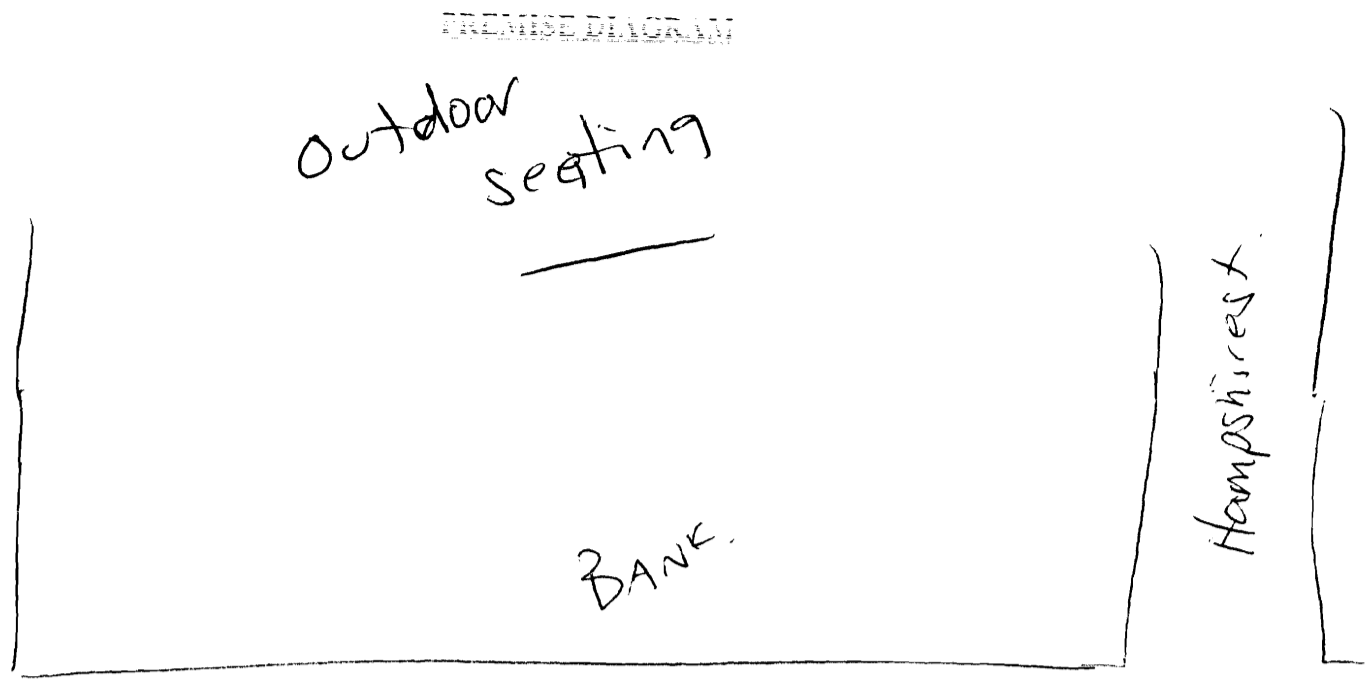
Signature of Applicant: Mam Paine

Date: 6-8-2009

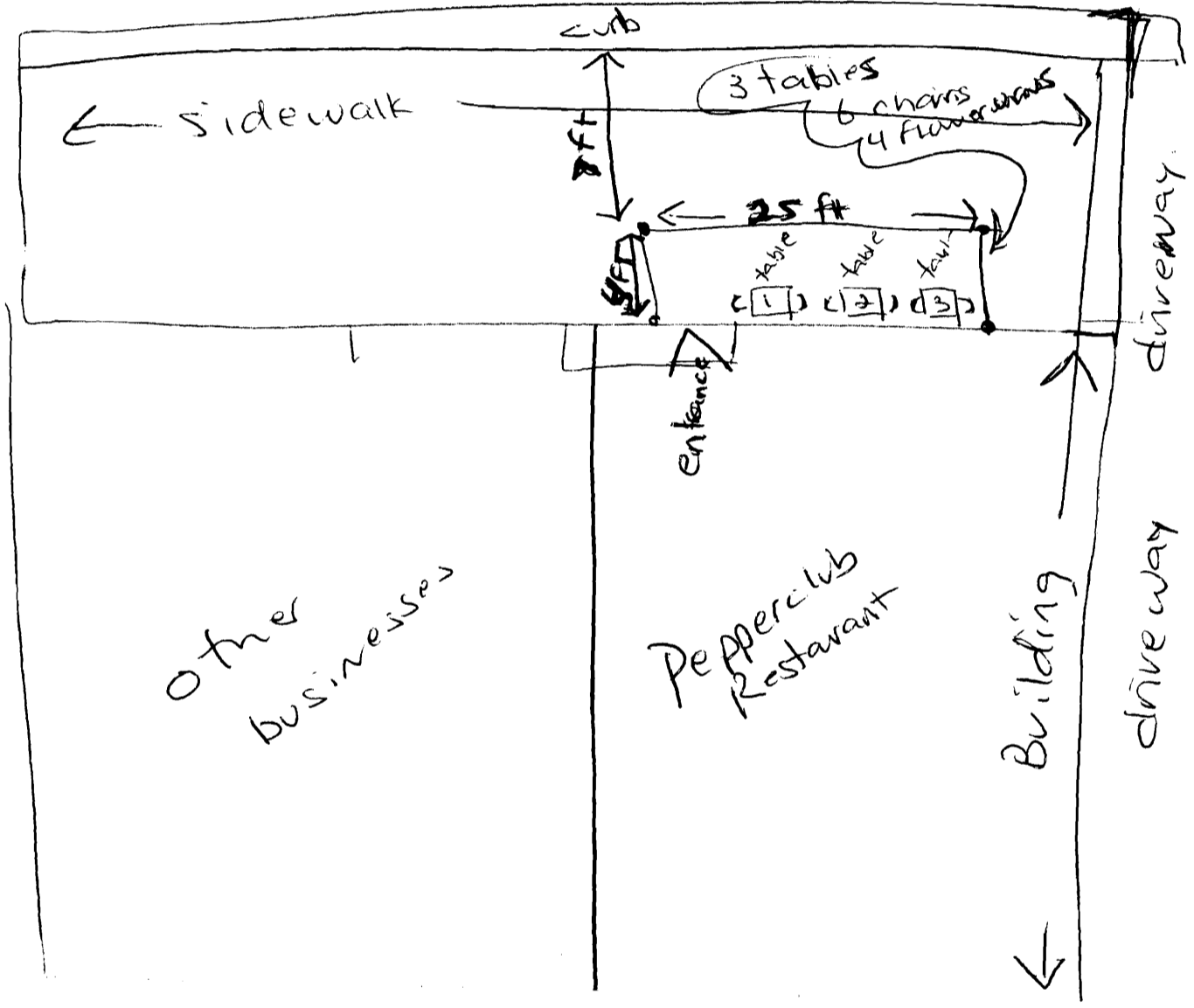
¹ In no instance shall the total square footage of dining area equal more than 10% of park space, unless the applicant receives a waiver from the Director of Parks and Recreation or his or her designee. **This is not a permit; you may not commence ANY work until the permit is issued.**

PRELIMINARY

Franklin Ave.



Middle Street





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:

- 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.

per the building code and NFPA Life Safety Code.

2. 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.
3. The permit holder is responsible for keeping the outdoor seating area clean. The sidewalk area where the tables and chairs are located must be kept neat and free from litter and debris.

Insurance

- ④ The permit holder is required to produce 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.
5. No food shall be prepared outside.
6. If alcohol is to be served, the permit holder must notify the City's Business Licensing Office and obtain approval for the service of alcohol outdoors. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
7. All tables and chairs shall be removed prior to a predicted snowfall and while any snow or ice exists within the designated outdoor seating area or within four feet from the boundaries thereof. The City will not be responsible for damage to any tables, chairs or other property that is not properly removed when the City is engaged in sidewalk maintenance activities. Failure to remove tables and chairs during a snowfall may result in revocation of the permit.
- ★ ⑧ The applicant shall sign a release, indemnification and hold harmless agreement prior to the issuance of the permit.
9. If smoking is permitted in the outdoor dining area, the permittee shall provide ashtrays. If smoking is not permitted, the permittee shall post "No Smoking" sign.

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

389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 9-0598	Applicant: 80-90 CORPS
Project Name: Restaurant "The Pepperclub" - Outs	Location: 80 MIDDLE ST
CBL: 029 L004001	Development Type:
Invoice Date: 06/11/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$80.00		\$80.00		\$0.00	On Receipt

Previous Balance **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Outside Seating Sidewalk	112.5	\$225.00		
Outside Seating	1	\$80.00		
		\$305.00		
		Total Current Fees:	+	\$305.00
		Total Current Payments:	-	\$80.00
		Amount Due Now:		\$225.00

Bill to: 80-90 CORPS
100 SILVER ST
PORTLAND, ME 04104

CBL 029 L004001
Application No: 9-0598
Invoice Date: 06/11/2009
Invoice No: 34787
Total Amt Due: \$0.00
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

Application No: 9-0598	Applicant: 80-90 CORPS
Project Name: Restaurant "The Pepperclub" - Outs	Location: 80 MIDDLE ST
CBL: 029 L004001	Development Type:
Invoice Date: 06/11/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$80.00		\$80.00		\$0.00	On Receipt

Previous Balance **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Outside Seating Sidewalk	112.5	\$225.00
Outside Seating	1	\$80.00
		<u>\$305.00</u>
	Total Current Fees:	+ \$305.00
	Total Current Payments:	- \$80.00
	Amount Due Now:	\$225.00

Bill to: 80-90 CORPS
100 SILVER ST
PORTLAND, ME 04104

CBL 029 L004001
Application No: 9-0598
Invoice Date: 06/11/2009
Invoice No: 34787
Total Amt Due: \$0.00
Payment Amount:

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