

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080532

Please Read Application And Notes, if Any, Attached

This is to certify that GREAT MAINE WHARF

has permission to RiRa Irish Pub & Restaurant 7 Tables 82 square feet

AT 68 COMMERCIAL ST L 030 D001001

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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4. YOUR NOTICE REQUIRED.

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

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

DENIED

PENALTY FOR REMOVING THIS CARD



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

October 15, 2008

Naomi Moore
C/O RiRa Irish Pub & Restaurant
72 Commercial Street
Portland, ME 04101

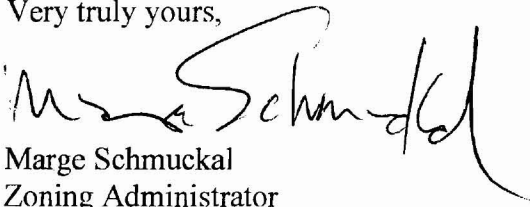
RE: 68-72 Commercial Street – #030-D-001 - Permit #08-0532 for tables & chairs on City Sidewalk

Dear Naomi,

This letter is to follow-up on our conversations earlier this year after you applied for a permit request to put restaurant seating on the City sidewalk. Please note that you never paid the original fee for such a request. However, your request was forwarded to the City's Traffic Engineer, who denied your request based upon the large pedestrian flows along this sidewalk, especially when large cruise ships and smaller Casco Bay Lines boats disembark passengers onto Portland sidewalks. There would not be enough physical room to allow an additional burden such as your proposed sidewalk seating along with the pedestrian traffic.

Therefore, this permit has been denied. As stated above, since the required fee was never paid, you are not due any refund from the City.

Very truly yours,


Marge Schmuckal
Zoning Administrator

DENIED

Cc: Penny St. Louis Littell, Director of Planning and Development
File.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0532	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 COMMERCIAL ST	Owner Name: GREAT MAINE WHARF LLC	Owner Address: 42 MARKET ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: WLT

Past Use: Commercial - RiRa Irish Pub & Restaurant	Proposed Use: Commercial - RiRa Irish Pub & Restaurant - 7 Tables 28 Chairs. 482 square feet	Permit Fee: \$1,044.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: RiRa Irish Pub & Restaurant - 7 Tables 28 Chairs. 482 square feet.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
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: 05/19/2008	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	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"/> Date:	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 Date:	Historic Preservation <input 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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DENIED

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: 08-0532	Date Applied For: 05/19/2008	CBL: 030 D001001
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Location of Construction: 68 Commercial St	Owner Name: GREAT MAINE WHARF LLC	Owner Address: 42 MARKET ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Commercial - RiRa Irish Pub & Restaurant - 7 Tables 28 Chairs. 482 square feet	Proposed Project Description: RiRa Irish Pub & Restaurant - 7 Tables 28 Chairs. 482 square feet.
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Dept: Zoning	Status:	Reviewer: Marge Schmuckal	Approval Date:
Note:			Ok to Issue:
Dept: Building	Status: Pending	Reviewer: Suzanne Hunt	Approval Date:
Note:			Ok to Issue:

Comments: 5/23/2008-lmd: Permit placed on hold pending council meeting. See Alex Murphy. LMD 6/9/2008-mes: This needs a conditional use approval thru planning for an expansion of their use outside. This permit was denied in the past. And they never applied for the conditional use appeal.

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

INVOICE FOR PERMIT FEES

Application No:	8-0532	Applicant:	GREAT MAINE WHARF LLC
Project Name:	RiRa Irish Pub & Restaurant - 7 Ta	Location:	68 COMMERCIAL ST
CBL:	030 D001001	Development Type:	
Invoice Date:	05/27/2008		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$1,044.00		\$0.00		\$1,044.00	On Receipt

First Billing

Previous Balance	\$0.00
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Fee Description	Qty	Fee/Deposit Charge
Outside Seating Sidewalk	482	\$964.00
Outside Seating	1	\$80.00
		\$1,044.00
Total Current Fees:	+	\$1,044.00
Total Current Payments:	-	\$0.00
Amount Due Now:		\$1,044.00

Detach and remit with payment

Bill to: GREAT MAINE WHARF LLC
 42 MARKET ST
 PORTLAND, ME 04101

CBL 030 D001001
Application No: 8-0532
Invoice Date: 05/27/2008
Invoice No: 31179
Total Amt Due: \$1,044.00
Payment Amount:

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



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.

Location/Address of Outdoor Seating: <u>72 Commercial Street, PORTLAND</u>		
Total Square Footage of Proposed Seating Area ¹ <u>580</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>RIRA PORTLAND, LLC</u>	Telephone: <u>(207) 761-4446</u>
Lessee/Buyer's Name (If Applicable) <u>RIRA PORTLAND, LLC</u> <u>RIRA HOLDINGS, LLC</u> <u>(203) 966-3534</u> <u>JAY LUKE PRESIDENT</u>	Applicant * <u>must be owner or Lessee</u> Name <u>JAY LUKE</u> Address <u>PO BOX 695</u> <u>NEW CANAAN, CT 06840</u> City, State & Zip	Annual Fee: <u>\$80</u> Sq Ft Fee: <u>\$ 1160</u> Total Fee: <u>\$ 1240</u>
Current use: <u>IRISH PUB & RESTAURANT</u>		
Business name: <u>RIRA PORTLAND, LLC</u>		
Seating area dimensions: <u>580 sq ft direct FRONTAGE of BLDG.</u>		
How many chairs? <u>28</u>	How many tables? <u>7</u>	<u>4825 sq ft.</u>
Alcohol to be served outside? circle one: <u>(YES)</u> NO		
Who should we contact for the pre-inspection: <u>NAOMI MOORE</u>		
Mailing address: <u>72 Commercial Street</u> <u>Portland, ME 04101</u>		Phone: <u>(207) 761-4446</u>

$10 \times 25 = 250$
 $+ 7 \times 24 = 168$
 $+ \text{TRIANG Y}$
 $\frac{24}{13}$
2
 Total = 408
 plus
 for any space

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.

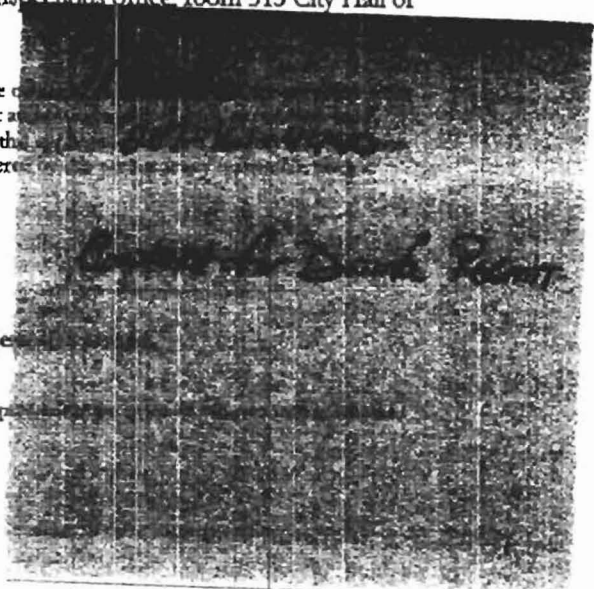
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 has authorized me to make this application as his/her agent, and that I have been authorized by the owner to make this application as his/her agent, and that I have been authorized by the owner to make this application as his/her agent, and that I have been authorized by the owner to make this application as his/her agent. In addition, if a permit for work described in this application is issued, the City's authorized representative shall have the authority to enter all areas covered by the permit to enforce the provisions of the codes applicable to this permit.

[Signature]
Signature of Applicant

This is not a permit; you may not commence ANY work until the permit is issued.

¹ In no instance shall the total square footage of dining area equal more than 10% of park space. For more information, contact the Director of Parks and Recreation or his or her designee.



City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0544	Date Applied For: 05/20/2003	CBL: 030 D001001
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Location of Construction: 68 Commercial St	Owner Name: Wharf Holdings Llc	Owner Address: 68 Commercial St	Phone: 207-761-4446
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Outdoor Seating	

Proposed Use: Restaurant / Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.	Proposed Project Description: Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.
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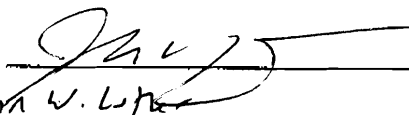
Dept: Zoning	Status: Denied	Reviewer: Marge Schmuckal	Approval Date:
Note: 6/5/03 - permit denied - needs conditional use approval thru planning - similar request from last year and was Ok to Issue: <input type="checkbox"/>			
turned down then based on increased sidewalk traffic use - showed at site plan review (Larry A. & Bill N. Comments) - see letter			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

OLD permit

- ? If alcohol is to be served, the permit holder must notify the City's Business Licensing Office in room 203 of City Hall or by telephone at 874-8557 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.
- ? 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.
- ? The permit holder shall comply with all applicable rules and regulations implemented by the city regarding outdoor dining.

Failure to comply with any of the above conditions will result in revocation or non-renewal of the permit.

I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/We do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, 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 or park space, 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.

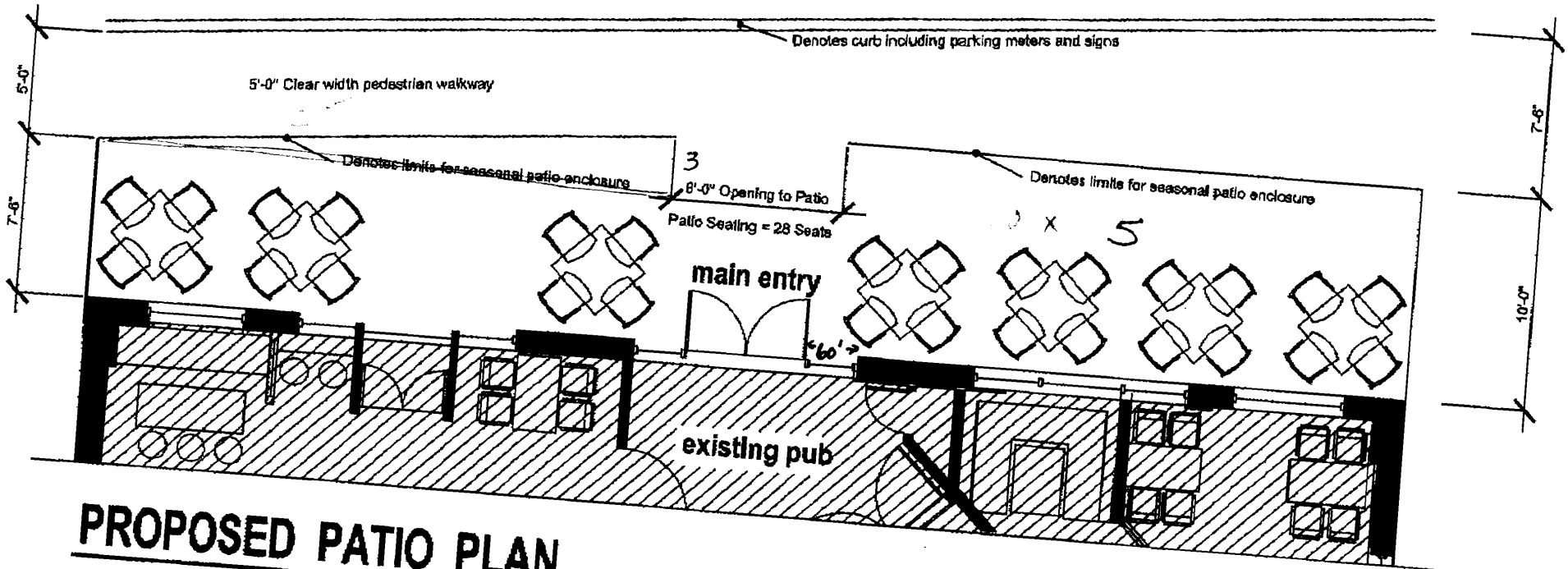
Signed and acknowledged:  Date: 04-28-08
 Printed name John W. Lopez
 Establishment Ri Rd Irish Pub
 Location 77 Commercial St. Portland, ME

JIM THOMPSON

8557731266

04/26/2008 04:02

Commercial Street



PROPOSED PATIO PLAN

Total Seating = 28 Seats

ACORD™ CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY)
04/29/08


PRODUCER Kinloch Partners, Inc. 470 Atlantic Avenue, 4th Floor Boston, MA 02210 617-273-8109	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.												
INSURED Ri-Ra Holdings, LLC P.O. Box 695 New Canaan, CT 06840	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURERS AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Aspen Insurance U. K. Limited</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </table>	INSURERS AFFORDING COVERAGE	NAIC #	INSURER A: Aspen Insurance U. K. Limited		INSURER B:		INSURER C:		INSURER D:		INSURER E:	
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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	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 <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	AS709501EOT1203	03/15/08	03/15/09	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$0 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$1,000,000								
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input 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 AUTO ONLY: EA ACC \$ AGG \$								
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE _____ DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$								
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">WC STATUTORY LIMITS</td> <td style="width: 50%;">OTHER</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 STATUTORY LIMITS	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
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E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													
		OTHER												

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
Re: 72 Commercial Street, Portland ME
 The certificate holder is listed as an additional insured where required by written contract.

CERTIFICATE HOLDER City of Portland Planning & Development Department 134 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 <u>30</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 
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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.