

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

PERMIT ISSUED

Permit Number: 060466

MAY - 1 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that FORE STREET HOLDING LLC

has permission to Fullers Chocolates/ outside storage 12 Containers

AT 434 FORE ST

032 R004001

provided that the person or persons who apply for or 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 closed-in. 4 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

*[Handwritten Signature]* 4/28/06  
Director - Building & Inspection Services

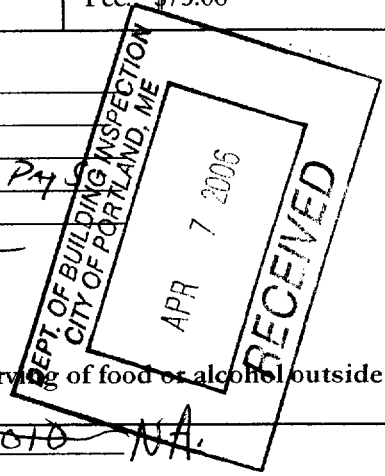
**PENALTY FOR REMOVING THIS CARD**



# Outdoor Seating 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: <u>434 Fore St / 43 Wharf St.</u>		
Total Square Footage of Proposed Structure <u>EXISTING Structure 5376</u>		Square Footage of Lot <u>1426.55</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>R</u> Lot# <u>4</u>		Owner: <u>Fore Street Holdings LLC</u>
Lessee/Buyer's Name (If Applicable) <u>Susan Fuller</u> <u>Robert Fuller</u>		Telephone: <u>207 831-406</u>
Owner's/Purchaser/Lessee Address <u>43 Wharf St.</u>		cost Of Work \$ Fee: <u>\$75.00</u>
Current use: <u>VACANT</u>		
Business name: <u>N/A</u>		
If the location is currently vacant, what was prior use: <u>Bar</u>		
Approximately how long has it been vacant: <u>a few months 60 days</u>		
Proposed use: <u>retail chocolate + ice cream shop</u>		
Project description: <u>Outside Seating 3 small tables @ chairs</u>		
How many chairs? <u>12</u> How many tables? <u>3</u>		
Please contact the City Clerk's Office @ <b>874-8557</b> before you commence any serving of food or alcohol outside.		
Contractor's name: <u><del>Susan Fuller, 432 Fore St. 253-8010</del> N/A.</u>		
Address & telephone:		
Who should we contact when the permit is ready: <u>Susan Fuller</u>		
Mailing address: <u>432 Fore St.</u> Phone: <u>3-8010 or cell *4094762</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 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: Susan Fuller Date: 3/27/06

This is not a permit; you may not commence ANY work until the permit 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<sup>th</sup> 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: \_\_\_\_\_; in Portland, Maine, by the owner of the establishment being: Susan Fuller, doing business as: Fuller's Gourmet Chocolates, 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: Susan Fuller Date: 4/3/06  
Establishment owner