

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0891	Issue Date: PERMIT ISSUED JUL 20 2004	CBL: 036 I001001
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Location of Construction: 84 Portland St	Owner Name: Larkin Robert	Owner Address: 2 Cottage Rd	Phone: 839-4189
Business Name:	Contractor Name: Ted Larkin	Contractor Address: 4 Bryant St South	Phone: 2078415323
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: B2b

Past Use: Parking lot	Proposed Use: patio seating at bar/lounge <i>NOT A Deck NO structure shown on ground</i>	Permit Fee: \$75.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: add 28 chairs and 7 tables for outdoor seating at badlounge		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>SB</i> <i>CUSTOMER</i> <i>7/19/04</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: jodinea	Date Applied For: 06/29/2004	Zoning Approval		
1.	Special Zone or Reviews	Zoning Appeal	Historic Preservation	
2.	<input type="checkbox"/> Shoreland <i>33 pkg SPACES req</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark	
3.	<input type="checkbox"/> Wetland <i>68 SPACES shown on 1999 plan</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review	
	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review	
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved	
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	
	<i>ok w/ conditions</i> Date: <i>7/14/04</i>	Date: _____	Date: <i>[Signature]</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT

Permit Number: 040891

PERMIT ISSUED
JUL 20 2004
CITY OF PORTLAND

This is to certify that Jarkin Robert/Ted Jarkin

has permission to _____ add _____

AT _____

036 1001001

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.

Verification inspection must
begin and when permit is procured
before this building or part thereof
is occupied or closed-in.
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. [Signature]
Health Dept _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 7/19/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

From: Marge Schmuckal
To: Sarah Hopkins
Date: Wed, Jul 14, 2004 4:02 PM
Subject: 84 Portland St - Bubbas

Sarah,

We have a permit application for Bubbas to add outside seating for 7 tables on the existing parking lot which will be fenced in. Do you require a site plan review on that?

Marge

CC: Mike Nugent

JUN 28 2004

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>92 Portland Street</u>		
Total Square Footage of Proposed Structure <u>1,000-sqft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number TAX MAP # <u>36</u> Chart# Block# Lot# <u>L</u> <u>C1</u>	Owner: <u>Robert Larkin</u>	Telephone#: <u>8394189</u> <u>Work-8280549</u>
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ <u>1,000</u> Fee: \$ <u>75.00</u>
Current use: <u>king lot</u> If the location is currently vacant, what was prior use: <u>Parking Lot</u> Approximately how long has it been vacant: _____ Proposed use: <u>Patio</u> Project description: <u>outside seating</u> How many chairs: 100 <u>28</u> How many tables: 10 <u>7</u>		
Contractor's Name, Address & Telephone: <u>Ted Larkin</u> Applicants Name, Address & Telephone: <u>841-5323 Brant, St Southport, (841-5323)</u> Who should we contact when the permit is ready: <u>Robert Larkin</u> Telephone: <u>8280549 - 8394189</u> If you would like the permit mailed, what mailing address should we use: <u>92 Portland St.</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED.

AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Certification

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: <u>L. Larkin</u>	Date: <u>5-2-04</u>
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C/B/L: _____

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: 92 Portland St.; in Portland, Maine, by the owner of the establishment being: Robert Larkin, doing business as: Bubba's Sulky Lounge, 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 therefrom, 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: Robert Larkin
 Establishment owner

Date: 5-29-04

PARIS STREET



RECEIVED

JUN 28 2004

Robert Larkin

ZONE B2

Robert Larkin

N/E Delaney

N/E Pamela W. Gleichman



- NOTES
1. Owner of record is Robert Larkin of 92 Portland Street, Portland, Maine.
 2. The boundaries shown on this plan are as shown on the City of Portland Map #300.

90
50
140
200
100

N/E Back Bay Tower Assoc.

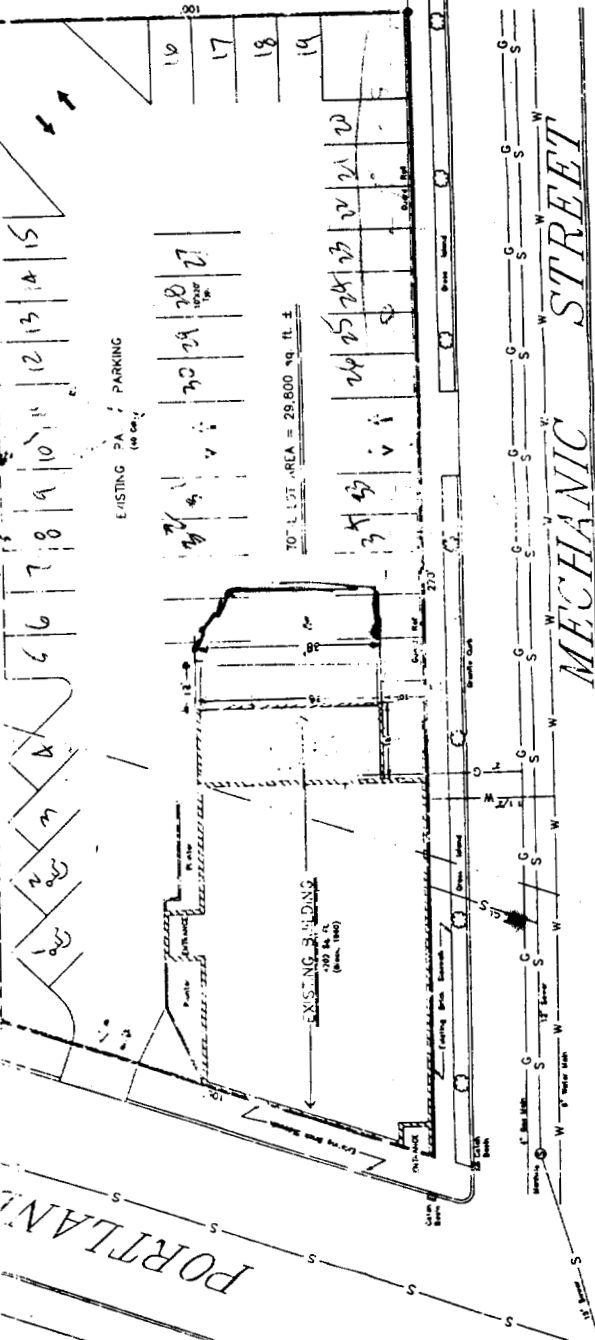
GRAPHIC SCALE



1 inch = 20 ft.

SITE PLAN of 92 Portland Street Portland, Maine for BUBBA'S CAFE

WAYNE T. WOOD & CO. (207) 833-3328
Civil Engineer
March 1982
Job No. 922



TOTAL LOT AREA = 29,800 sq. ft. ±

EXISTING PA. PARKING

EXISTING BUILDING

MECHANIC STREET

PORTLAND STREET

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-089 1	Date Applied For: 06/29/2004	CBL: 036 I001001
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Business Name:	Contractor Name: Ted Larkin	Contractor Address: 4 Bryant St Southport	Phone: (207) 841-5323
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: patio (not a deck or structure) seating at bar/lounge	Proposed Project Description: add 28 chairs and 7 tables for outdoor seating at badlounge
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/14/2004
Note: 7/14/04 I asked Sarah if she required a site plan review for this - It is understood that the tables will be put on the parking lot pavement - There will be no new construction per what was submitted - no new structure **Ok to Issue:**

1) Please also be aware that the B2b zone has external effects criteria that limits the amount of noise generated at your property. Any violations will be followed up immediately.

2) It is understood that there will be no construction for a deck. No such information has been submitted with your application. NO new construction for a deck is allowed with the issuance of this permit. It is understood that the temporary tables will be set on the existing pavement.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/19/2004
Note: **Ok to Issue:**

1) This is a use permit for outside seating, no Building construction is authorized by this permit.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 07/19/2004
Note: **Ok to Issue:**

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APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Robert Larkin (Please call when decision is made) 4-18-00
 Applicant Application Date
92 Portland Street addition 9'-16'
 Applicant's Mailing Address Project Name/Description
Bubba's - 8280549 92 Portland Street
 Consultant/Agent/Phone Number Address of Proposed Site

Description of Proposed Development:

added to side of Bubba's 9'-16' for office area

Previous Approval

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions yes
- b) Footprint Increase Less Than 500 Sq. Ft. yes
- c) No New Curb Cuts, Driveways, Parking Areas no
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA yes
- e) No Additional Parking / No Traffic Increase no
- f) No Stormwater Problems no
- g) Sufficient Property Screening yes
- h) Adequate Utilities yes

Applicant's Assessment (Yes, No, N/A)

Planning Office (Yes/No)

Applicant's Assessment (Yes, No, N/A)	Planning Office (Yes/No)
<u>yes</u>	<u>yes</u>
<u>yes</u>	<u>yes</u>
<u>no</u>	<u>yes</u>
<u>yes</u>	<u>yes</u>
<u>no</u>	<u>yes</u>
<u>no</u>	<u>yes</u>
<u>yes</u>	<u>see below</u>
<u>yes</u>	<u>yes</u>

Exemption Criteria: Partial Exemption Exemption Denied

Conditional - must dead landscaping trees be skilled for previous site plan approval. No removal with healthy trees to match.

Robert Larkin 4-18-00

White - Planning Office

Pink - Inspections

Yellow - Applicant

036 ICC1

JUN 28 2004

RECEIVE

