

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 030536

Please Read Application And Notes, If Any, Attached

This is to certify that 505 Main Street Saco /Lance Leader & Matt Libby  
has permission to Outdoor seating for 2003  
AT 8 Cotton St 038 C014001

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 when permission is procured before this building or part thereof is opened or closed-in. **48 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 \_\_\_\_\_

  
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: 03-0536	Issue Date:	CBL: 038 C014001
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Location of Construction: 8 Cotton St	Owner Name: 505 Main Street Saco	Owner Address: Po Box 1047	Phone:
Business Name:	Contractor Name: Lance Meader & Jeffrey Libby	Contractor Address: 10 Cotton St. Portland	Phone 2077746044
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B3

Past Use: Restaurant	Proposed Use: Restaurant with outdoor seating	Permit Fee: \$0.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Outdoor seating for 2003		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>NA</i> Type: <i>Outside Seating</i>	
		Signature:		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: kwd	Date Applied For: 05/19/2003	<b>Zoning Approval</b>		
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- 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	Zoning Appeal	Historic Preservation
<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 checked="" type="checkbox"/>	<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	<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
<i>Subject to The City's Traffic Engineer's decision on placement and public sidewalk usage</i>		
Date: <i>5/20/03</i>	Date:	Date:

**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

<b>Permit No:</b> 03-0536	<b>Date Applied For:</b> 05/19/2003	<b>CBL:</b> 038 C014001
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<b>Location of Construction:</b> 8 Cotton St	<b>Owner Name:</b> 505 Main Street Saco	<b>Owner Address:</b> Po Box 1047	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Lance Meader & Jeffrey Libby	<b>Contractor Address:</b> 10 Cotton St. Portland	<b>Phone:</b> (207) 774-6044
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Outdoor Seating	

<b>Proposed Use:</b> Restaurant with outdoor seating	<b>Proposed Project Description:</b> Outdoor seating for 2003
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/20/2003

**Note:**      **Ok to Issue:**

- 1) All outdoor seating is subject to adjustment at any time from the City's traffic engineer who makes sure that the City sidewalk is open and cleared for pedestrian use.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

03-0536

# 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: 10 Cotton Street (Rivalries)

Total Square Footage of Proposed Structure 156 sq. ft. (6'x26') Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number  
Chart# 034 Block# C Lot# 014  
Owner: Lance Meader + Jeffrey Libby Telephone#: 774-6044

Lessee/Buyer's Name (if Applicable) Owner's/Purchaser/Lessee Address: 10 Cotton St., Portland 04101 Cost Of Work: \$ 400 Fee: \$75.00

Current use: \_\_\_\_\_  
If the location is currently vacant, what was prior use: \_\_\_\_\_  
Approximately how long has it been vacant: \_\_\_\_\_  
Proposed use: \_\_\_\_\_  
Project description: outside seating  
How many chairs \_\_\_\_\_ How many tables (4) 4 foot picnic tables

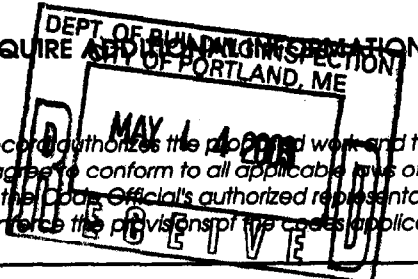
Contractor's Name, Address & Telephone: \_\_\_\_\_  
Applicants Name, Address & Telephone: Lance Meader, 128 Maine Ave, Portland 04103  
774-6044  
Who should we contact when the permit is ready: Lance Meader  
Telephone: 774-6044  
If you would like the permit mailed, what mailing address should we use: 10 Cotton St. Portland  
04101

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 A CITY INSPECTION 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 Dept. 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: [Signature] Date: 4-17-03



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: 10 Cotton St.; in Portland, Maine, by the owner of the establishment being: Rivalries, doing business as: Rivalries, 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: \_\_\_\_\_

Establishment owner

Date: 4-17-03

PRIVATE DIRT  
PARKING LOT

45'

BUILDING

50'

SIDEWALK

ENTRANCE  
RAMP

Table

Table

Table

Table

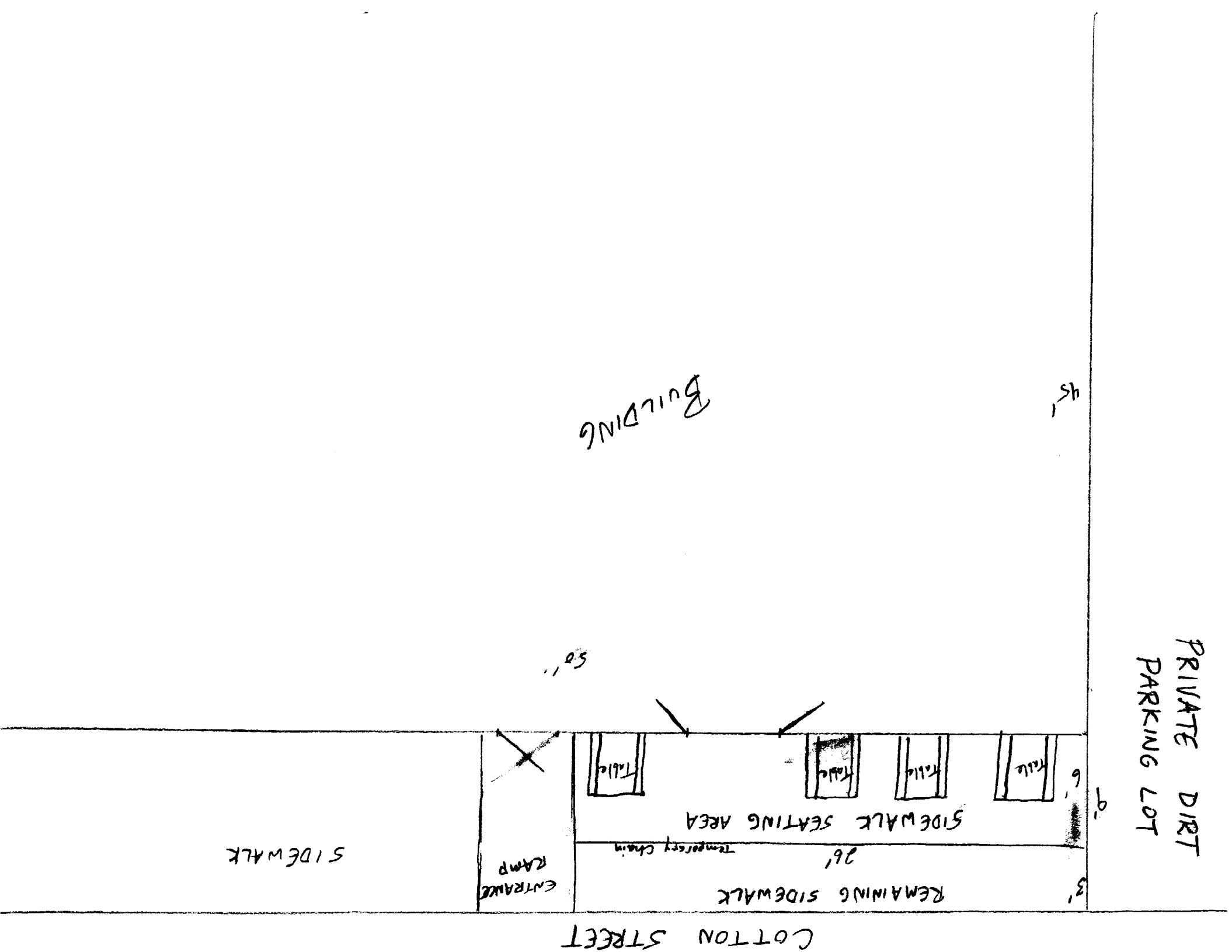
SIDEWALK SEATING AREA

Temporary Chain

26'

REMAINING SIDEWALK

COTTON STREET



**UNITED NATIONAL INSURANCE COMPANY**

Three Bala Plaza East, Suite 300  
Bala Cynwyd, Pennsylvania 19004

**COMMERCIAL GENERAL LIABILITY DECLARATIONS**

Policy Number: L7172233

Previous Policy No(s):

**REPRESENTATIVE:**

P.S. & Associates Underwriting Agency, Inc.  
11258 Cornell Park Drive, Suite 600A  
Cincinnati, Ohio 45242

**PRODUCER:**

E.A. Kelley Company-Portland  
477 Congress Street  
Portland, Maine 04101

**NAMED INSURED:**

Rivalries, LLC

**MAILING ADDRESS:**

10 Cotton Street  
Portland, Maine 04101

**POLICY PERIOD:**

FROM: February 20, 2003 TO: February 20, 2004  
(12:01 A.M. Standard Time at your mailing address shown above)

**LIMITS OF INSURANCE:**

Each Occurrence Limit	\$1,000,000.
General Aggregate (Other than Products-Completed Operations)	\$2,000,000.
Products - Completed Operations	\$1,000,000.
Personal and Advertising Injury	\$1,000,000.
Fire Damage Limit	\$ 50,000.
Medical Expense Limit	Excluded
Deductible Limit - Per Claim	\$ 1,000.

**BUSINESS DESCRIPTION:**

Tavern

**Form of Business:**

Individual     Joint Venture     Partnership     Corporation     Organization

**Location Of All Premises You Own, Rent or Occupy:**

10 Cotton Street; Portland, Maine 04101

**PREMIUM:**

<u>Classification</u>	<u>Code No.</u>	<u>Premium Basis</u>	<u>Rate</u>	<u>Advanced Premium</u>
Restaurant-Alcohol Sale<75% Without Dance Floor	18816	S) \$1,156,800	\$6.569	\$7,600

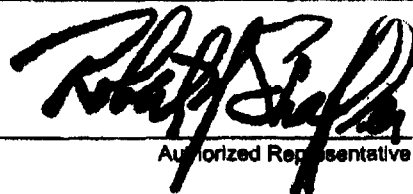
Terrorism Risk Insurance  
Act Coverage-2002

Declined

Total Minimum & Deposit Premium: \$7,600.00

**ENDORSEMENTS ATTACHED TO THIS POLICY: As per PSA1095 attached**

Countersigned at Cincinnati, Ohio on this day of February 20, 2003 By: \_\_\_\_\_  
GLDEC (01/96)

  
Authorized Representative

POLICY NUMBER: **L7172233**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY**

**ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART.**

**SCHEDULE**

Name of Person or Organization:

**City Of Portland  
389 Congress Street  
Portland, Maine 04101**

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

**WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule as an insured but only with respect to liability arising out of your operations or premises owned by or rented to you.**



# *Rivalries*

10 Cotton St.  
Portland, ME  
(207) 774-6044

May 14, 2003

To Whom It May Concern:

I am asking that our last year's outdoor seating permit payment be used towards this year's fee since we never received last year's permit. Before we applied for last year's permit we asked several people in the inspections department what we were allowed to do and never got an answer. We were finally told to come up with a "proposed" sketch and then we would be informed of any changes that would need to be made. We passed in all of the permit application requirements including making the City of Portland additionally insured on my policy-which I had to pay for the entire year.

For two months we made several follow up phone calls and none were ever returned. By late August we had given up. When applying this year we were told that we were rejected last year because our drawing did not allow enough room for the remaining sidewalk. Not only was this the question that we could never get answered, but it could have been easily changed on the sketch if someone would have communicated back with us. For these reasons I am asking that last year's payment be used towards this year's fee.

Sincerely,



Lance Meader  
Owner and General Manager

