

**City of Portland, Maine - Building or Use Permit Application**

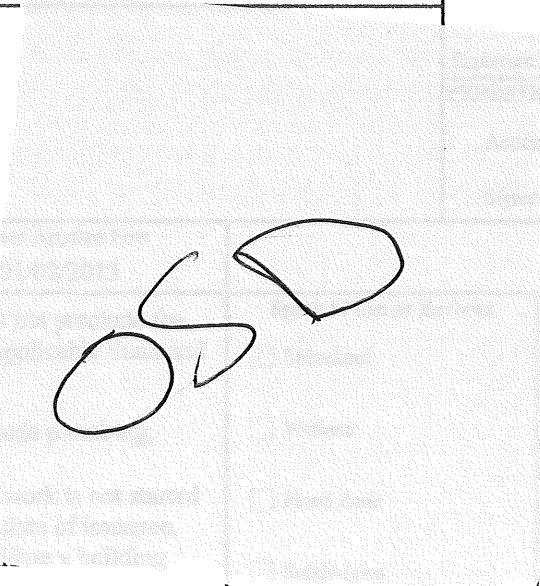
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00009	Issue Date:	CBL: 046 C013001
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<b>Location of Construction:</b> 671 CONGRESS ST	<b>Owner Name:</b> DOUKAS ANDREW J & WILLIAM B DOUKAS JTS	<b>Owner Address:</b> 673 CONGRESS ST PORTLAND, ME 04101	<b>Phone:</b>
<b>Business Name:</b> Boda	<b>Contractor Name:</b> Bangkok Thai	<b>Contractor Address:</b> 671 Congress Street Portland ME	<b>Phone:</b> (207) 409-6844
<b>Lessee/Buyer's Name</b> Bangkok Thai Enterprises	<b>Phone:</b> (207) 409-6844	<b>Permit Type:</b> Outdoor Seating	<b>Zone:</b> B3
<b>Past Use:</b> Restaurant (Boda)	<b>Proposed Use:</b> Same: Restaurant	<b>Permit Fee:</b> \$370.00	<b>Cost of Work:</b> \$0.00
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>CEO District:</b> 3
		<b>INSPECTION:</b> Use Group: Type:	

**Proposed Project Description:**  
2013 Outside Dining renewal

**Permit Taken By:**  
bjs



1. This permit application does not require the Applicant(s) from meeting Federal Rules.
2. Building permits do not include septic or electrical work.
3. Building permits are void within six (6) months of the date of issuance. False information may invalidate a permit and stop all work..

Site Plan  
Maj  Minor  MM   
Date: 1/17/13

**ACTIVITIES DISTRICT (P.A.D.)**  
 Approved  Approved w/Conditions  Denied  
Date:

**Zoning Approval**

<b>Zoning Appeal</b>	<b>Historic Preservation</b>
<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
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

*Strengthening a Remarkable City,  
Building a Community for Life*

**PORTLAND  
MAINE**

Inspections Division

389 Congress Street, RM 315  
Portland, Maine 04101-3509

**BANGKOK THAI**

**ATTN BOB**

**671 CONGRESS STREET**

**PORTLAND ME 04101**

**Outside Dining**

**Owed: 288.00**

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

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 201300009	<b>Applicant:</b> DOUKAS ANDREW J & WILLIA
<b>Project Name:</b> Bangkok Thai OD permit	<b>Location:</b> 671 CONGRESS ST
<b>CBL:</b> 046 C013001	<b>Permit Type:</b> Outdoor Seating
<b>Invoice Date:</b> 01/04/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>		<b>Payment Due Date</b>
				\$288.00		\$0.00				On Receipt

**First Billing**

**Divison/Board:** -

**Previous Balance**

-

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
Outside Seating Sidewalk	144	\$288.00
		\$288.00
<b>Total Current Fees:</b>		+ \$288.00
<b>Total Current Payments:</b>		- \$0.00
<b>Amount Due Now:</b>		\$288.00

Detach and remit with payment

**Bill to:** DOUKAS ANDREW J & WILLIAM B DOUKAS JTS  
 673 CONGRESS ST  
 PORTLAND, ME 04101

**CBL** 046 C013001  
**Application No:** 201300009  
**Invoice Date:** 01/04/2013  
**Invoice No:** 39627  
**Total Amt Due:**  
**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.

<input type="checkbox"/> New Application for Outside Dining			<input checked="" type="checkbox"/> Renewal Application for Outside Dining		
City Clerk signature for liquor license approval <u>[Signature]</u> or Pending Council Date _____			Location/Address of Outdoor Seating: <u>671 Congress St. Portland, ME 04101</u>		
Total Square Footage of Proposed Seating Area <sup>1</sup>			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#		Phone#: <u>207-409-6844</u>		Owner: <u>Andrew J Dowkas</u>	
Applicant * <b>must be owner or Lessee</b> Name: <u>BANGKOR THAI ENTERPRISE</u>		Lessee/Buyer's Name: <u>(Not Applicable)</u>		Annual Fee: <u>\$80</u>	
Address: <u>671 Congress St.</u>				Total Sq. Ft.	
City, State & Zip: <u>Portland, ME 04101</u>				Sq. Ft. Fee: <u>\$</u>	
				Total Fee: <u>\$</u>	
Current use: <u>restaurant</u>					
Business name: <u>BODA</u>					
Seating area dimensions: _____					
How many chairs? <u>6</u> How many tables? <u>3</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>BOB</u>					
Mailing address: <u>671 Congress St.</u>			Phone: <u>207-409-6844</u>		
<u>Portland, ME 04101</u>					

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](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: [Signature]

Date: 12/26/12

<sup>1</sup> 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.**





## 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.

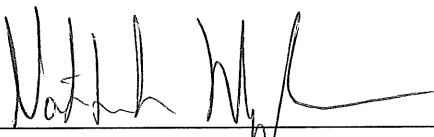
### **All permits for outdoor dining are issued subject to the following conditions:**

- 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.

- 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.
- No food shall be prepared outside.
- 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: 12/26/12  
 Printed name NATTASAK WONGSAICHURA  
 Establishment BODA  
 Location 671 Congress st. Portland, ME 04101



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/22/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. 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).

PRODUCER <b>Cross Insurance-Portland</b> 2331 Congress Street PO Box 567 Portland ME 04112	CONTACT NAME: <b>Diane Christy</b>	
	PHONE (A/C, No, Ext): <b>(207) 780-1677</b> FAX (A/C, No): <b>(207) 780-6377</b> E-MAIL ADDRESS: <b>dchristy@crossagency.com</b>	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED	INSURER A: <b>Travelers Casualty &amp; Surety Co</b> <b>19046</b>	
<b>BANGKOK THAI ENTERPRISES INC</b> 671 CONGRESS STREET PORTLAND ME 04101	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES      CERTIFICATE NUMBER: **CL1232262985**      REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY					EACH OCCURRENCE	\$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	I6806619P376ACJ12	2/4/2012	2/4/2013	MED EXP (Any one person)	\$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					GENERAL AGGREGATE	\$ 2,000,000	
						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
							\$	
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO					BODILY INJURY (Per person)	\$	
	ALL OWNED AUTOS					BODILY INJURY (Per accident)	\$	
	HIRED AUTOS					PROPERTY DAMAGE (Per accident)	\$	
							\$	
	UMBRELLA LIAB					EACH OCCURRENCE	\$	
	EXCESS LIAB					AGGREGATE	\$	
	DED						\$	
	RETENTION \$						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					WC STATUTORY LIMITS	OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	N/A			E.L. EACH ACCIDENT	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$	
						E.L. DISEASE - POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 RE: For outside cafe seating

City of Portland is an Additional Insured with respect to Commercial General Liability only. The policy coverage indicated by this Certificate is subject to policy terms, conditions & exclusions.

### CERTIFICATE HOLDER

### CANCELLATION

City of Portland 389 Congress Street Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  Frank Butterworth/NA5 <i>Frank G Butterworth</i>



Scheduled 1/3/13



# 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 type="checkbox"/> New Application for Outside Dining <input checked="" type="checkbox"/> <b>Renewal</b> Application for Outside Dining City Clerk signature for liquor license approval <u>[Signature]</u> or Pending Council Date _____ Location/Address of Outdoor Seating: <u>671 Congress St. Portland, ME 04101</u>		
Total Square Footage of Proposed Seating Area <sup>1</sup>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Phone#: <u>207-409-6844</u>	Owner: <u>Andrew J Dowkas</u>
Applicant * <b>must be owner or Lessee</b> Name: <u>BANGKOK THAI ENTERPRISES</u> Address: <u>671 Congress St.</u> City, State & Zip: <u>Portland, ME 04101</u>	Lessee/Buyer's Name: <u>[Blank]</u> (If applicable)	Annual Fee: <u>\$80</u> Total Sq. Ft. Sq. Ft. Fee: <u>\$</u> Total Fee: <u>\$</u>
Current use: <u>Restaurant</u>		$4 \times 36 = 144 \text{ sq. ft.}$ <b>RECEIVED</b> <b>JAN - 2 2013</b> Dept. of Building Inspections City of Portland Maine
Business name: <u>BODA</u>		
Seating area dimensions: _____ How many chairs? <u>6</u> How many tables? <u>3</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>BOB</u>		
Mailing address: <u>671 Congress St.</u> <u>Portland, ME 04101</u>		Phone: <u>207-409-6844</u>

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Signature of Applicant: [Signature]

Date: 12/26/12

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