

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 050830

JUL 12 2005

CITY OF PORTLAND

This is to certify that Harborcity Properties Llc / Oyster
 has permission to set up outdoor seating for 10 commercial restaur
 AT 496 Woodford St City of Portland 184 D015001

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 work on permit must be completed before this building or part thereof is opened or closed-in. 24 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 _____
 DepartmentName

James Bourke 7/7/05
 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: 05-0830 | Issue Date: PERMIT ISSUED JUL 2 2005 | City: 184 D01500 |
| Owner Address: 502b Woodford St | Phone: 775-199 | |
| Contractor Address: Portland | Phone: CITY OF PORTLAND 000000000 | |
| Permit Type: | | Zone: B-1 |

| | |
|---|--|
| Location of Construction: 496 Woodford St | Owner Name: Harborcity Properties Llc |
| Business Name: | Contractor Name: Owner |
| Lessee/Buyer's Name: <i>Rachels Restaurant</i> | Phone: |

| | |
|------------------------------------|--|
| Past Use: commercial restaurant | Proposed Use: commercial restaurant with outdoor seating for 10 |
|------------------------------------|--|

| | | |
|--|---|--------------------|
| Permit Fee: \$75.00 | Cost of Work: \$0.00 | CEO District: 3 |
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>A-2</i> Type: <i>Seating</i> | |

Proposed Project Description:
set up outdoor seating for 10 at commercial restaurant

Signature: _____ Date: *7/7/05*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action Approved Approved w/Conditions Denied

Signature _____ Date _____

| | |
|-----------------------------|---------------------------------|
| Permit Taken By: jharris | Date Applied For: 0612312005 |
|-----------------------------|---------------------------------|

| Zoning Approval | | |
|--|--|---|
| 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"/> | 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 | Historic Preservation <input checked="" 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: <i>6/27/05</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 | |

copy to city clerk 6/27/05

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 05-0830 | Date Applied For: 06/23/2005 | CBL: 184 D015001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|---|---------------------------------|
| Location of Construction: 496 Woodford St | Owner Name: Harborcity Properties Llc | Owner Address: 502b Woodford St | Phone: () 775-1991 |
| Business Name: | Contractor Name: Owner | Contractor Address: Portland | Phone: (000) 000-0000 |
| Lessee/Buyer's Name | Phone: | Permit Type: Outdoor Seating | |

| | |
|---|---|
| Proposed Use: commercial restaurant with outdoor seating for 10 | Proposed Project Description: set up outdoor seating for 0 at commercial restaurant |
|---|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/27/2005
Note: 06/27/05 copy given to City Clerk's office **Ok to Issue:**

- 1) All outdoor seating is subject to adjustment at any time from the City's traffic engineer who ensures that the City sidewalk is open and cleared for pedestrian use.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/07/2005
Note: **Ok to Issue:**

- 1) This permit approves outside seating only. Any food, alcohol or entertainment in this space requires licensing approvals from the City Clerk.
- 2) The tables and chairs must not block any means to egress the building

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>496 WOODFORD ST. PORTLAND</u> | | |
| Total Square Footage of Proposed Structure <u>160</u> | Square Footage of Lot <u>5000</u> | |
| Tax Assessor's Chart, Block & lot Number Chart# <u>184</u> Block# <u>D</u> Lot# <u>019</u> | Owner: <u>HARBOR CITY PROPERTIES</u> | Telephone#: <u>775-1991</u> |
| Lessee/Buyer's Name (if Applicable) <u>LAURA BUTLER</u> | Owner's/Purchaser/Lessee Address: <u>496 WOODFORD ST.</u> | Cost Of Work: <u>\$5000</u> Fee: <u>\$75.00</u> |
| Current use: <u>PARKING</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: <u>outdoor dining</u> Project description: <u>outside seating</u> How many chairs <u>10</u> How many tables <u>4</u> | | <div style="border: 2px solid black; padding: 5px;"> <p>DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p style="text-align: center; font-size: 1.2em;">JUN 23 2005</p> </div> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">RECEIVED</p> </div> |
| Contractor's Name, Address & Telephone: <u>N/A</u> for <u>Rachel's Restaurant</u> | | |
| Applicants Name, Address & Telephone: <u>LAURA / ROBERT BUTLER</u> | | |
| Who should we contact when the permit is ready: <u>Robert or Laura Butler</u> | | |
| Telephone: <u>207-774-1192</u> <u>XCOOP</u> | | |
| If you would like the permit mailed, what mailing address should we use: <u>496 WOODFORD ST. PORTLAND 04103</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

| | |
|--|--------|
| | MAY 05 |
|--|--------|



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: _____; in Portland, Maine, by the owner of the establishment being: _____, doing business

as: _____, 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: _____

THIS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Drummond & Drummond Keybank and its title insurer

496-502 Woodford Street
Portland, Maine

Job Number: 361-50
Inspection Date: 10-15-02
Scale: 1" = 30'

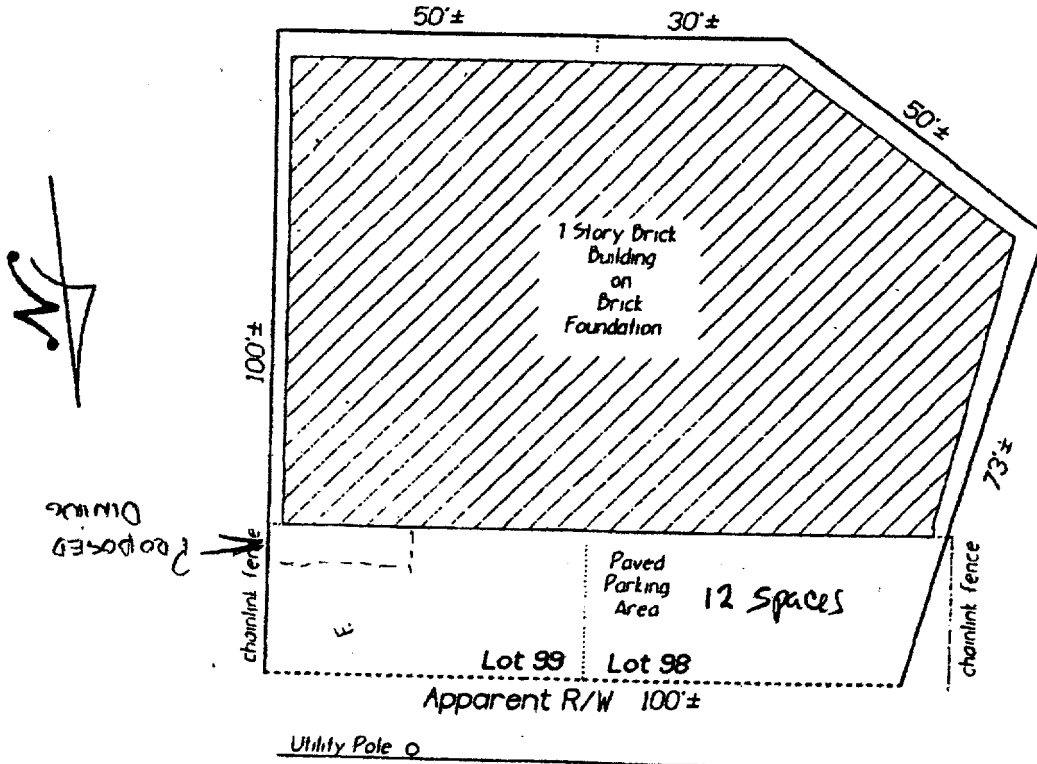
The monumentation is not in harmony with current deed description.

The building setbacks are not in conformity with town zoning requirements. Grandfathered

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 2300510013B

BUYER: Harbor City Properties, LLC
SELLER: BJCF, LLC



Woodford street
(bituminous)

Brighton Avenue

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN.

THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

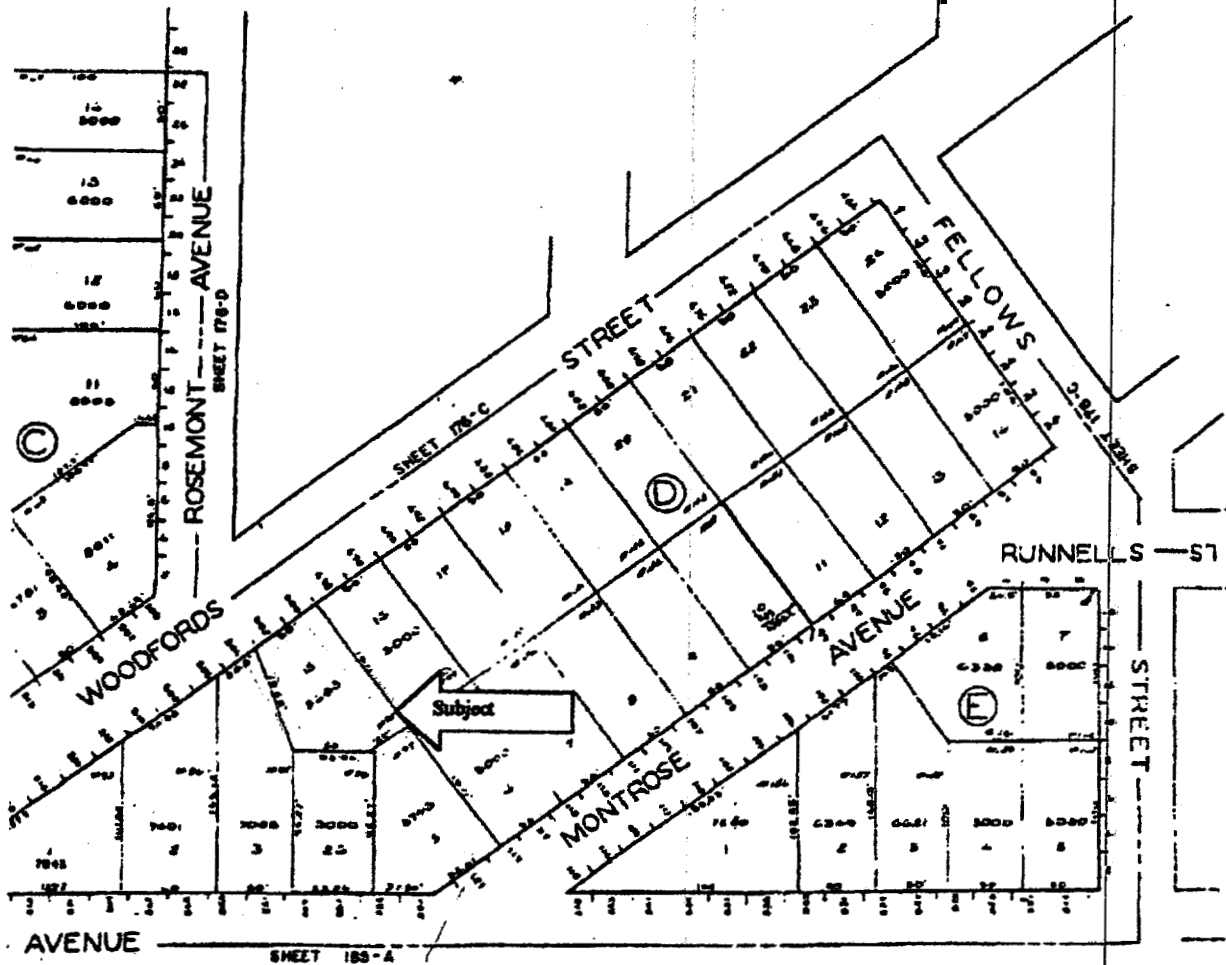
BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



PLAN BOOK 11 PAGE 123
DEED BOOK 14581 PAGE 26 LOT 98,99
COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: RBM

№ 184



CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1"=50'

WOODFORD ST.

DRIVEWAY

CURB STONE

SIDEWALK

DRIVEWAY

UTILITY POLE

S

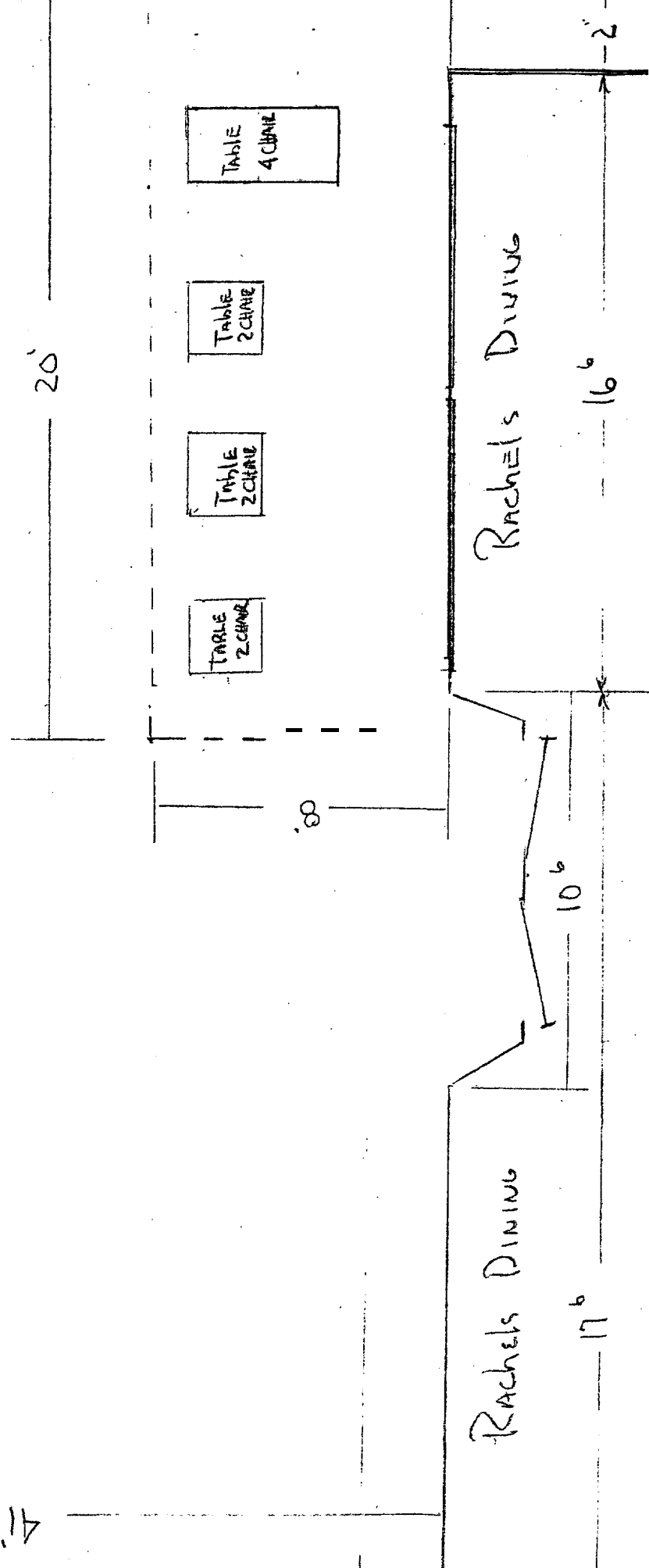
OUTDOOR

APPROVED ~~PERMITTED~~ DINING AREA

8' x 20' 4.15 - 9.15

4 TABLES
10 CHAIRS

CHAIN LINK FENCE



Rachels Dining

Rachels Dining

17'

10'

16'

2'

4