

**Ann Machado** <amachado@portlandmaine.gov>

1706 Forest Avenue

6 messages

booking@fireandcompany.com <booking@fireandcompany.com>
To: amachado@portlandmaine.gov

Wed, Dec 7, 2016 at 10:10 PM

Good Evening!

I had left you a voicemail earlier this morning but wanted to make sure I could email you a few questions so there is no ambiguity.

I met with the owners of 1706 Forest Avenue this morning as well as the broker for the property. It is my understanding you have been briefed on my interest in the location as well as the owners need to keep this location zoned for its current use.

After sitting down with my partners we have come up with the following plan and would like to make sure everything is copacetic in order to fulfill our needs while keeping intact the properties current uses:

- We would like to sign a 3 year lease on the property as soon as possible
- We would be like to open a small BBQ restaurant that is open for lunch and dinner (open Monday - Friday)
- We could be prepared to have this open by June 2017
- We would like to operate my catering company, Fire and Company, as a secondary use of the property

An important question I have is that I currently have weddings that are contracted and booked through out April and May 2017. If we can have the BBQ Restaurant open by June 2017 then are we able to prep and deliver food from 1706 Forest Avenue in April and May 2017?

I want to be as up front as possible with these details and make sure everything is on the table. If you would like to *talk* through any details please feel free to call me at the number below.

Thank you for your time and guidance,

Ryan



| Ryan Carey | Owner, Fire and Company
| 207.299.6995 | www.fireandcompany.com
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Ann Machado <amachado@portlandmaine.gov>
To: booking@fireandcompany.com

Thu, Dec 8, 2016 at 9:03 AM

Ryan -

I just tried to call you.

What you have outlined in your email seems to fit the zoning requirements but I have a few questions before I can say that you would be all set regarding zoning.

1. How much work are you going to need to do to set the place up to operate as a BBQ restaurant and to use the kitchen for catering? I assume that you will need to apply for a tenant fit up permit.
2. You say that you can have the restaurant open by June of 2017, yet the kitchen would be operable for catering by May? I need to understand this better.
2. Is Taco Trio closed? If it is what date did it close? I will need a receipt or something from Taco Trio to document the date.

That is all the questions/concerns that I have so far. If it is easier to talk on the telephone send me an email saying when you might be free to talk.

Thank you.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
[\(207\) 874-8709](tel:(207)874-8709)

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booking@fireandcompany.com <booking@fireandcompany.com>

Thu, Dec 8, 2016 at 4:59 PM

To: Ann Machado <amachado@portlandmaine.gov>

Hi Ann!

Thank you for the call this morning. With a 1.5 year old and another one on the way (hence the Doctor appointment this AM) it sometimes becomes challenging to grab the cell phone. I will be available for a majority of the day tomorrow if you'd like to talk.

I have addressed your questions below in **bold**:

1. How much work are you going to need to do to set the place up to operate as a BBQ restaurant and to use the kitchen for catering? I assume that you will need to apply for a tenant fit up permit.

The only real work I would like to do is paint the walls and bring in new tables. The kitchen, its equipment and layout is wonderful. I just would like to change the ambiance so it does not clearly reflect the previous restaurant.

2. You say that you can have the restaurant open by June of 2017, yet the kitchen would be operable for catering by May? I need to understand this better.

The kitchen is absolutely turn-key and walk in ready. I would like to have the six months to write a proper menu, develop a brand for the shop, build up our staff and be fully prepared to operate the restaurant portion of the business.

3 Is Taco Trio closed? If it is what date did it close? I will need a receipt or something from Taco Trio to document the date.

Yes ma'am, their last day was 10/2/16 and I can provide a receipt for this.

To recap/clarify, I would love to have the next 6 months to work on making the restaurant as successful as possible from a planning standpoint. The structure and kitchen is absolutely perfect and running well. I do have a few catering events in April and May that I am obligated to fulfill and just wanted to make sure this wouldn't be a problem if the restaurant wasn't open until 6/1/17. Our catering season picks up steadily in June and runs into October.

Please let me know if you see any problems arising as I can be in the office tomorrow if needed.

Thank You!

Ryan



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Ann Machado <amachado@portlandmaine.gov>
To: Ryan Carey <booking@fireandcompany.com>

Fri, Dec 9, 2016 at 8:04 AM

Ryan -

Thank you for your responses.

You have said that you would like to use the kitchen for a **"few catering events in April and May"** when the restaurant is not open. Can you provide me with a list including dates of the events that you have already booked? I would like to see exactly how many you are talking about. Once I know this I should be able to make a final determination.

You said that Taco Trio closed on 10/2/16. Can you please send me a receipt, bill or something similar. As I said we need to document the last day they conducted business.

Please let me know if you have any other questions.

Thank you.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

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Ryan Carey <booking@fireandcompany.com>
To: Ann Machado <amachado@portlandmaine.gov>

Good Morning,

The following are our booked events between April first and June first. If you would like to see the contracts or anything else please let me know:

- April 1 - New Gloucester Wedding
- April 22 - Portland Wedding
- May 12 - New Gloucester Wedding
- May 27th - Falmouth Wedding

I will reach out to Karen with Taco Trio for a receipt of their last day of operation at 1706 Forest Avenue.

Please let me know if you need any additional information as I will be at a coffee shop the majority of the day!

Ryan

Sent from my iPhone

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Ryan

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----- Original Message -----

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Ann Machado <amachado@portlandmaine.gov>
To: Ryan Carey <booking@fireandcompany.com>

Fri, Dec 9, 2016 at 9:34 AM

Thanks Ryan. This is really helpful. As long as you don't book any more events from what you have listed above, I think that this will be able to work out.

Once I get the documentation of when Taco Trio closed I am going to draw up a document that spells out the conditions of your operation of the BBQ restaurant and the secondary/accessory use of the space as a kitchen for your catering business. I will send it to you for your agreement and then it would be in the property file so the use going forward is clear.

Let me know if you have any questions.

Ann

Ann Machado
Zoning Administrator
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