

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 157 Fox St		Owner: Boulos (T) Carbo Co.		Phone:		Permit No: 970021	
Owner Address:		Leasee/Buyer's Name: Rent - A - Center		Phone:		Business Name:	
Contractor Name: Sign Solutions		Address: 75 Bishop St Portland, ME		Phone: 04103 878-8000		Permit Issued: JAN 10 1997	
Past Use: Rent a Center		Proposed Use: Some		COST OF WORK: \$		PERMIT FEE: \$ 33236 117.80	
Proposed Project Description: Signage		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Permit Taken By: Mary Cresik		Date Applied For: 31 December 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: 12-31/97 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"/>	
Permit Taken By:		Date Applied For:		Signature:		Date:	

PERMIT ISSUED
JAN 10 1997
CITY OF PORTLAND

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

SCANNED

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Kyle Noyes ADDRESS: _____ DATE: 31 December 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

Action: Approved
 Approved with Conditions
 Denied

Date: 1/10/97

CEO DISTRICT 2

Location of Construction: 157 Fox St		Owner: Boulos (?) Carbo Co.		Phone:		Permit No: 970021 PERMIT ISSUED Permit Issued: JAN 10 1997 CITY OF PORTLAND		
Owner Address:		Leasee/Buyer's Name: Rent - A - Center		Phone:			Business Name:	
Contractor Name: Sign Solutions		Address: 75 Bishop St Portland, ME		Phone: 04103 878-8000				
Past Use: Rent a Center		Proposed Use: Same		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ XXXX 117.80 INSPECTION: Use Group: Type: Signature:	
Proposed Project Description: Erect Signage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:				
Permit Taken By: Mary Gresik		Date Applied For: 31 December 1996						

- This permit application doesn't 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..

Zoning: **I-2** CBL: 024-C-004

Zoning Approval: *ok 1/9/97*

Special Zone or Reviews:

- Shoreland *with conditions*
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj minor mm

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved *per phone conversation*
- Approved with Conditions
- Denied *with D.A.*

Date: 1/9/97

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

Kyle Noyes
 SIGNATURE OF APPLICANT Kyle Noyes ADDRESS: DATE: 31 December 1996 PHONE: 878-8000

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **2**
A. Rowle

LAND USE - ZONING REPORT

ADDRESS: 157 Fox St. DATE: 1/9/97

REASON FOR PERMIT: Erect Signage

BUILDING OWNER: Bowles / Carbo CCB-L: 24-C-4

PERMIT APPLICANT: Kyla Noyes

APPROVED: with conditions DENIED: _____

#7 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage for the other tenant.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition at the time the 2nd tenant requests

Additional signage, some of this present signage

(Free standing sign & awning along the arterial) may need to be reduced to accommodate since you are at the maximum allowable.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

SIGNAGE APPLICATION

ADDRESS: 157 Fox St.

OWNER: Bent-q-Center

APPLICANT: Sign Solutions / Ron Nevors

ASSESSORS NO.: 024-C-004

I-2 within 800 ft of I-2

SINGLE TENANT LOT? YES: _____ NO: X

MULTI-TENANT LOT? YES: X NO: _____

FREESTANDING SIGN? YES: X NO: _____

MORE THAN ONE SIGN? 1-Grandfathered Billboard.

BLDG. WALL SIGN? YES: X NO: _____

MORE THAN ONE SIGN? only 1

DIMENSIONS: _____

DIMENSIONS: 12 x 16 of 192#

DIMENSIONS: 3' x 24' 72#

DIMENSIONS: 12' revised 192#

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: _____

1- 12 x 16 Billboard / Grandfathered.

LOT FRONTAGE (IN FEET): 580 ?

BLDS FRONTAGE (IN FEET): total 122' see attached sketch 18.5' high

AWNING? YES: X NO: _____ IS AWNING BACKLIT? YES: X NO: _____

HEIGHT OF AWNING: 4' total size 4' x 50' = 200 sq ft

IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT? yes

PLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED.

WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING STRUCTURAL COMPONENTS.

this property is within 800 ft of Interstate multi-tenant.

A: SIGNLIST

total sq ftage 464

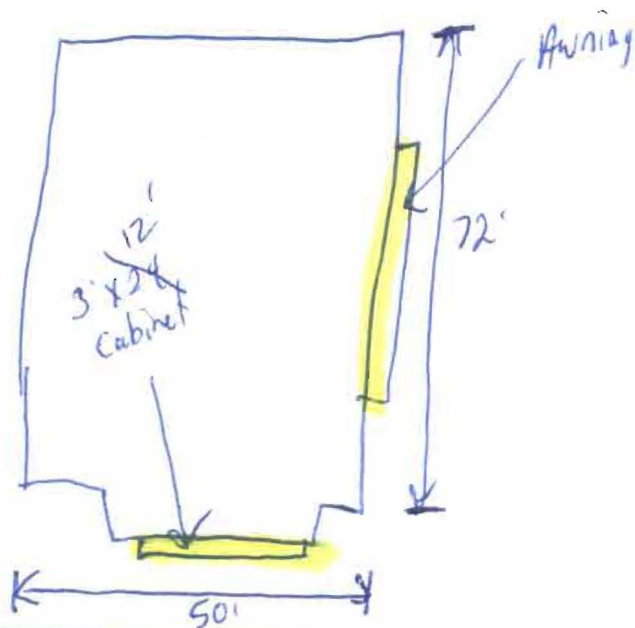


marginul way

Billboard

Franklin St.

Parking Lot.



← Principle front

10'6"

$$72 \times 180 = 13320 \text{ sq ft}$$

$$4 - 50 = 200 \text{ sq ft}$$

Other back side
FOX St. 90' wide

$$50 \times 18.5 = 925 \text{ sq ft} \times 0.1 = 92.5 \text{ sq ft}$$

36#

75 BISHOP ST
PORTLAND, ME 04103
(207) 878-8000
1-800-347-6244
FAX (207) 878-7790

Table 2.12 (continued)

Special Provision for I-2 Zones within 800 feet of I-295

Freestanding Signs

Maximum Permitted Area	160 sq. ft.
Height	25 ft.
Setback	5 ft.
# Freestanding signs per lot	1 per 400 ft. street frontage (a)

Wilson Enterprise

(a) Lots fronting on two or more streets are allowed an additional freestanding sign of 1/2 the area of the first for each frontage which includes a vehicular entry point, provided signs are not readily concurrently visible.

Note: According to state law, if sign is > 50 ft. from principal building or structure, no dimension may be greater than 20 ft. (length, width, height) or 150 sq. ft. in area, including border & trim, but excluding supports. If > 50', trade name can't be greater than display of business name. Also, no more than 1 sign is allowed > 50 ft. from building if visible from interstate, including ramp & interchanges.

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
Maximum permitted sign area	na	na	
Max % of wall area on which sign(s) is(are) to be placed	12% (b)	Principal Facade(s) 16% (b)	All Other Facade(s) 8% (b)
# bldg. signs permitted per lot	2/building face	1/tenant plus 2 additional per building face (a)	

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage, but maximum % of sign area for secondary facades must be observed.

(b) This provision shall not preclude a band or color field measuring a minimum of 3' high across the building face, provided that the area of the letter and display content shall not exceed the applicable size limit.

16'-0"



10'-0"

12'-0"

**2 LINES OF
7 ON 8 READERBOARD**

1'-6"

 SOLUTIONS <small>GRAPHICS & COPY</small>	DATE: 12/3/95	SCALE: 3/8"=1'-0"
	DWG NO: 3	DESIGNER: Steve Emma
REVISION:	CLIENT: Rent-A-Center	
APPROVED:	LOCATION: Fox Street Portland, ME	

1 - D/F 12'-0" x 16'-0" Aluminum Face Replacement
for Existing Pylon

Faces: Dk. Blue
Copy: Red, Yellow, White

Materials: Aluminum Composite Faces
Vinyl Graphics & Copy

© Copyright 1995



72
x12

1004

1 - 50' x 4' Illuminated Awning
 Faces: Dk. Blue
 Copy: White, Red, Yellow

Materials: Aluminum Awning Frame
 CooleyBright Awning Fabric
 Vinyl Graphics & Copy

	DATE: 12/3/96	SCALE:
	DWG NO: 1	DESIGNER: Steve Emma
REVISION:	CLIENT: Rent-A-Center	
APPROVED:	LOCATION: Fox Street Portland, ME	

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157 Fox Street Portland ME 04101 Telephone 207-879-8728 Fax 207-874-7621

Wilson Enterprises of Maine, Inc.

Number of pages including this cover letter 2.

1	For Review
2	Final
3	Approved
4	Revised

Wilson Enterprises of Maine, Inc.
 157 Fox Street
 Portland, ME 04101
 (207) 879-8728
 fax (207) 874-7621
 874-7142

22'-8 3/4"

4'-6"

17'-11"

3'-0"



Rent-A-Center

24" Channel Neon Letters

24'-0"

3'-0"



*See Revised
11/7/96*



DATE: 12/3/96	SCALE: 3/8"=1'-0"
DWG NO: 2	DESIGNER: Steve Emma
CLIENT: Rent-A-Center	
LOCATION: Fox Street Portland, ME	

REVISION
APPROVED

1 Set of 24" Channel Neon Letters w/ 3'-0" x 4'-6" Illuminated Sign Cabinet
3'-0" x 24'-0" Illuminated Wall Cabinet

Faces: Dk. Blue
Copy: White, Red, Yellow

Materials: Custom Fabricated Channel Neon Letters
Internally Illuminated Sign Cabinets
Lexan Faces
Vinyl Copy & Graphics

© Copyright 1996

OWNER'S CONSENT AND AGREEMENT

I, Joseph F. Boulos, being the owner of the premises located at
 (print property owners name)
157 Fox Street in Portland, Maine hereby give consent to the
 (print property address)
 erection of a certain sign/awning/structure owned by Joseph F. Boulos
 (print lessee's name)
 over the sidewalk or on building front of said premises as described in
 application to the Division of Inspection Services.

And in consideration of the issuance of said permit, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign.
 All any applicable codes and permits must be obtained prior to installation.
 All connections to the building must be water tight. Upon lease expiration, the lessee shall remove all signage and restore the building and billboard to their original condition.

[Signature]
 Signature of Property Owner
December 19, 1996
 Date

[Signature]
 Signature of Lessee
12 20 96
 Date

Table 2.12 (continued)

Special Provision for I-2 Zones within 800 feet of I-295

Freestanding Signs —

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Note: According to state law, if sign is > 50 ft. from principal building or structure, no dimension may be greater than 20 ft. (length, width, height) or 150 sq. ft. in area, including border & trim, but excluding supports. If > 50', trade name can't be greater than display of business name. Also, no more than 1 sign is allowed > 50 ft. from building if visible from interstate, including ramp & interchanges.

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
Maximum permitted sign area	na	na	
Max % of wall area on which sign(s) is(are) to be placed	12% (b)	Principal Facade(s) 16% (b)	All Other Facade(s) 8% (b)
# bldg. signs permitted per lot	2/building face	1/tenant plus 2 additional per building face (a)	

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage, but maximum % of sign area for secondary facades must be observed.

(b) This provision shall not preclude a band or color field measuring a ^{maximum per D.A.} minimum of 3' high across the building face, provided that the area of the letter and display content shall not exceed the applicable size limit.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Services

- Applications
- Appeal Requests
- Maps
- Tax Payment
- Tax Bill
- Q & A

Home City Information

Assessor's Office and Hours



Current Owner Information:

CBL 024 C004001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 3 SOMERSET ST
Owner Information CARBO COMPANY THE
 1 CANAL PLZ
 PORTLAND ME 04101
Book and Page
Legal Description 24-C-4
 SOMERSET ST 3
 FRANKLIN ST ART
 20663 SF
Acres 0.474

Current Assessed Valuation:

TAX ACCT NO. 3410 **OWNER OF RECORD AS OF APRIL 2010**
 CARBO COMPANY THE
LAND VALUE \$309,500.00 **1 CANAL PLZ**
BUILDING VALUE \$171,200.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$480,700.00
TAX AMOUNT \$8,614.14

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1
Year Built 1978
Style/Structure Type RETAIL - SINGLE OCCUPANCY
Units 1
Building Num/Name 1 - RENT A CENTER
Square Feet 4204

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Card 1
Levels 01/01
Size 704
Use MULTI USE OFFICE
Height 10
Walls METAL-LIGHT
Heating HOT AIR
A/C CENTRAL

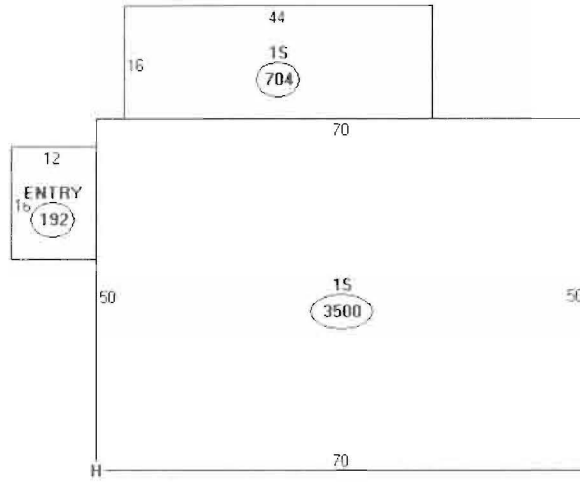
Card 1
Levels 01/01
Size 3500
Use RETAIL STORE
Height 22
Walls METAL-LIGHT
Heating HOT AIR
A/C CENTRAL

Other Features:

Card 1
Structure ENCLOSED ENTRY
Size 12X16

Outbuildings/Yard Improvements:

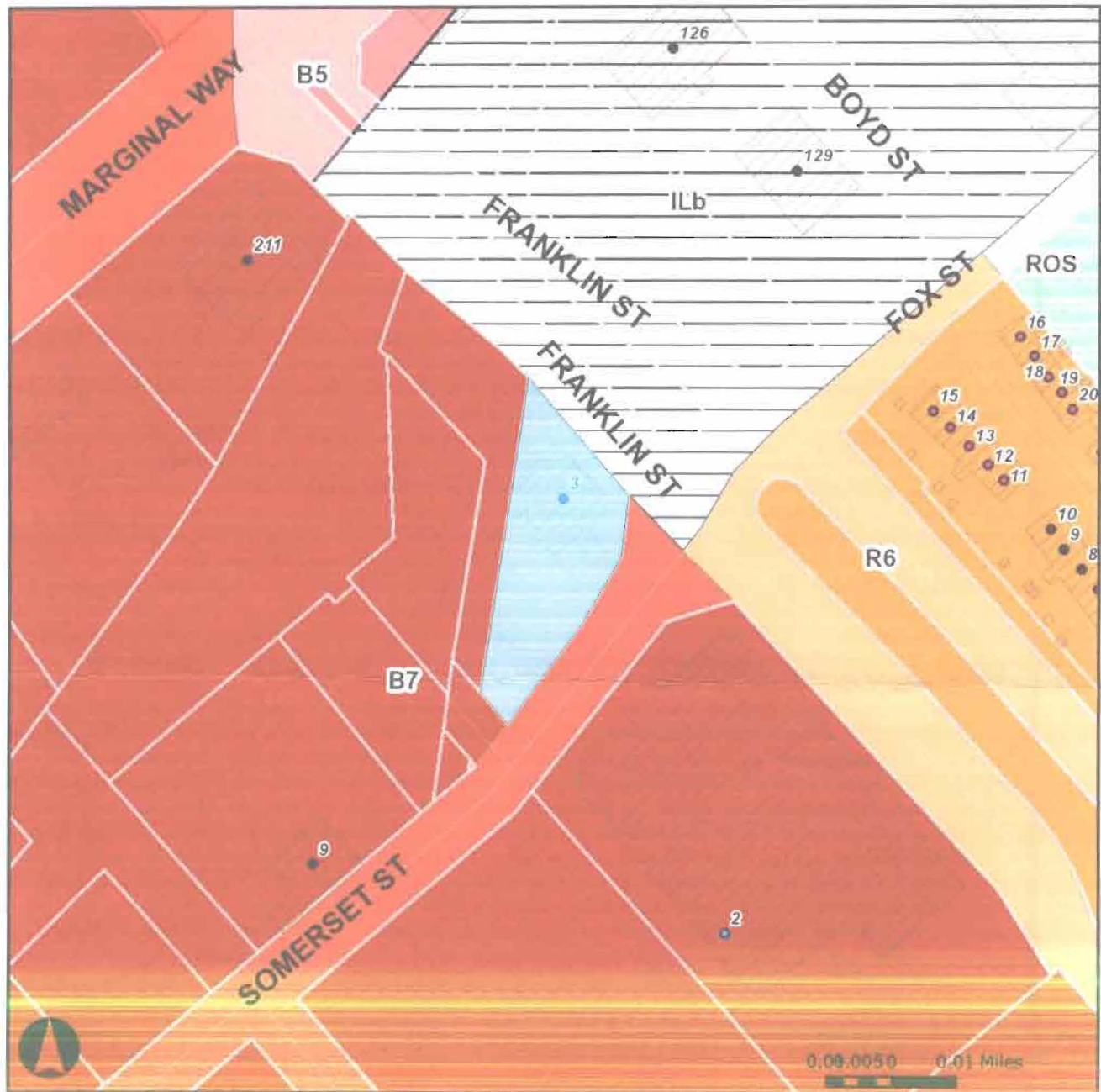
Card 1
Year Built 2000
Structure ASPHALT PARKING
Size 1X6000
Units 1



Descriptor/Area

- A: 082
704 sqft
- B: 034
3500 sqft
- C: ENCLOSED ENTRY
192 sqft
- D: 1S
3500 sqft
- E: ENTRY
192 sqft
- F: 1S
704 sqft
- G: PA1
6000 sqft
- H: FN1
400 sqft

Map



<p>Parcels</p> <p>Interstate</p> <p>Streets</p> <p>Buildings</p> <p>Building</p> <p>Out Building</p>	<p>Stream Overlay Zone</p> <p>Stream_protection</p> <p>Island Zoning</p> <p>C43</p> <p>I-B</p> <p>I-TS</p> <p>I-R1</p> <p>I-R2</p>	<p>Zoning (continued)</p> <p>R2 Residential</p> <p>R3 Residential</p> <p>R4 Residential</p> <p>R5 Residential</p> <p>R6 Residential</p> <p>ROS Recreation Open Space</p>	<p>Zoning (continued)</p> <p>C25</p> <p>C26</p> <p>C27</p> <p>C28</p> <p>C29</p> <p>C30</p> <p>C31</p>
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Table 2.8 Sign Regulations by Zone

Downtown Business (B-3), Urban Commercial (B-5), Waterfront Central (WC) and Waterfront Special Use (WSU) Zones

*5/6 9/10/10
9/6/10*

* Signs located on individual landmark properties or within historic districts, P.A.D. overlay districts or P.A.D. encouragement areas shall, in addition to the provisions herein, be subject to article IX of this Code or the downtown urban design guidelines, as applicable. Where the design guidelines are more restrictive than these regulations, the design guidelines shall supercede the otherwise applicable dimensional standards.

* Freestanding signs shall be allowed only if the front facade of the building (or individual tenant's/tenant's frontage in the case of a multi-tenant building) is set back a distance of at least 20 feet from either of the front facades of the abutting buildings (or other tenants' frontage in the same multi-tenant building).

Freestanding Signs ** See restrictions on Penninsula*

	Single & Multi-tenant Buildings
Area	16 sq. ft.
Height	6 ft.
Minimum Setback	5 ft.
# Freestanding signs per lot	1 per abutting street

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
		Bldg. ID Sign and/or Upper Floor Tenant Signs	Ind. Ground Floor Tenant Signs
Maximum cumulative permitted area of all building signs	na	na	na
Sq. ft. per linear ft. of bldg. facade on which sign will be placed	2 sq. ft.	na	2 sq. ft. per ft. of tenant's building frontage
Maximum % of wall area on which sign(s) is(are) to be placed	na	5%	na
# bldg. signs permitted per lot	1 per facade + 1"	1 per facade + 1 per tenant	1 per tenant (a)

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage.