



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING PERMIT



This is to certify that Cow Plaza Garage LLC

Located At 425 FORE ST

Job ID: 2011-11-2816-SIGN

CBL: 032- I-041-001

has permission to New Sign for The Gelato Fiasco

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2816-SIGN

Located At: 425 FORE ST

CBL: 032- I-041-001

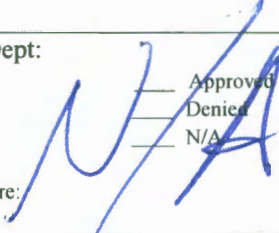
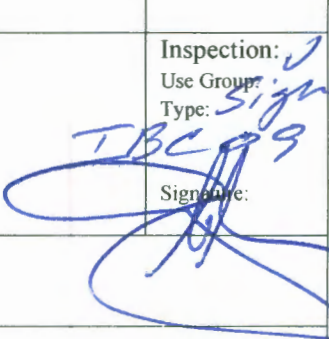
## Conditions of Approval:

### **Zoning**

1. This permit is being issued for a 2' x 17' wall sign only. The awning must remain blank. A separate permit will have to be applied for if the tenant would like to put signage on the awning.

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

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

Job No: 2011-11-2816-SIGN	Date Applied: 11/29/2011	CBL: 032-1-041-001	
Location of Construction: 425 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST  PORTLAND, ME 04101	Phone:  207-771-2252
Business Name: Gelato Fiasco	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: 425 Fore St., Inc. - Joshua Davis	Phone: 207-649-1594	Permit Type: SIGN - PERM - Signage - Permanent	Zone:  B-3
Past Use:  Restaurant - Gelato Fiasco (#2011-10-2422)	Proposed Use:  Same - "Gelato Fiasco" - install 2' x 17' wall sign	Cost of Work:	CEO District:
		Fire Dept:  <div style="text-align: center;">Approved Denied N/A</div> Signature: 	Inspection: Use Group: Type: Sign Signature: 
Proposed Project Description: install sign for The Gelato Fiasco		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

1. This permit application does not include 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.

**Special Zone or Reviews**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
  
☐ Maj ☐ Min ☐ MM

Date: **CERTIFICATION****Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date: 

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

Department of Building Inspections

## Original Receipt

11.29. 20 11

Received from

The Gelato Factory, Inc.

Location of Work

729 Fox St.

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

93

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

signs

CBL:

32-E-41

Check #:

Total Collected \$

93

No work is to be started until permit issued.  
Please keep original receipt for your records.

Taken by:

P. J. A.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

B-3

Restaurant 2011-10-2422  
Sign 2011-11-2816



# Signage/Awning Permit Application

If you or the property owner owns real estate or personal property taxes or other charges on any property within the City, payment of arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>425 FORE STREET</b>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <b>32 I 41</b>	Owner: <b>Co Plaza Garage LLC</b>	Telephone: <b>207-775-2252</b>
Lessee/Buyer's Name (If Applicable) <b>425 FORE STREET, INC. 74 MAINE ST BRUNSWICK, ME 04011</b>	Contractor name, address & telephone: <b>GREAT FALLS CORHAM, ME 829-2744</b>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For I.D. signage \$75.00 Fee: \$ <b>98</b> Awning Fee= cost of work <b>0</b> Total Fee: \$ <b>78</b>
Who should we contact when the permit is ready: <b>JOSHUA DAVIS</b> phone: <b>649-1994</b>		
Tenant/allocated building space frontage (feet): Length: <b>18'6"</b> Height: <b>10'6"</b> Lot Frontage (feet): <b>18'6"</b> Single Tenant or Multi Tenant Lot: <b>Multi</b>		
Current Specific use: <b>VACUATED (was Miss (Vuc's))</b> If vacant, what was prior use: <b>RETAIL</b> Proposed Use: <b>Food Service (retail restaurant) - (12 seats)</b>		
<b>Information on proposed sign(s):</b> Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: <b>2'x17'</b> Height from grade: <b>10'</b> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <b>2'x17'</b>		
<b>Proposed awning?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Height of awning: <b>10'</b> Length of awning: <b>17'</b> Depth: <b>3'</b> Is there any communication, message, trademark or symbol on it? <b>NONE</b> If yes, total s.f. of panels w/communications, message, trademark or symbol: <b>NONE</b>		
<b>Information on existing and previously permitted sign(s):</b> Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: <b>2'x5'6"</b> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: <b>2'x5'6"</b> Awning? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Sq. ft. area of awning w/communication: <b>53'x17'</b>		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

11/15/11

KEEP EXISTING AS IS

Please submit all of the information outlined in the Sign/Awning Application Checklist.  
Failure to do so may 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 time to enforce the provisions of the codes applicable to this permit.

Signature of applicant:

Date:

This is not a permit; you may not commence ANY work until the permit is issued.

Revised 10/19/09

NOV 29 2011

18.5 x 2 = 37'6"  
proposed. 2'x17' = 34'6"





**Ann Machado - Fwd: Plans for sign**

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**From:** Joshua Davis <josh@gelatofiasco.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 12/5/2011 1:42 PM  
**Subject:** Fwd: Plans for sign  
**Attachments:** gelato320x195front.png

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----- Forwarded message -----

From: Joshua Davis  
 Date: Thursday, November 10, 2011  
 Subject: Plans for sign  
 To: Todd Dominski <[tdominski@eastbrowncow.com](mailto:tdominski@eastbrowncow.com)>

Todd,

Our sign would replicate the sign from our Brunswick store. See picture attached. It's made with patina steel with brushed aluminum letters. We'd remove the existing light box. The sign would fill the space above the storefront facade awnings, centered across the whole front of the store except for a 16" indentation on each end. It's width would fill up to the metal band.

We'd like to light it with stylish gooseneck lights from above the sign. If that's not possible, we'll light it from below with flood lights at each corner.

I'm still trying to get the cut sheets for these compressors. Businesses in Italy move a bit slower, but hopefully I'll get something from them when they open overnight.

Thanks,  
 Josh

On Thu, Nov 10, 2011 at 8:24 AM, Todd Dominski <[tdominski@eastbrowncow.com](mailto:tdominski@eastbrowncow.com)> wrote:

>  
 > Josh,  
 >  
 > Send me over a cut sheet on the compressors.  
 >  
 >  
 >  
 > Also, send me the information on the signage. That way I can review it and ask any questions or sign off on it.  
 >



THE • GELATO • FIASCO



Cow Plaza Garage LLC  
100 Commercial Street  
Portland, ME 04101

November 17, 2011

City of Portland  
Portland, ME

RE: The Gelato Fiasco

To Whom It May Concern:

This letter shall serve as permission from Cow Plaza Garage LLC (Landlord) to The Gelato Fiasco exterior signage at the Fore Street Garage. Cow Plaza Garage LLC approves the signage and location from the attached form.

Yours truly,

A handwritten signature in black ink, appearing to read "Todd L. Dominski", with a stylized flourish at the end.

Todd L. Dominski (Owners Authorized Representative)