

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

PERMIT ISSUED	
Permit No: 01-1325 FEB 13 2002	Issue Date:
CBL: 032 S004001	

Location of Construction: 161 Commercial St	Owner Name: Robertson John O & Sonia B Jts	Owner Address: 161 Commercial Street #101 PORTLAND	Phone:
Business Name: n/a	Contractor Name: Black Bear Sign	Contractor Address: 137 Rt 1 Scarborough	Phone: 2078835543
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial / Retail Space	Proposed Use: Commercial / Retail Space; erect 3' x 15' Banner & install 3' x 3' x 3/4 mdo sign	Permit Fee:	Cost of Work: \$1,500.00	CEO District: 1
Proposed Project Description: Erect signage- 3'x5' banner on corner & 3' x 3' x 3/4 MDO Sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Signage</i> <i>BOCA 99</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 10/23/2001	Zoning Approval
-------------------------------	--	------------------------

1. This permit application does not 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..	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"/> Date: <i>10/31/01</i>	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 Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>see attached (Partial)</i> <i>D.A 10/3/01</i> Date: <i>2/5/02</i>
--	---	---	--

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

Application ID Number: 1-1325

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Dave Caddell

Comments:

Approval Date: 02/11/2002

Given On Date: 02/05/2002

OK to Issue Permit Name: Dave Caddell Date: 02/11/2002 Date 2:

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

This approval is for the 3' X 3' sign only. The 3' X 15' Banner is NOT approved.



Create Date: 10/30/2001 By: gg

Update Date: 02/12/2002 By: dgc

01 1325

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

SIGNAGE APPLICATION

THIS IS NOT A PERMIT
CONSTRUCTION CANNOT NOT COMMENCE UNTIL THE PERMIT IS ISSUED

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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.

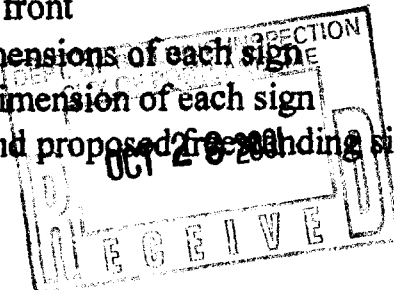
Location/Address of Construction: <u>161 COMMERCIAL STREET</u>			
Total Square Footage of Proposed Structure <u>49.5 SF</u>		Square Footage of Lot <u>7800 SF OCCUPIED</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>032</u> Block# <u>S</u> Lot# <u>4</u>		Owner: <u>JOHN ROBERTSON</u> <u>161 COMMERCIAL ST.</u> <u>PTD ME 04101</u>	Telephone #: <u>PERMT/SIGN</u> <u>INFO</u> <u>883-5543</u> <u>(MICHAEL)</u>
Lessee/Buyer's Name (If Applicable) <u>LE ROUX KITCHEN</u>		Owner's/Purchaser/Lessee Address: <u>161 COMMERCIAL ST PTD ME 04101</u>	Cost Of Work: Fee: <u>\$1,500.00</u> <u>\$39.90</u>
Current use: <u>RETAIL</u>		Proposed use: <u>SAME</u>	
Project description: <u>INSTALL 3' X 15' BANNER VA CORNER OF BUILDING</u> <u>INSTALL 3' X 3' X 3/4" MDO SIGN ON EXISTING BRACKET</u>			
Contractor's Name, Address & Telephone <u>BLACKBEAR SIGNWORKS 137 US. RT 1 SARBOROUGH ME 883-5543</u>		Rec'd By: <u>Michael</u>	

Please check off the following indicating that you have included the below items to expedite the process of this sign application:

- "Certification of Liability" listing the City additionally insured
- Letter of permission from the owner

A sketch plan indicating the following:

- Drawing of the property showing all dimensions of the lot
- Location of all buildings and property setbacks from all buildings
- Driveways and abutting streets showing street frontage and any right of ways
- Indicate on drawing the dimensions of all buildings on the lot
- Define in footage the frontage of your business front
- Indicate on drawing of existing signage and dimensions of each sign
- Indicate on drawing all proposed signage and dimension of each sign
- Sign area height and setback of each existing and proposed freestanding sign



10/23/08
Guyf

ADDRESS: 161 Commercial St.
 PERMIT APPLICATION FOR: sign
 BUILDING OWNER: John Robertson
 PERMIT APPLICANT: Black Beach Sign
 REVIEWER: John Anderson
 DATE OF DECISION: 2/5/02

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

- Denied *for banner* Reason for Denial: sign does not meet H.P. standards
- Approved as submitted *→ for 3x3' sign* excessive sign
- Approved with conditions (see below)

Conditions of Approval:

- Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.
- Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. _____
2. _____
3. _____

September 13, 2001

Mr. Michael Levandowsk
Le Roux Kitchen
161 Commercial Street
Portland, Maine 04101

Dear Mike:

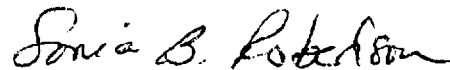
As owners of the building located at 161 Commercial Street, Portland, Maine you have our enthusiastic permission to locate a sign advertising your business on the exterior of our building.

We look forward to seeing it in place in the near future.

Our very best to you and April,



John O. Robertson
Member, RobDog Realty LLC



Sonia B. Robertson
Member, RobDog Realty, LLC

ACORD. CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YY) 09/17/2001
PRODUCER LAWRENCE -CARLIN INSURANCE AGENCY, INC. 230 JONES ROAD PORTLAND, ME 04101	Serial # A2032	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURERS AFFORDING COVERAGE		
INSURED LEROUX KITCHEN 181 COMMERCIAL STREET PORTLAND, ME 04101	INSURER A INSURER B INSURER C INSURER D INSURER E	HARTFORD INSURANCE COMPANY

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

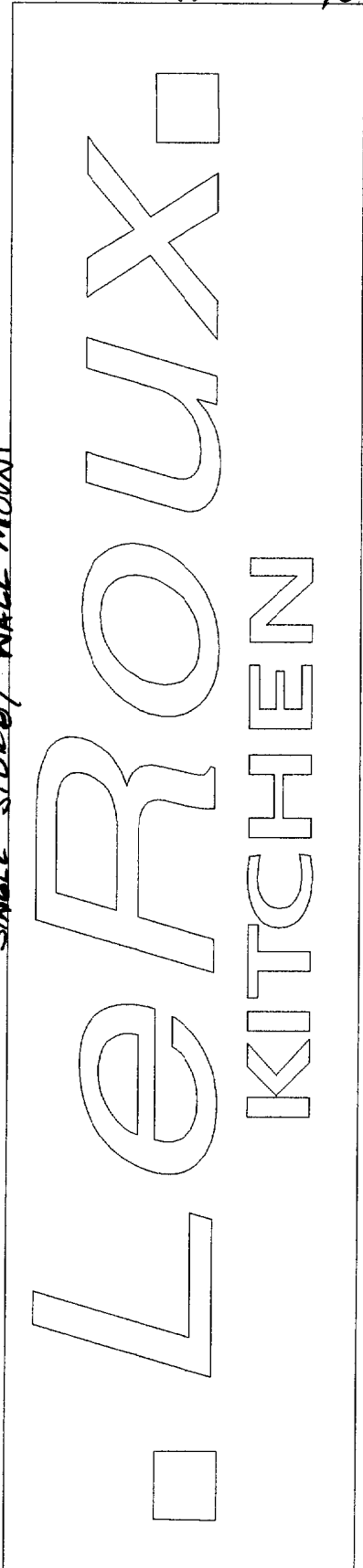
INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	B01071701389	07/16/01	07/16/02	EACH OCCURRENCE \$ 1,000,000
	FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP ADD \$ 2,000,000				
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY AGG \$
	EXCESS LIABILITY OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	OTHER	B01071701389	07/16/01	07/16/02	BPP \$370,000 BUILDING \$170,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
RETAIL STORE

CERTIFICATE HOLDER <input checked="" type="checkbox"/> ADDITIONAL INSURED; INSURER LETTER:	CANCELLATION
THE CITY OF PORTLAND CITY HALL PORTLAND, ME 02101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE OF INDEPENDENT INSURANCE AGENCY

CORNER OF BUILDING

SINGLE SIDED / WALL MOUNT



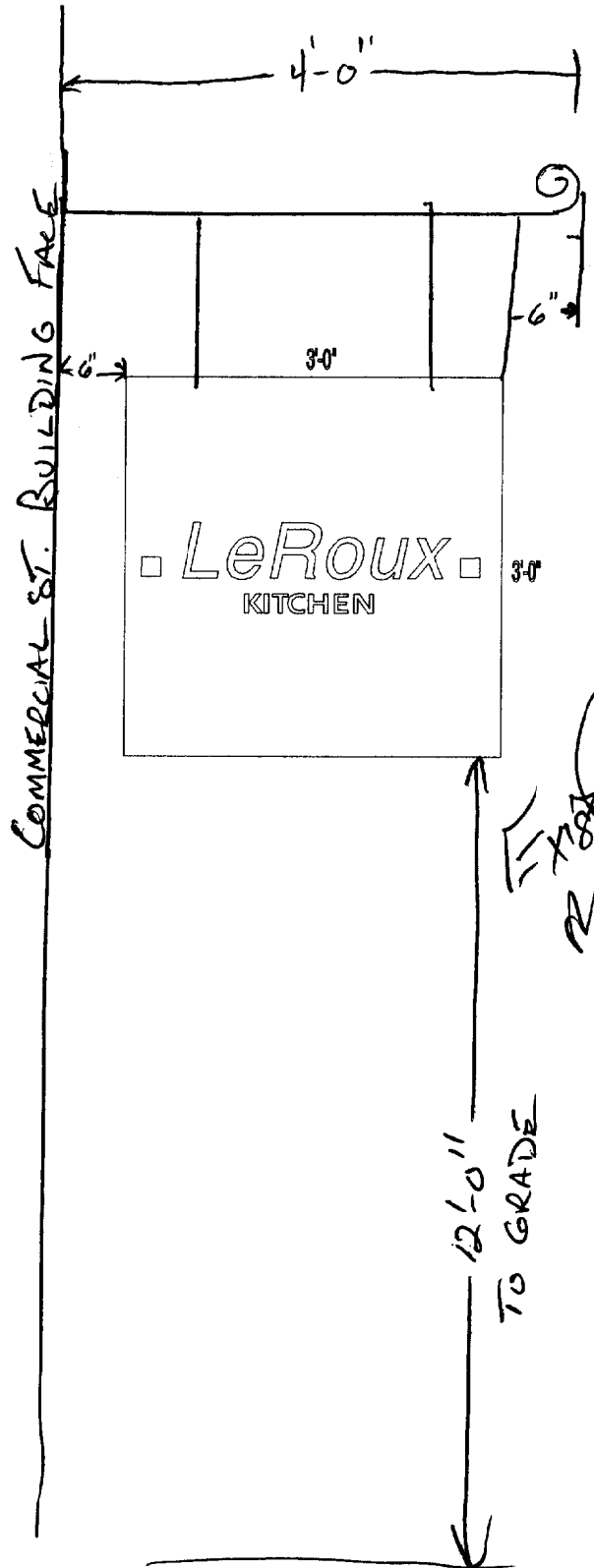
30'

40.5 SF

13'6"

9'-0" TO SIDEWALK

WHT. BACKGROUND
W/ TEAL GRAPHICS



COMMERCIAL ST. BUILDING FACE

4'-0"

6"

30'

3'6"

LeRoux
KITCHEN

12'-0"
TO GRADE

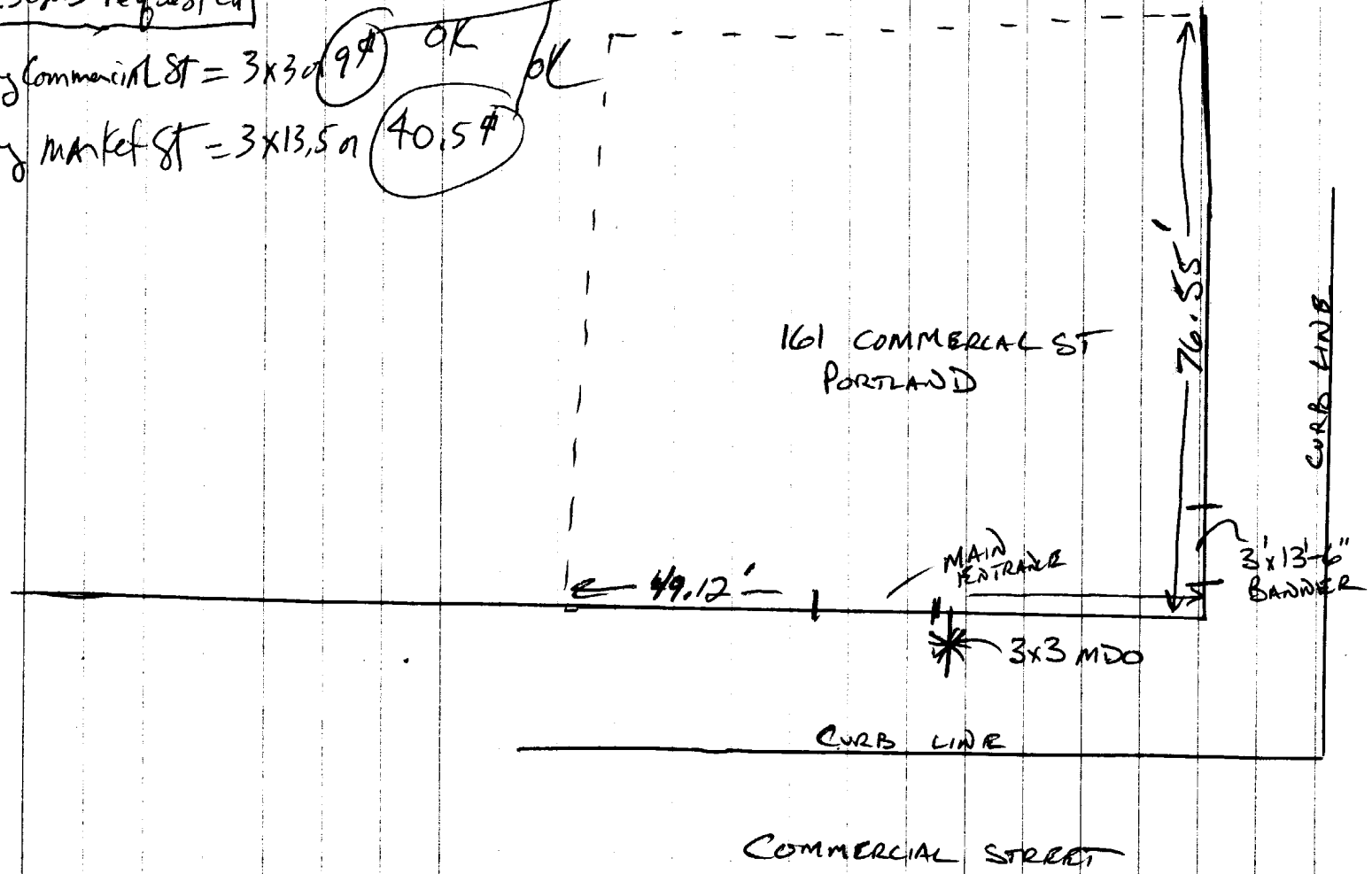
Existing
Mount

Commercial St frontage
Market St frontage

$$49.12' \times 2 = 98.24'$$
$$76.55' \times 2 = 153.1'$$

2 signs requested

Along Commercial St = 3x3 (9 ϕ) OK
Along Market St = 3x13.5 (40.5 ϕ) OK



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

NT **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

N/A **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

NT **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

N/A **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

2-26-02
Date

[Signature]
Signature of Inspections Official

2/26/02
Date

CBL: 0325004 Building Permit #: 011325