

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061159

Please Read Application And Notes, if Any, Attached

This is to certify that 511 PLAZA LIMITED PARTNERSHIP /Bailey Sign Company, Inc.

has permission to Move existing sign from grounds to bldg

AT 511 CONGRESS ST 037 D002001

provided that the person or persons who obtain or accept 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.

DENIED

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is used or service is rendered. **YOUR NOTICE 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 _____

Department Name

Director - Building & Inspection Services

Scanned

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: 06-1159	Issue Date:	CBL: 037_D002001
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Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNER	Owner Address: 50 MILK ST 20TH FLOOR	Phone:
Business Name:	Contractor Name: Bailey Sign Company Inc.	Contractor Address: 9 Thomas Drive Westbrook	Phone 2077742843
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial /Dangelo's	Proposed Use: Commercial move existing sign from grounds to bldg.	Permit Fee: \$42.00	Cost of Work: \$42.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
Move existing sign from grounds to bldg.

Scanned Denied

Signature: _____

Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

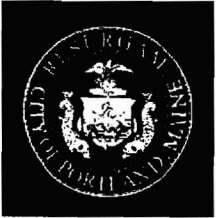
Permit Taken By: dmartin	Date Applied For: 08/02/2006	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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: _____	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 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: _____
--	---	---	--

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

August 25, 2006

Amy Booth
Boulos Property Management
One Canal Plaza, Suite 500
Portland, ME 04101

RE: 511 Congress Street - 037-D-002 - B3 – sign permit for D'Angelos – permit #
06110

Dear Ms. Booth,

I am in receipt of your application to relocate a permitted freestanding sign from the ground to the building at 511 Congress Street. Section 14 – 369.5 Table 2.8 of the ordinance states that in a multi-tenant building an individual ground floor tenant is allowed one building sign per tenant unless the individual tenant fronts on more than one street, and then they are allowed an additional sign for each additional frontage. From the pictures submitted with the application and our observations at the site, D'Angelos' space does not front on Brown Street, so they cannot have a second sign on Brown Street. Since the application does not meet the requirements of the ordinance, we must deny the application.

You have the right to appeal my decision. Section 14 – 368.5(g) of the ordinance states that an applicant who has been denied a permit or approval for failure to meet the signage regulations of section 14 – 369.5 “may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14 – 526(a)(23)”. If the planning authority disapproves the application, then under section 14 – 527 of the ordinance you may appeal the decision to the Planning Board within ten (10) days of the decision being rendered.

If you choose not to apply to the planning authority for a review, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit. Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

From: Ann Machado
To: Carrie Marsh; Deb Andrews ; Marge Schmuckal
Date: 8/28/2006 11:29:50 AM
Subject: Re: D'Angelos sign at 511 Congress

Carrie -

I denied the permit application from Amy Booth (Boulos Property Management) to move the D'Angelos sign from the planter in front of 511 Congress St. to the side of the building on August 23 because it did not meet the sign ordinance regulations. I spoke to Penny Littell about the appeal process for signage that does not meet the ordinance regulations. She said that we should deny the permit and send a letter to the applicant explaining why it is denied and that they have the right to appeal to the planning authority (you or Deb) for review under section 14 - 526(a)(23). If you or Deb denies their appeal, then they can appeal to the Planning Board. I assume Amy Booth will be contacting you or Deb about my denial.

Ann

>>> Carrie Marsh 8/25/2006 3:59:39 PM >>>

There is a new granite sign "511 Congress" installed in the landscaped poertion of that site. The condition for that installation was that the two freestanding signs needed to be removed. I went by today and noticed that the freestanding D'Angelos sign is still in the landscaped area, crowding the granite sign.

I realize that Boulos recently asked for an additional D'Angelos sign on the building, which I denied. But the freestanding sign also needs to be removed. Not sure who to direct this at, but I just wanted to make note of it.



Signage/Awning 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>511 Congress St.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>D002001</u> Lot#	Owner: <u>511 plaza LP</u>	Telephone: <u>871-1290</u>
Lessee/Buyer's Name (If Applicable): <u>D'Angelos Sandwich</u>	Contractor name, address & telephone: <u>Bruce SITA</u> <u>9 Thomas Dr</u> <u>Westbrook Me</u> <u>207-774-2045</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: <u>\$42.00</u> Awning Fee= cost of work _____ Total Fee: <u>\$42.00</u>
Who should we contact when the permit is ready: <u>Amy Booth</u> phone: <u>871-1290</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) <u>(57)</u> Single Tenant or Multi Tenant Lot <u>Multi Tenant</u>		<u>B3-2#</u> <u>1 per front</u> <u>if front in more than</u> <u>one street.</u>
Current Specific use: <u>sandwich shop.</u> If vacant, what was prior use: _____ Proposed Use: _____		<u>57x22</u> <u>114</u>
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>20x48"</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions: <u>being removed</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> No _____ Sq. ft. area of awning w/communication: <u>see attached photo</u>		
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.		

relocated signs
from grounds to
bldg. Attached
w/ thumbtacks

sign bank
10.58 = 1'x10 1/2"
7.25 = 1'x7 1/2"
18 = 6x6
Awning
sim.
35.83#

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.

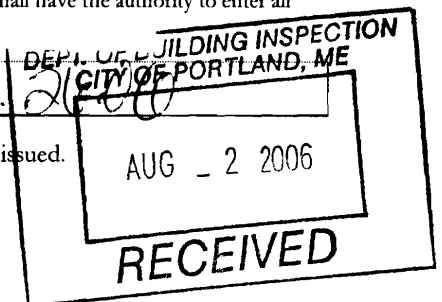
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: _____

Date: 7.21.06

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



One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

www.boulos.com

July 26, 2006

Marge Schmuckal
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

**RE: Building Mounted Signage Consent
511 Congress Street, Portland, Maine**

Dear Marge:

This letter serves as the Landlord's approval to relocate one (1) D'Angelos sign as shown on the enclosed photo at the above referenced property.

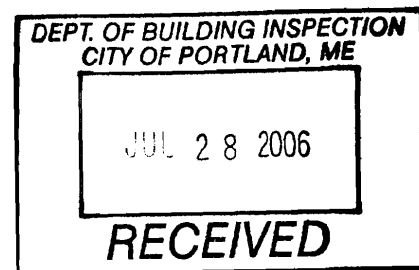
Please do not hesitate to contact me at 871-1290 with any questions related to this or any other matter.

Sincerely,



Amy R. Booth
Senior Vice President

Enclosure



ACORD^{TM.}**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)
06/22/2006PRODUCER Phone: 207-856-5500 Fax: 207-856-0004
ANDERSON WATKINS ASSOCIATES, INC
31 CENTRAL STREET
WESTBROOK ME 04092

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**NAIC #****INSURED**
511 PLAZA LIMITED PARTNERSHIP
C/O BOULOS PROPERTY MANAGEMENT
ONE CANAL PLAZA
PORTLAND ME 04101INSURER A: **HANOVER INSURANCE CO****22292**

INSURER B:

INSURER C:

INSURER D:

INSURER E:

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 LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	ZBP7942345	06/02/06	06/02/07	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
		CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED. EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/>	NON-OWNED & HIRED CAR				PERSONAL & ADV INJURY \$ 1,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE \$ 2,000,000
		POLICY <input type="checkbox"/> PRO. JECT <input type="checkbox"/> LOC <input type="checkbox"/>				PRODUCTS-COMP/OP AGG. \$ 2,000,000
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input type="checkbox"/> HIRED AUTOS				
		<input type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
		EXCESS / UMBRELLA LIABILITY				EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
		<input type="checkbox"/> DEDUCTIBLE				\$
		<input type="checkbox"/> RETENTION \$				\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS OTHER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE-EA EMPLOYEE \$
						E.L. DISEASE-POLICY LIMIT \$
		OTHER:				

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

THE CITY OF PORTLAND AS ADDITIONAL INSURED

FOR SIGN ON CONGRESS ST PORTLAND ME

CERTIFICATE HOLDER**CANCELLATION****THE CITY OF PORTLAND**
CONGRESS ST
PORTLAND ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 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, IT'S AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

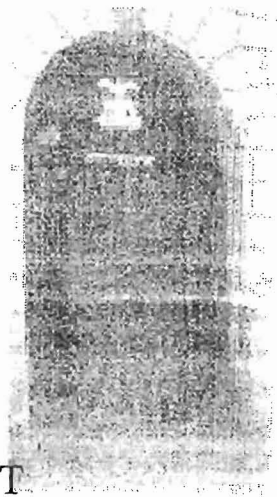
Attention:

Joanne R. Desjardins

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Amy Booth</u>	FROM: <u>Ann Machado</u>
FAX NUMBER: <u>772-2647</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: _____	RE: <u>511 Congress - d'angelo sign</u> <u>Sign regulations B-3 zone</u>
DATE: <u>6/2/06</u>	_____

Comments:

Amy - I know you wanted feedback before you did the actual sign application permit. Hopefully this will answer your question as far as zoning goes. Carrie Mash will have to approve the sign since it is in the PAD District.

Ann

~~77~~
874-8709



Signage/Awning Permit Application Checklist

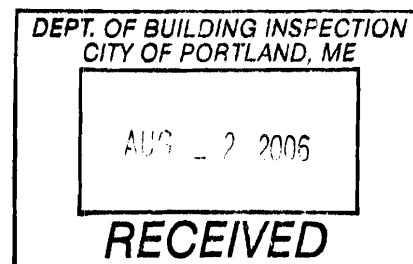
All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage. *sent prior to Application to Manager.*
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$9.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.







57' of Store Frontage

Existing Signage:

Awning at Entrance: 3' x 6'

Lettering in Left Sign Band: 1' tall x 10' 7" long

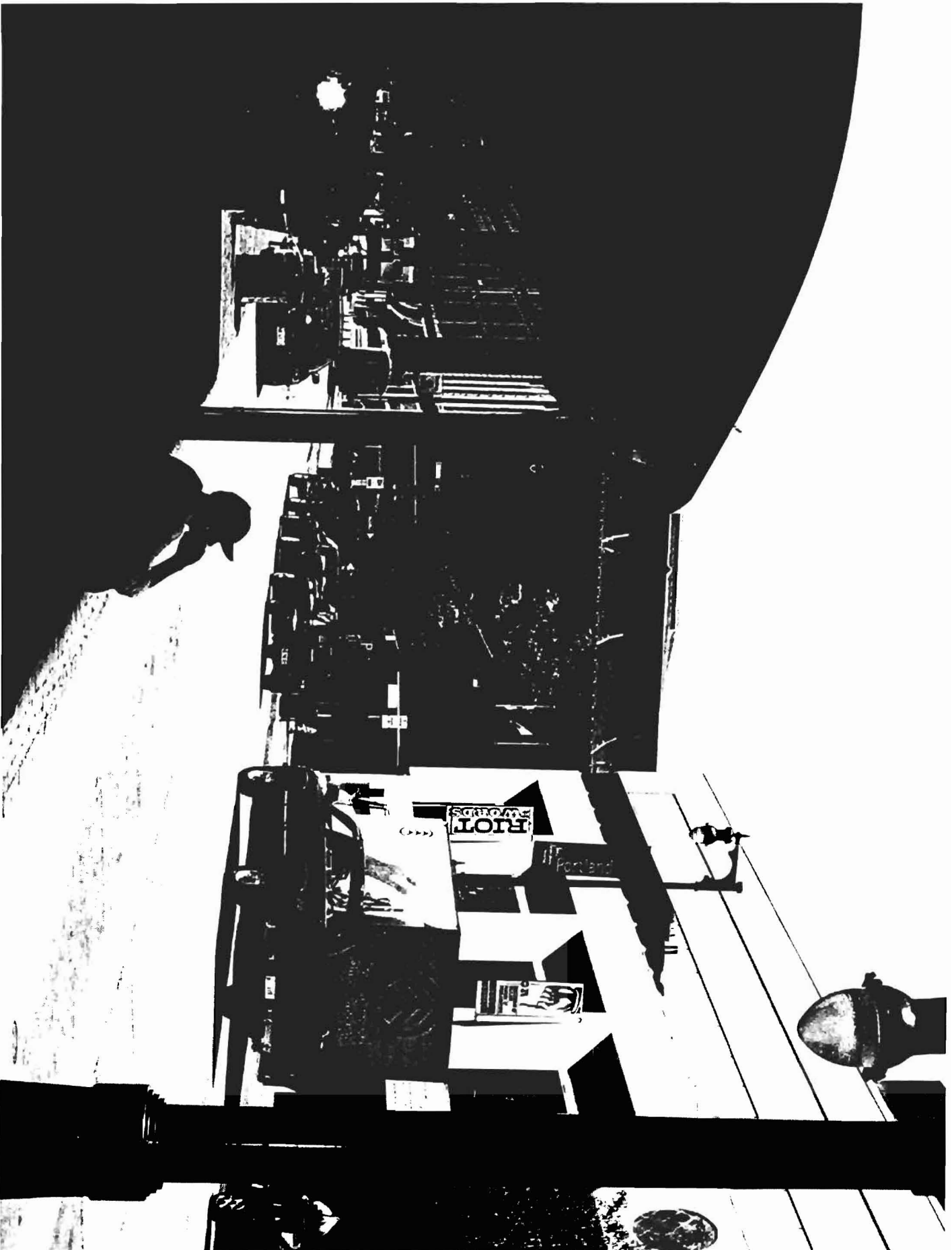
Lettering in Right Sign Band: 1' tall x 7' 3" long

RECEIVED

JUL 28 2006

DEPT. OF TRANSPORTATION





20" high x 49" long x 12" deep

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

Location of Construction: 511 Congress St		Owner: State Mutual Ins. Co.		Phone:		Permit No: 041099 Mary Bask	
Owner Address:		Leasee/Buyer's Name: Angelo's Sandwich Shops 127 Orchard Rd		Phone:			<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 14 1994 CITY OF PORTLAND </div>
Contractor Name:		Address:		Phone: 797-9602			
Past Use: Retail Food		Proposed Use: Retail Food w/signs		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 32.50 INSPECTION: Use Group: 4 Type: 1/3 BOCA 92 Signature:
Proposed Project Description: Direct illuminated Signs (Band which is existing is illuminated)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

Sign 1: 1 x 10.5
 Sign 2: 1 x 9.5
 Sign 3: 6 x 3 32.0 sq ft total

Call Mary Bask

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 <i>[Signature]</i>	ADDRESS: 511 Congress St	DATE: 21 Sept 94	PHONE: 797-9602
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE: 1-603-498-0077		PHONE: 3225

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: *10/20/94*

CEO DISTRICT 5

denied

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

Permit No: 03-1274	Date Applied For: 10/16/2003	CBL: 037 D002001
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Location of Construction: 511 Congress St	Owner Name: Spring Street Limited	Owner Address: 168 Summer St	Phone:
Business Name: n/a	Contractor Name: Sign Design	Contractor Address: 306 Warren Ave Portland	Phone: (207) 856-2600
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Sandwich Shop/ Erect Additional 60" x 24" mounted sign with tek bolts. Will remove existing sign 1' x 10.5'	Proposed Project Description: Erect 60" x 24" sign mounted with tek bolts. Will remove existing sign 1' x 10.5'
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/01/2003

Note: 11/4/03 This will be the 4th sign - only two are permitted - left a message with sec. for Doug to see if they wanted to swap signs with another, before I write a denial letter. **Ok to Issue:**
12/17/03 met with Doug & he did some research - the existing signs were permitted in 1994 - propose to remove the 1' x 10.5' sign and replace with this new sign.

1) This approval is based upon the removal of the existing, permitted sign 1' x 10.5'.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, ACP
Planning

John N. Lufkin
Economic Development

January 26, 2004

CITY OF PORTLAND

Doug Harmon
Sign Design
306 Warren Avenue
Portland, Maine 04103

Re: PAD sign review; 511 Congress Street

Dear Mr. Harmon:

On December 22, 2003, this office reviewed your application for sign replacement at 511 Congress Street. The application was submitted on behalf of the proprietors of D'angelo Sandwich Shops at that location.

As you may be aware, the property is located within the City's Pedestrian Activities District (which comprises most of downtown Portland). As such, the proposed sign was reviewed for its conformance with the sign standards and guidelines applicable in that zone (see enclosed). The PAD sign standards are applied in addition to the general sign regulations outlined in Portland's zoning ordinance and, where there is a conflict, supercede the general regulations.

Following a review of the application, staff finds that the proposed sign fails to meet the PAD sign standards, in particular the following standards:

- *Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general design, and illumination.*
- *Signs on adjacent storefronts should be coordinated in height and proportion. The use of a continuous sign band extending over adjacent shops within the same building is encouraged, as a unifying element.*
- *The placement of signage on all buildings should be carefully considered, taking into account the scale, character and design of the building, the traditional location of signage on Downtown buildings, the location of existing or designed sign boards, lower cornices, lintels, and piers, and the opportunity to use signage as an element to reinforce building entrances.*

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0519	Date Applied For: 04/29/2004	CBL: 037 D002001
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Location of Construction: 511 Congress St	Owner Name: Spring Street Limited	Owner Address: 317 Glen Rd	Phone:
Business Name:	Contractor Name: Doug Sign Design	Contractor Address: PO Box 207 Westbrook	Phone (207) 856-2600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Sandwich Shop w/20" x 26" freestanding sign <i>Los Angeles</i>	Proposed Project Description: 20" x 26" freestanding sign
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Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 05/06/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note: 1) P.A.D. Approved under site plan exemption.				
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date:	Ok to Issue: <input checked="" type="checkbox"/>
Note: 5/5/04 Free standing signs are not permitted in the B-3 zone - this permit does not meet that requirement - Apparently the sign company has spoken with Deb A. in planning about this sign. The permit is being transferred to Deb Andrews for review as permitted under 14-368.5.g - site plan special and unique circumstances.				
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 05/07/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note: 1) Signage Installation to comply with Chapter 31 BOCA 1999				

From: Ann Machado
To: Amy Booth
Date: 6/21/2006 12:33:29 PM
Subject: RE: 511 Signage PICTURES

Amy -

Zoning cannot make a specific determination until we get the actual application. I just faxed you the sign requirements for the B3 zone. Hopefully that will answer your general questions about whether the sign will work as far as zoning goes.

Ann

>>> "Booth, Amy" <ABooth@Boulos.com> 6/21/2006 12:14:37 PM >>>

Thanks we are just trying to get a sense if this sign is possible. If you cannot answer that question, who can, Carrie?

Amy

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

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]
Sent: Wednesday, June 21, 2006 12:06 PM
To: Booth, Amy
Cc: CMarsh@portlandmaine.gov
Subject: RE: 511 Signage PICTURES

Amy -

I will fax you the information for signs in the B3 zone. I mentioned Carrie's name because once we receive the actual permit for the sign, she will be a step in the permitting process. I was just trying to give you a heads up.

Ann

>>> "Booth, Amy" <ABooth@Boulos.com> 6/21/2006 8:36:12 AM >>>

Hi Ann,

My fax is 772-2647. I believe Carrie referred my questions to you. I will forward this to Carrie for direction.

Thanks for your assistance.

Amy

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

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]
Sent: Wednesday, June 21, 2006 8:33 AM
To: Booth, Amy
Subject: RE: 511 Signage PICTURES

Amy -

I'm assuming that when you say 511, you mean Congress Street. This is in the B3 zone. I'm also not completely sure from the picture where the sign is going to go. It would probably be easiest if you give me a fax number and I faxed you what is allowed for signs in the B3 zone. Then you could ask me any specific questions that you had. Congress Street near Brown Street is also part of the Pedestrian Activities District (PAD) so Carrie Marsh would have to make sure that the sign meets the design standards for the PAD District.

Ann

>>> "Booth, Amy" <ABooth@Boulos.com> 6/20/2006 3:38:55 PM >>>

Hi Ann,

Thanks for the e-mail. The sign is going to be removed from the planter and installed on the Brown Street side of the building. The sign dimensions are listed on the attached picture and are 20" high, 49" long, and 12" deep. The space is not free-standing, it is part of a Plaza. The frontage is approximately 60+ feet.

We appreciate your assistance with this question.

Best regards,

20" x 49" x 12"

Amy

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

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]

Sent: Tuesday, June 20, 2006 7:45 AM

To: Booth, Amy; CMarsh@portlandmaine.gov

Subject: Re: FW: 511 Signage Pictures

Amy -

I do zoning for the city. Before I can tell you whether the sign works or not I need to know the exact address. Then I can determine what zone it is in. I assume it is B3 since you were working with Carrie, but I need to know for sure. I also need to know how many signs you are talking about and what the exact sizes are. To determine the allowable size I need to know the tenant frontage. If they are free standing I need to know height from grade. Sorry, it is not just a yes or no answer.

Ann Machado

>>> Carrie Marsh 6/19/2006 4:48:40 PM >>>

Hi Amy - I have forwarded this to Ann Machado who is in the Permitting Office and handles sign requests from a Code perspective. I am only asked to review them for the design compliance within the Pedestrian Activity Zone.

It was not clear to me if you meant the Sign as shown on the window, or the sign in the landscaped area, or both. Either way - I think Ann is the person to answer your question.

Thanks - Carrie

Carrie M. Marsh, AICP, Urban Designer
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-874-8723 Fax: 207-756-8258

>>> "Booth, Amy" <ABooth@Boulos.com> 6/16/06 2:39:42 PM >>>

Hi Carrie, In concept, would the attached sign be permissible under the code? I realize we will need to complete the permitting process but wanted some preliminary feedback. Thanks very much. I look forward to hearing from you. Enjoy this beautiful day. Amy

CC: Carrie Marsh; Michelle Donovan



6/22/01

Want to put on ~~Bain~~ Street. ^{so people see it as work down street.}
 - set permission to put it in plank.

same size.

- was Bank ~~to~~ sign there
 to
 2 signs.



37-D-2

06-0616

06-0614

Want to make D'Angelo's sign
 So can put different sign in plank.
 Carrie told her could do it if make existing
 signs in plank.

From: Carrie Marsh
To: Machado, Ann
Date: 8/22/2006 2:39:40 PM
Subject: Re: 511 Congress - D'Angelos

Hi Ann - My opinion is that one sign is sufficient, and the second sign which has been proposed at the roofline is not acceptable. Carrie

Carrie M. Marsh, AICP, Urban Designer
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-874-8723 Fax: 207-756-8258

>>> Ann Machado 8/22/06 9:36:30 AM >>>
Carrie -

I know that Marge talked to you about a week ago about the sign that D'Angelos wants to put up on Brown Street. Marge brought it to you as a special review by planning under section 14-368.5(g) since it did not meet the ordinance regulations. Marge brought it to you because they already had three signs and were proposing a fourth. The existing three signs were permitted in 1994 (permit # 041099). D'Angelos has a freestanding sign in the planter in front of 511 Congress Street. I'm not sure of all the details but I think that D'Angelos has to move that sign to make way for a different sign in the planter. They would like to place it on the building facade at the corner of Brown and Congress Street. The ordinance only allows a tenant to have a second sign if their space fronts on a second street. D'Angelos space only fronts on Congress Street, so we can't approve it. We need to send it to you under section 14-368.5(g). It is also in the pad district. Marge said that you initially said no to it when she brought it to you on August 10, but is there anyway to work with Amy Booth to make it acceptable?

Thanks,
Ann

CC: Andrews , Deb; Schmuckal, Marge

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1159	Issue Date:	CBL: 037 D002001
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Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: 50 MILK ST 20TH FLOOR	Phone:
Business Name:	Contractor Name: Bailey Sign Company Inc.	Contractor Address: 9 Thomas Drive Westbrook	Phone: 2077742843
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial /Dangelo's	Proposed Use: Commercial move existing sign from grounds to bldg.	Permit Fee: \$42.00	Cost of Work: \$42.00	CEO District: 1
Proposed Project Description: Move existing sign from grounds to bldg.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:		Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>for Downtown Business Review</i>				

Permit Taken By: dmartin	Date Applied For: 08/08/2006	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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>9/10/06</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p>Historic Preservation</p> <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:
	<p><i>to Planning Dept for Special Review under 14-36B.5.g</i></p> <p><i>under and H-36B.5.g</i></p>		

no - CM 081006

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