

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

Location of Construction: 477 Congress St		Owner: October Corporation		Phone:		Permit No: <b>970133</b>	
Owner Address:		Lessee/Buyer's Name: Portland Public Market		Phone: Suite 108		BusinessName:	
Contractor Name: Portland Public Market		Address: 477 Congress St Suite 108 Ptld, ME 04101		Phone: 772-8140		Permit Issued: <b>FEB 19 1997</b>	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 44.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description:  Erect Signage Totalling 95 Sq Ft				Signature:		Signature: <i>Hoffa</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <b>B3</b> CBL: 037-F-022	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK 2/19/97</i>	
Permit Taken By: Mary Gresik		Date Applied For: 31 January 1997		Signature: <i>D. Andrus</i> Date: <i>2/12/97</i>		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"/>	

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..

*Approved under special mail provision*

**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: *2/12/97*

*D. Andrus*

**CERTIFICATION**

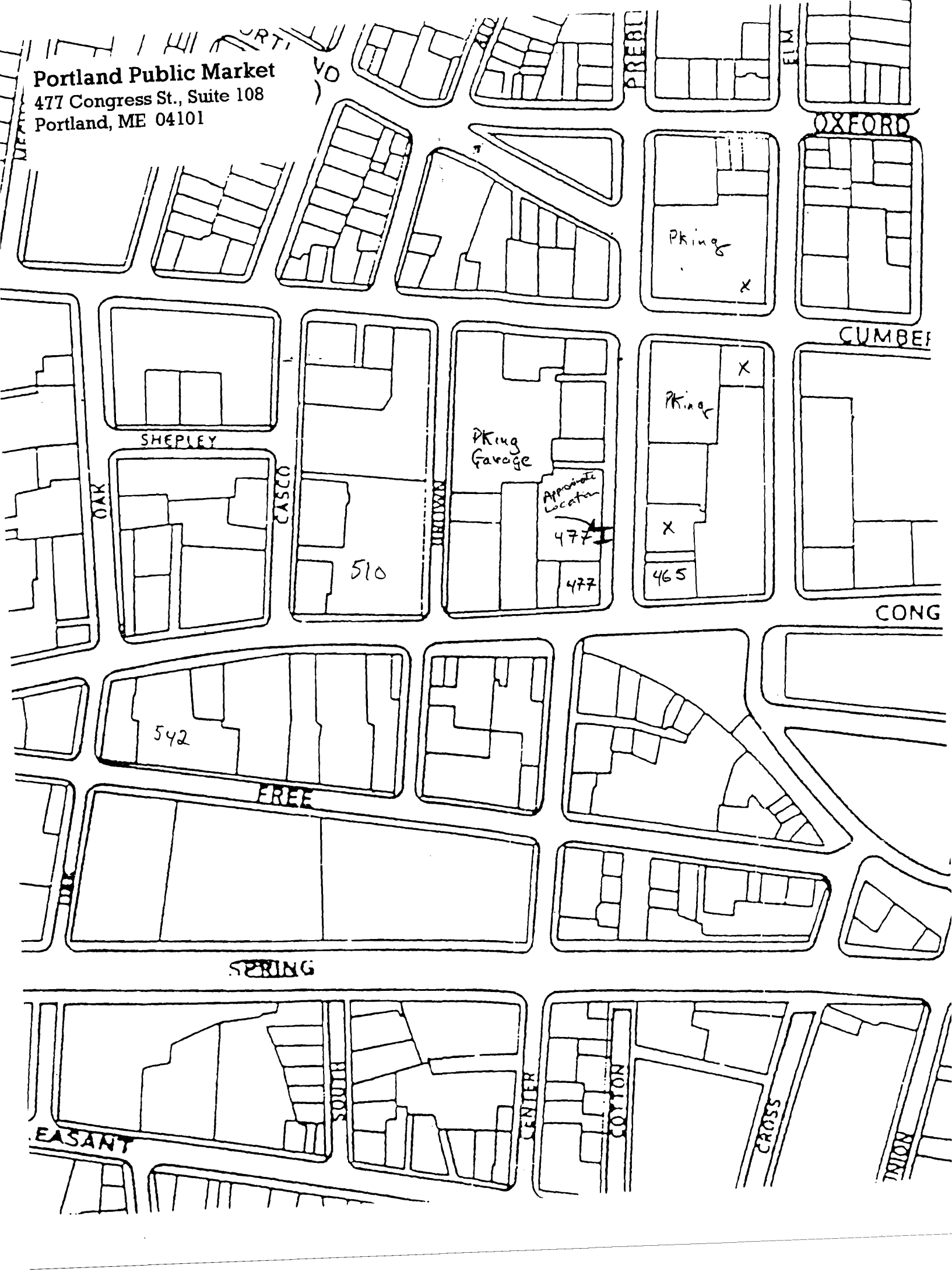
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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 provisions of the code(s) applicable to such permit

Via Mail *Mod. Sign* 477 Congress St, Sk 108 04101 1/31/97 772-8140  
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

*Theodore Spitzer President* 772-8140  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **2**  
*A. Rowl*

Portland Public Market  
477 Congress St., Suite 108  
Portland, ME 04101



INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

APPLICANTS FOR A SIGN PERMIT WILL BE ASKED TO SUBMIT THE FOLLOWING INFORMATION TO THE CODE ENFORCEMENT OFFICE:

1. PROOF OF INSURANCE
2. LETTER OF PERMISSION FROM THE OWNER
3. A SKETCH PLAN OF THE LOT, INDICATING LOCATION OF BUILDINGS, DRIVEWAYS AND ANY ABUTTING STREETS OR RIGHT OF WAYS. LENGTHS OF BUILDING FRONTAGES AND STREET FRONTAGES SHOULD BE NOTED (SEE ATTACHED) — SHOULD BE ON FILE. PLEASE CALL WITH QUESTIONS.
4. INDICATE ON THE PLAN ALL EXISTING AND PROPOSED SIGNS
5. COMPUTATION OF THE FOLLOWING:
  - A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN SEE ATTACHED
  - B) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND PROPOSED FREESTANDING SIGN

A SKETCH OF ANY PROPOSED SIGN(S), INDICATING DIMENSIONS, MATERIALS, SOURCE OF ILLUMINATION AND CONSTRUCTION METEOD (SEE ATTACHED)

FEE FOR PERMIT - \$25.00 PLUS \$0.20 PER SQUARE FOOT

$$\begin{array}{r}
 45 \text{ square feet} = 419.00 \\
 \phantom{45 \text{ square feet} = } \phantom{=} \phantom{=} \phantom{=} \phantom{=} \phantom{=} 25.00 \\
 \hline
 444.00
 \end{array}$$

NOTE: ONCE A SKETCH PLAN HAS BEEN FILED FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A RECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPLICABLE TO THE NEW SIGNS.

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)

01/17/97

**PRODUCER**

1  
Maine Insurance Agency  
1250 Congress Street  
Portland, ME 04102

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.

**COMPANIES AFFORDING COVERAGE**

COMPANY  
**A NATIONAL GRANGE MUTUAL INS CO**

**INSURED**

Portland Public Market, Market Ventures,  
477 Congress Street  
Suite 108  
Portland, ME 04101

COMPANY  
**B**

COMPANY  
**C**

COMPANY  
**D**

PORTPU

**COVERAGES**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	BPJ53239	10/01/96	10/01/97	GENERAL AGGREGATE \$ 1000000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG \$ 1000000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$ 1000000
	<input type="checkbox"/> OWNERS & CONTRACTOR'S PROT				EACH OCCURRENCE \$ 1000000
					FIRE DAMAGE (Any one fire) \$ 50000
					MED EXP (Any one person) \$ 5000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	<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 \$
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY \$
					EACH ACCIDENT \$
					AGGREGATE \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE \$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS OTH-ER
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL EACH ACCIDENT \$
					EL DISEASE - POLICY LIMIT \$
					EL DISEASE - EA EMPLOYEE \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

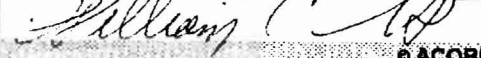
**CERTIFICATE HOLDER CITY02**

CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, ME 04101

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



WCS

**BOULOS**  
**PROPERTY**  
**MANAGEMENT**

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One Canal Plaza  
Portland, ME 04101  
(207) 871-1290  
Fax: (207) 772-2647

January 27, 1997

Ms. Elizabeth Finegan  
Portland Public Market  
477 Congress Street  
Portland, ME 04101

RE: BUILDING SIGNAGE/PORTLAND PUBLIC MARKET  
477 Congress Street, Portland, Maine

Dear Elizabeth:

This letter serves as the Landlord's approval for the installation of building signage as indicated on the attached plan. As I mentioned over the telephone today, all connections to the building must be water tight and you must acquire all applicable licenses and permits.

Elizabeth, please do not hesitate to contact me at 871-1290 if I can be of further assistance in this or any other matter.

Sincerely,

BOULOS PROPERTY MANAGEMENT



AMY R. BOOTH  
Senior Property Manager

Enclosure



Received  
1/31/97

**SIGNAGE**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 477 CONGRESS ST. ZONE: \_\_\_\_\_

OWNER: OCTOBER CORPORATION (BOULDS MANAGEMENT)

APPLICANT: PORTLAND PUBLIC MARKET

ASSESSOR NO. 1

SINGLE TENANT LOT? YES \_\_\_\_\_ NO

MULTI TENANT LOT? YES  NO \_\_\_\_\_

FREESTANDING SIGN? YES \_\_\_\_\_ NO  DIMENSIONS \_\_\_\_\_  
(ex. pole sign..)

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO  DIMENSIONS \_\_\_\_\_

BLDG. WALL SIGN? YES  NO \_\_\_\_\_ DIMENSIONS \_\_\_\_\_  
(attached to bldg)

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO  DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: NONE

LOT FRONTAGE (FEET) ~~261~~ Congress St. 120' +/- ; Preble St. 261' +/-

BLDG FRONTAGE (FEET) ~~261~~ 2 lot lines +/-

AWNING YES \_\_\_\_\_ NO  IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_

HEIGHT OF AWNING: —

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? Yes (SEE ATTACHED)

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

PROPOSED SIGNS ARE ALSO REQUIRED. SHOULD BE ON FILE.  
CALL WITH QUESTIONS

SIGN WILL BE ON (EXTERIOR) PREBLE ST. BETWEEN OFFICE PUB + BONNEY PERSONNEL

Special  
Provisions  
Approval by  
Deb Andrew  
(SEE ATTACHED)

Table 2.8 Sign Regulations by Zone

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

\* 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 Penn Sub 2

	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.

top panel

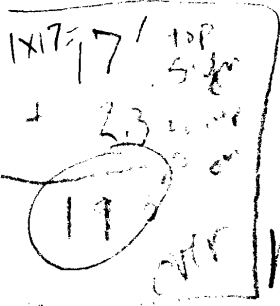
$$3' \times 20.7' = 62.1 \text{ sq ft}$$

left panel

$$7' \times 2.33' = 16.31 \text{ sq ft}$$

right panel

$$7' \times 2.42' = 16.94 \text{ sq ft}$$



$$95.35 \text{ sq ft}$$

TOTAL Area of Murals in Signage

$$95.35 \times 10\% = 9.535$$

Allowed Signage under 14-370.7.C.

way shall receive a license from the city and be subject to the regulations of the city.

and temporary signs shall not be of the types of signage permitted by

shall be permitted without a permit. When calculating cumulative area, window signs covering less than 10% of the area of any window.

sale or lease signs. Such signs shall be permitted without a permit, provided that in any residential zone there shall be no more than one (1) such sign offered for sale or lease and no more than fifteen (15) square feet in area. In commercial zones, there shall be no more than one (1) such sign offered for sale or lease for each property and the area of such sign shall not exceed four (4) square feet in the

age. Decorative murals, outdoor murals or bona fide works of art that

24 contain any commercial message, trademark or symbol are  
25 permitted in all zones except residential zones, provided that  
26 such commercial message, trademark or symbol does not comprise  
27 more than ten (10) percent of the total area of the artwork.  
28 Works of art containing a commercial message, trademark or  
29 symbol shall be permitted in residential zones only where such  
30 signage is ornamental in nature and does not serve any type of  
31 advertising function for the site upon which it is located or  
32 for any other site owned or controlled by the residential  
33 property owner or tenant.

34 d. Building marker. Building markers shall be permitted without  
35 a permit.

36 e. Seasonal sales/special activities signs. Signs associated  
37 with special events or activities that are licensed or  
38 authorized by the City Council or its designee, such as  
39 seasonal sales or markets, special events, fairs, and  
40 festivals, shall be permitted subject to applicable conditions  
41 or limitations that are imposed as part of the licensing or  
42 authorization process.

43 f. Directory signs. Except where prohibited by section 14-369.5,



