

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

Location of Construction: <i>516 Congress St</i>		Owner: <i>Pachios, Harold</i>		Phone:		Permit No: <b>970571</b>	
Owner Address:		Lessee/Buyer's Name: <i>Levinsky's, Inc. Attn: S. Levinsky</i>		Phone:		Business Name: <i>278 Congress ST</i>	
Contractor Name:		Address:		Phone: <i>Ptd, ME 04101</i>		Permit Issued: <b>JUN 10 1997</b>	
Past Use: <i>Retail</i>		Proposed Use: <i>Same</i>		COST OF WORK: \$		PERMIT FEE: \$ <i>48.60</i>	
Proposed Project Description: <i>Erect Signage</i>				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Permit Taken By: <i>Mary Grosik</i>				Date Applied For: <i>20 May 1997</i>			

**PERMIT ISSUED**  
**JUN 10 1997**  
**CITY OF PORTLAND**

Zone: CBL: *037-R-009*  
Zoning Approval:  
**Special Zone or Reviews:**  
 Shoreland  
 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  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

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..

**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 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

SIGNATURE OF APPLICANT *Phil Levinsky* ADDRESS: DATE: *20 May 1997* PHONE:

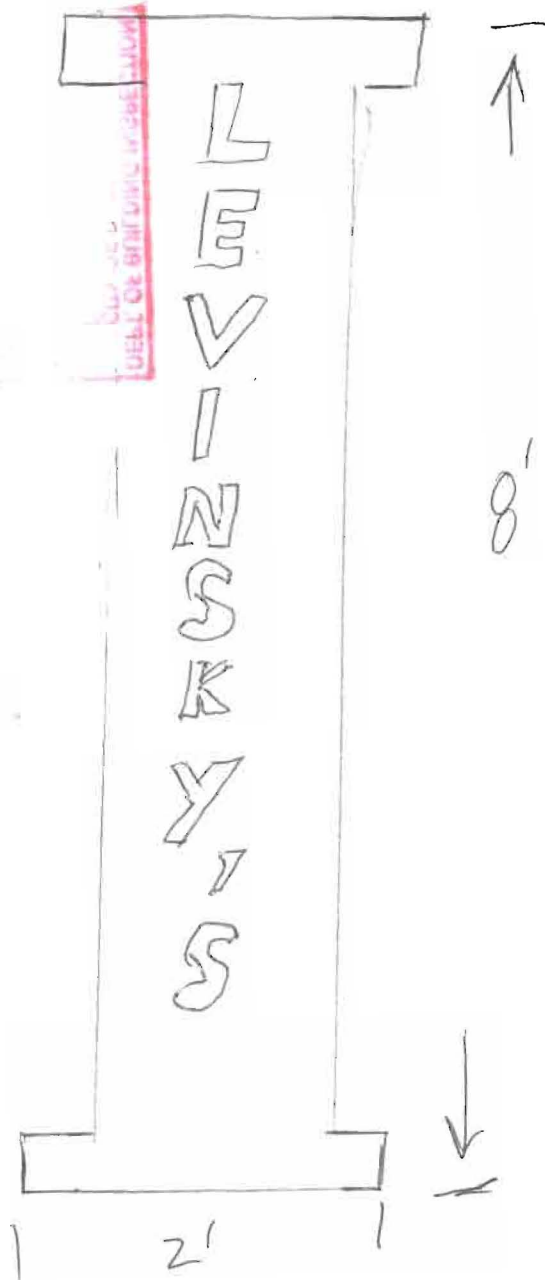
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 2

LIGHTED by  
HANGING SIGN  
FOR VISABILITY by WALKERS & DRIVERS  
TO BE HUNG  
ON

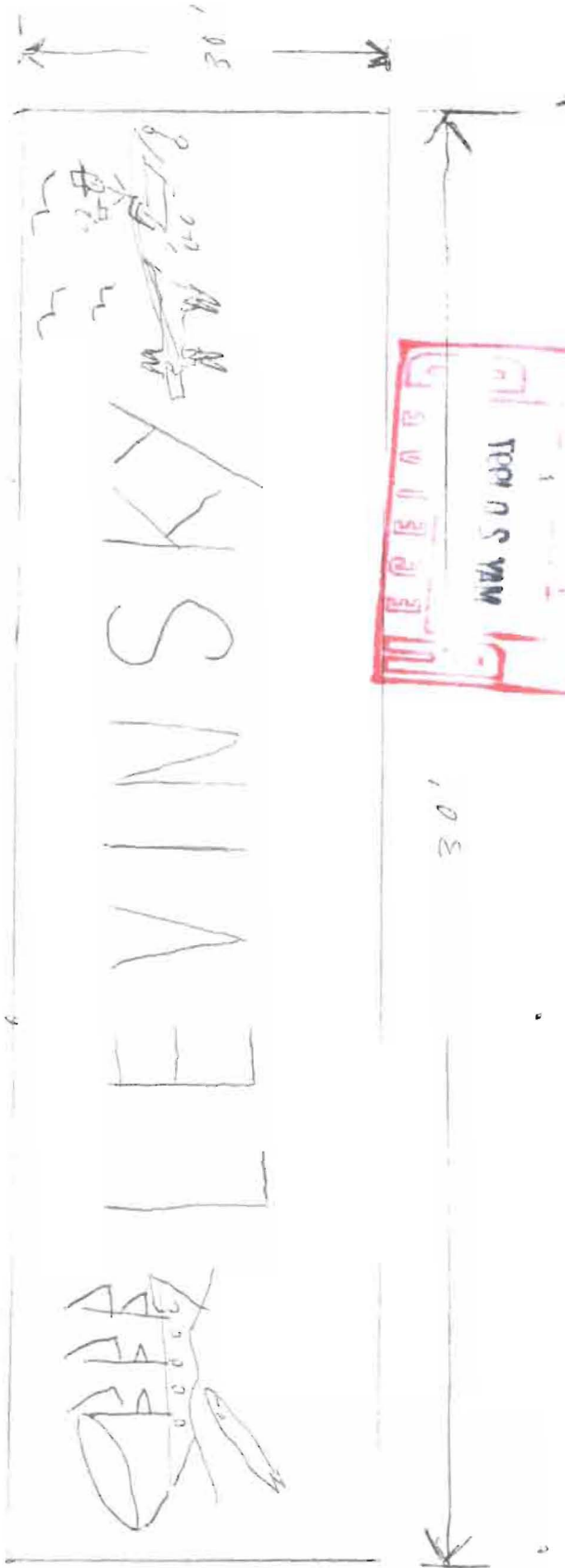
CONGRESS A.

SIZE  
APPROXIMATELY  
1 1/2 FT x 7 FT



presently at 272 Congress  
to be relocated on Free St.  
side

"VINTAGE" BLACK & GOLD ANTIQUE LOOKING SIGN  
FOR STORE FRONT  
CONGRESS ST.



Presently mounted on 272 Congress  
to be relocated on the front of  
516 Congress St.

10 LETTERS, INDIVIDUAL  
IN CAST ALUMINUM

FOR STORE FRONT ON  
FREE STREET

↓ ↓ ↓  
LEVIN SKY'S  
↑ ↑ ↑

25'

Presently mounted on 106 India St  
to be relocated on Free St side

DEPT. OF BUILDING INSPECTION

DECLARATION CERTIFICATE OF INSURANCE

1968



037-H-009



## BUILDING PERMIT REPORT

DATE: 6/6/97 ADDRESS: 516 Congress ST

REASON FOR PERMIT: To erect signage

BUILDING OWNER: Harold Pachios

CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT: Phil Keivinsky APPROVAL: X/ DENIED

### CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

Location of Construction: 516 Congress St		Owner: Pachios, Harold		Phone:		Permit No: 970571	
Owner Address:		Lessee/Buyer's Name: Levinsky's, Inc. Attn:		Phone: E. Levinsky		Business Name: 278 Congress ST	
Contractor Name:		Address:		Phone: Portland, ME 04101 774-6648		Permit Issued: JUN 10 1997	
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 48.60	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Erect Signage				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Zone: B-3 CBL: 037-H-009 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: Mary Gresik		Date Applied For: 20 May 1997		Signature: J Andrews Date: 6/6/96			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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**PERMIT ISSUED WITH REQUIREMENTS**

③ Projecting Box sign not approved

① Large wooden sign approved for Congress Street

② Individual lettering sign on Free St approved subject to approval of location and placement

**CERTIFICATION**

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SIGNATURE OF APPLICANT: *Phil Levinsky*  
Phil Levinsky

20 May 1997

ADDRESS: DATE: 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: 6/6/92

*JA*

CEO DISTRICT 2

*A. Rose*

Please see both sides

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

Address: 516 CONGRESS ST. Zone: B3 04101  
 Owner: HAROLD PACHIOS Assessors #: 037-H-009  
 Applicant: LEVINSKY'S INC.

Single Tenant Lot?: Yes  No

Multi Tenant Lot?: Yes  No

Freestanding (Ext pole sign)? Yes  No  Dimensions

More than (1) one sign?: Yes  No  Dimensions see attached

Bldg Wall Sign (att to bldg)? Yes  No  Dimensions 2 on Free St 1 on Congress

List all existing signage and their dimensions:

Congress St 30" X 30'  
Free St ① 2' X 8' & ② 1.5' X 18'

Lot Frontage(feet): \_\_\_\_\_ Tenant Frontage(feet): \_\_\_\_\_

56' Along Free St.  
55' Along Congress St

AWNINGS

Awning?: Yes  No  Is Awning Backlit?: Yes  No

Is there any communication, message, trademark or symbol on awning? \_\_\_\_\_

Height of Awning?: \_\_\_\_\_

PLEASE NOTE: Approvals for signs on the Public Sidewalk and temporary signs come under different requirements and regulations.

ALSO: See reverse side for additional information, requirements and materials needed for signage application submittal.

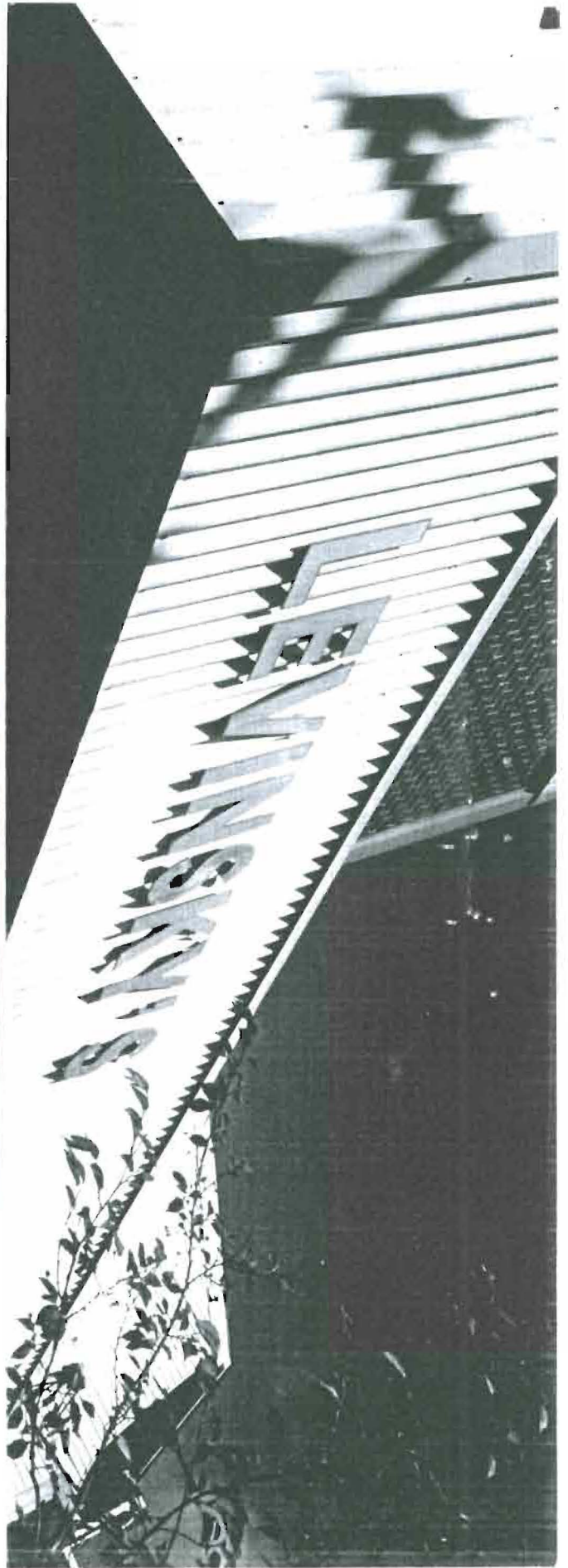




Handwritten text on a white piece of paper:

Levin's  
116 1/2 St. N  
Levin's 116 1/2 St. N





# PRETI, FLAHERTY, BELIVEAU & PACHIOS, LLC

ATTORNEYS AT LAW

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TELEFAX (207) 791-3111  
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E-Mail: admin@pfbpnet.com

◆  
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45 MEMORIAL CIRCLE  
P.O. BOX 1058  
AUGUSTA, MAINE 04332-1058  
(207) 623-5300  
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NELSON J. LARKINS  
DEIRDRE M. O'CALLAGHAN

JOHN J. FLAHERTY (1929 - 1995)

\* Admitted to practice law only in Texas

May 20, 1997

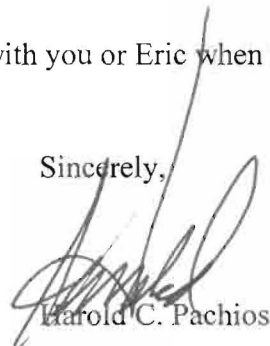
Mr. Philip Levinsky  
39 Pya Road  
Portland, ME 04103

Dear Phil:

This will confirm our discussions regarding signage on the former Porteous annex building. You propose to utilize over the Congress Street entrance to your store the long black and gold sign now located on the Congress Street side of your existing store at the corner of Congress and India Streets. We consent to the utilization of this sign. In addition, you intend to use over the Free Street entrance to the Porteous annex the gold-burnished metal letters which are now found at the entrance to your existing store from the corner of Congress and India Streets. The exact location of the signs is something that we need to discuss in order to make sure it enhances (or at least does not detract from) the aesthetics of the Porteous annex building.

I look forward to discussing this with you or Eric when it is time to put up the signs. Perhaps we can walk the site together.

Sincerely,

  
Harold C. Pachios

HCP/ldr

HCP\ld\h-hcp\corres\1997\levi0520.doc

Received  
5/23/97