

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 091131

This is to certify that SARGENT COLIN W & NANCY D SARGENT INC
has permission to "Portland Magazine" - New 20" x 4" Bronze
AT 165 STATE ST CB# 045 A028001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS 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

[Signature]
10/10/09
Director, Building & Inspection Services

PERMIT ISSUED

10/13/09

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: 09-1131	Issue Date:	CBL: 045 A028001
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Location of Construction: 165 STATE ST	Owner Name: SARGENT COLIN W & NANCY	Owner Address: 165 STATE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: R-6

Past Use: Commercial - Office "Portland Magazine"	Proposed Use: Commercial - Office "Portland Magazine" - New 20" x 24" Bronze	Permit Fee: \$73.00	Cost of Work: \$73.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>	

Proposed Project Description: "Portland Magazine" - New 20" x 24" Bronze	Signature:	Signature:
	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: Ldobson	Date Applied For: 10/09/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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>10/13/09 STH</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 type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/13/09 STH</i>
	<i>Went to Planning Under Section 14-36F(6)</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 provisions of the code(s) applicable to such permit.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
		<i>OCT 13 2009</i>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE
		City of Portland	

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1131	Date Applied For: 10/09/2009	CBL: 045 A028001
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Location of Construction: 165 STATE ST	Owner Name: SARGENT COLIN W & NANCY	Owner Address: 165 STATE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Office "Portland Magazine" - New 20" x 24" Bronze	Proposed Project Description: "Portland Magazine" - New 20" x 24" Bronze
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Dept: Historic	Status: Approved	Reviewer: Scott Hanson	Approval Date: 10/13/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 10/13/2009
Note: Sign ordinance does not address signs for professional office approved as a conditional use in the R-6 zone. Residential zone building sign can be 2 sf maximum, but it is not a residential use. Institutional use in residential zone is 5% of the wall area. 5% of the wall is 42.75 sf. The proposed sign is 3.3 sf. Sending permit to planning under section 14-368.5(g).. Scott Habson signed off for planning.			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 10/16/2009
Note: 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Planning	Status: Approved	Reviewer: Scott Hanson	Approval Date: 10/13/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>

PERMIT

OCT 13

City of P

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

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.

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT ISSUED

JUN 13 2009

City of Portland



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>165 STATE STREET</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45 - A - 28</u>	Owner: <u>COLIN + NANCY SARGENT</u>	Telephone: <u>207-329-6541</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Contractor name, address & telephone: <u>N/A</u>	Total s.f. of signage x \$2.00 <u>8.0048</u> Per s.f. plus \$30.00/\$65.00 For I.I.D. signage= Total Fee: \$ <u>65.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>73</u>
Who should we contact when the permit is ready: <u>Colin Sargent</u> phone: <u>207-329-6541</u>		
Tenant/allocated building space frontage (feet): Length: <u>28.5'</u> Height: 41.0' <u>30'</u> Lot Frontage (feet) <u>41.0'</u> Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>Office use</u> If vacant, what was prior use: _____ Proposed Use: <u>Office use</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: <u>20' x 24"</u> <u>Bronze</u> <u>plaque</u>		
Proposed awning? Yes ___ No ___ 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 ___ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions: <u>20' x 36"</u> Awning? Yes ___ No ___ Sq. ft. area of awning w/communication: _____ <u>Over 4 hrs 20 x 24</u> <u>see photo, July</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.		

RECEIVED
 OCT - 9 2009
 Dept. of Building Inspections
 City of Portland Maine

Please submit all of the information outlined in the Sign/Awning Application Check List.
 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: Colin Sargent Date: 10/08/09

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

No ordinance for "professional office" in R-6 zone,
 - residential zone
 - home occupation - 200 sq ft max
 - institutional use in residential zone - 5% of wall - 855 = 42.75 sq ft - 3 sq ft proposed.

OK -
 meet criteria
 of 14.126(a)(2)(d)



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. *N/A*
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage. *N/A*
- 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. *N/A*
- A UL# is required for lighted signs at the time of final inspection. *N/A*
- Pre-application questionnaire completed and attached. *THIS*
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.
Attach to building in place of old sign.

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, \$10.00 per additional \$1,000.00 of cost.

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

INVOICE/ACKNOWLEDGEMENT

INTERNATIONAL BRONZE
MANUFACTURERS AND
DESIGNERS, LTD.

10/1/2009

810 Willis Avenue
Albertson, NY 11507
516-248-3080
516-248-4047 FAX
sales@internationalbronze.com
1 800 - 227 8752

BILL ADDRESS

Dr. Nancy Sargent
Falmouth Shopping Center
Falmouth ME 04105

SHIP ADDRESS

PORTLAND MAGAZINE
722 CONGRESS STREET
PORTLAND, ME 04101

ATT: COLIN SARGENT

EMAIL portlandmagazine@hotmail.com

P 207 781 4216 F _____

Thank You for your Order..... YOUR ORDER NUMBER IS: **IB 25607**

PLEASE REFER TO THIS ORDER NUMBER IN ALL CORRESPONDENCE OR IF CHECKING ON YOUR ORDER
CALL 1 800-227-8752

YOUR ORDER WILL SHIP IN APPROXIMATELY 3 1/2- 4 WEEKS UNLESS OTHERWISE SPECIFIED

QUANTITY 1

INVOICE # & DATE _____

DESCRIPTION **PLAQUE**

SIZE 24 x 20

INSCRIPTION :

The below inscription is abbreviated for office records only.
Plaque(s) will have your full Text as ordered.

PORTLAND MAGAZINE EST. 1985

MISC. ITEMS

COST	<u>\$1,369.00</u>
MISC COST	_____
TAX	<u>\$0.00</u>
SHIPPING	_____
Your Order Total is:	<u>\$1,369.00</u>
PAYMENT RECEIVED	<u>\$1,369.00</u>
PAYMENT METHOD	<u>Amex</u>
PAYMENT DATE	<u>10/1/2009</u>
BALANCE DUE	<u>\$0.00</u>

PAID IN FULL

Please note: If this invoice states "Paid In Full" this is the only Invoice you will receive...

If this invoice states "Balance Due" this balance will be deducted automatically from your card on file approximately five - ten days before Shipping....UNLESS you notify us that you prefer different payment arrangements...Once deducted a "Paid In Full" Invoice will be emailed to you....

WE ACCEPT MASTERCARD - VISA - AMERICAN EXPRESS

PLEASE REFER TO INVOICE NO. AND ORDER NO. ON THE REMITTANCES AND IN ALL FUTURE CORRESPONDENCE

INVOICE/ACKNOWLEDGEMENT

INTERNATIONAL BRONZE
MANUFACTURERS AND
DESIGNERS, LTD.

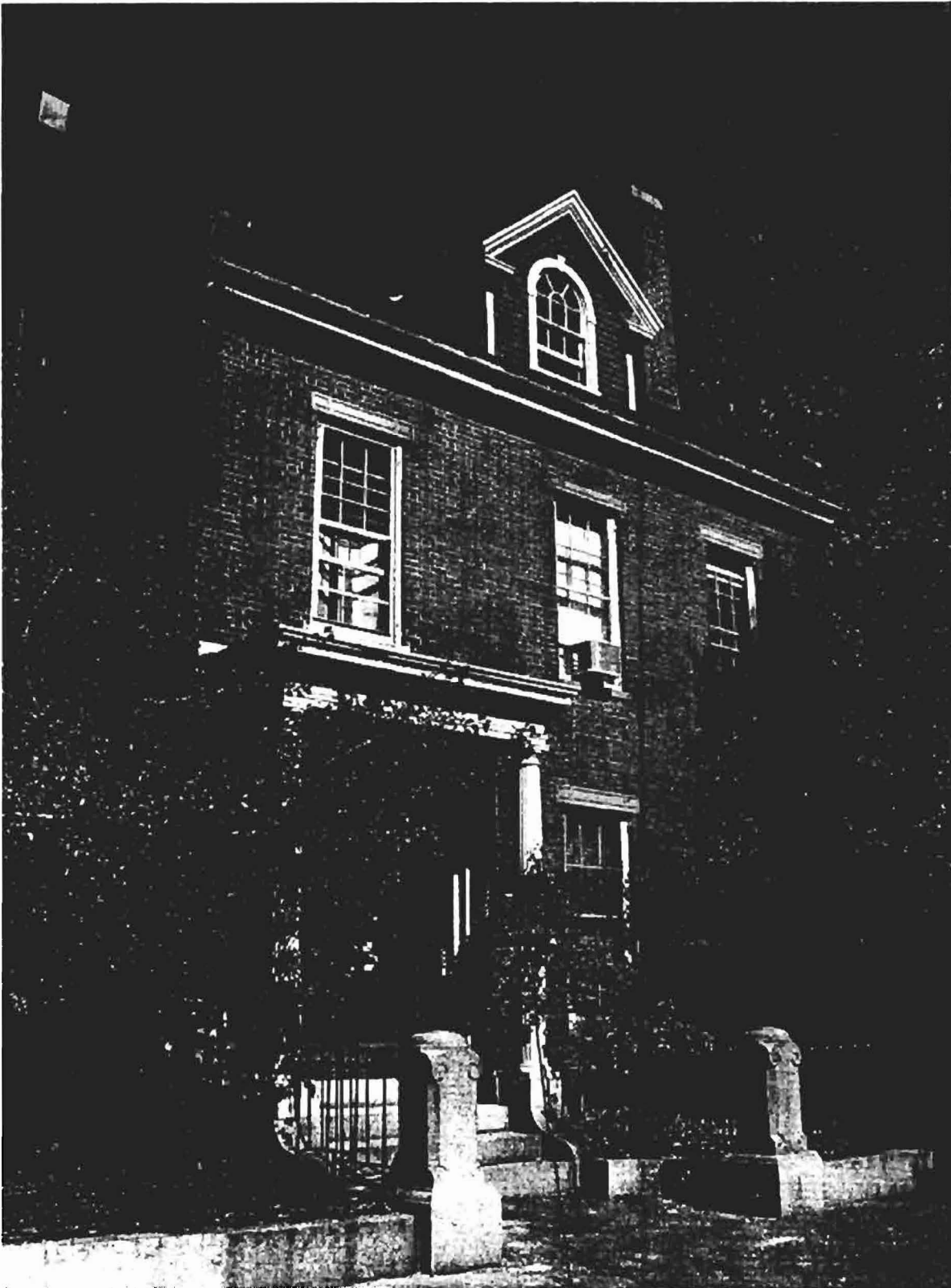
10/1/2009

810 Willis Avenue
Albertson, NY 11507
516-248-3080
516-248-4047 FAX
sales@internationalbronze.com
1 800 - 227 8752

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PORTLAND MAGAZINE

— Est. 1985 —



was
GPL original white
plastic sign plan when
we went to place ours
Now - same spot of new sign



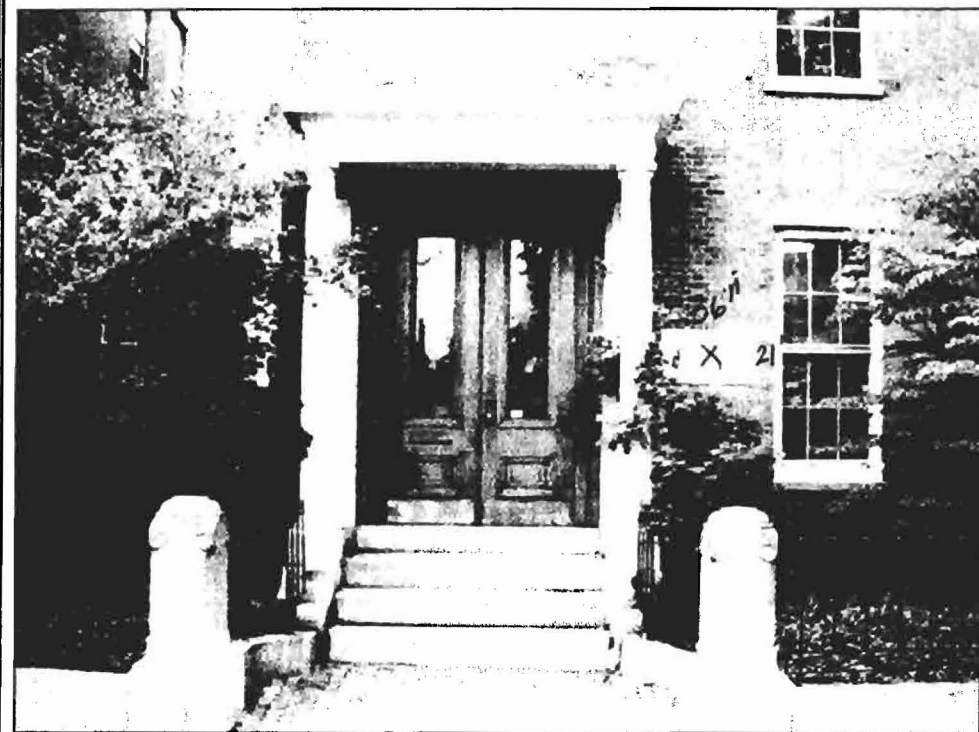
Location:
165 State Street
Portland, Maine

Photo Taken By:
Ralph Manglass, P.E.

Date:
May 26, 2004

Description:
Front Fence

Number 5.



Location:
165 State Street
Portland, Maine

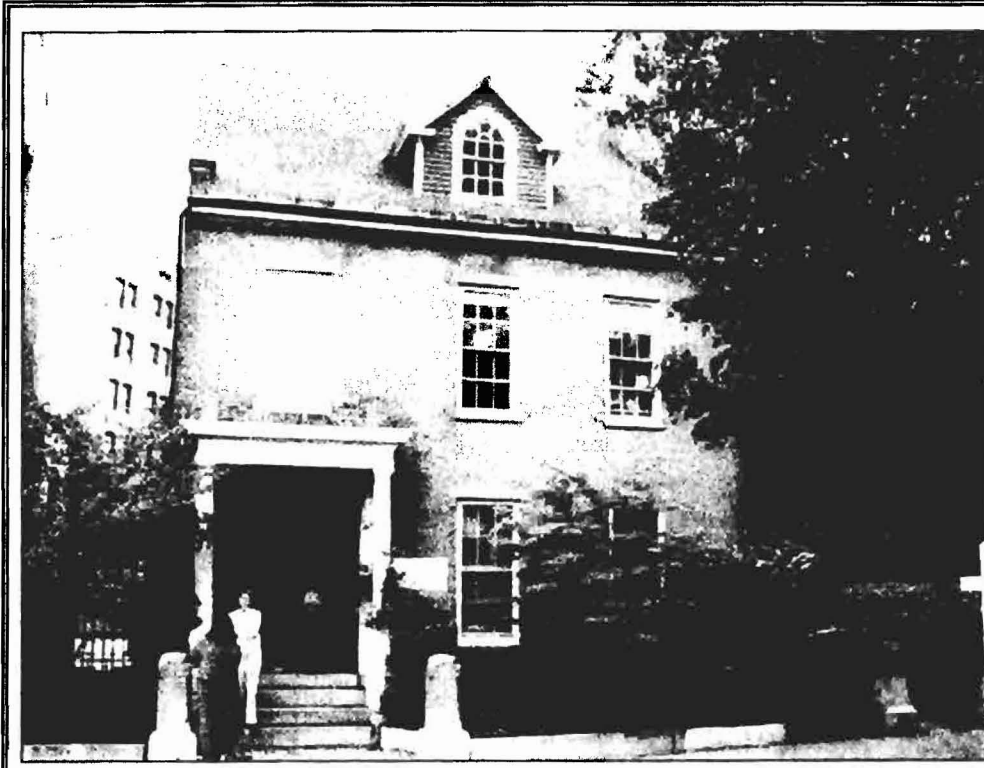
Photo Taken By:
Ralph Manglass, P.E.

Date:
May 26, 2004

Description:
Front Entrance

Number 6.

Greater Portland Landmarks



Location:
165 State Street
Portland, Maine

Photo Taken By:
Ralph Manglass, P.E.

Date:
May 26, 2004

Description:
Front View

Number 1.



Location:
165 State Street
Portland, Maine

Photo Taken By:
Ralph Manglass, P.E.

Date:
May 26, 2004

Description:
Right Side View

Number 2.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

June 1, 2004

John Hatcher
The Hatcher Group
49 Dartmouth Street
Portland, ME 04101

RE: 165 State Street – 045-A-028 – R-6 Residential Zone with a Historic Overlay Zone

Dear John,

I am in receipt of your request to determine and clarify use at 165 State Street. This property has received permission in 1977 by the Zoning Board of Appeals to allow the Landmark's offices as professional offices on the first floor and the front part of the second floor. Two existing dwelling units remain in the building with one located within the rest of the second floor and one on the entire third floor.

The R-6 zone does not require a certain amount of land area per professional office. Therefore, as long as the professional office(s) area still meets the current conditional use guidelines for professional office(s), I do not find there to be a violation of the ordinance or 1977 ZBA approval.

The ordinance section 14-137 specifically allows one or more offices if at least fifty (50) percent of the total floor area of the building is devoted to residential use. Your submitted plans show that to be the case. The building is presently within compliance with the guidelines of the conditional use.

You have also requested that I determine whether a future use for Portland Magazine to occupy the existing second floor office space would be compliant with the current Zoning Ordinance. First let me reiterate that I can only determine use as relating to the present ordinance. When and if there is any change of the professional office area within this building, it will be required to meet the requirements of the ordinance in effect at that time. This letter should not be considered a pre-approval.

You have submitted information that convinces me that Portland Magazine would qualify as a professional office as defined under section 14-137. There would be no retail and there would be no printing presses at this location. Please be reminded that all aspects of the conditional use criteria as presently written shall be maintained and met. Currently the ordinance limits the number of individual working in a professional office to not exceed the equivalent of four (4) full-time

employees.

This building is also located within a Historic District. Any alteration to the exterior shall require a separate review and approval.

I hope this determination addresses your concerns.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Rita Yarnold, Bay Realty, 559 Congress Street, Portland, ME 04101
File