

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

Location of Construction: 148 Spring St		Owner: Paul & Terry Andrews		Phone:		Permit No:	
Owner Address:		Lessee/Buyer's Name: Scott Poller 148 Spring St Ptld, ME		Phone:		Business Name: 04101	
Contractor Name:		Address:		Phone: 775-3630		Permit Issued:	
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 25.60	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Erect Signage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
Permit Taken By: Mary Gresik		Date Applied For: 01 May 1997					

Zone: CBL: 045-B-031

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

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..

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		ADDRESS:		DATE: 01 May 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Action:

Approved
 Approved with Conditions
 Denied

Date: 5/1/97

D. Andrews

CEO DISTRICT

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Scott Poller
148 Spring Street
Portland, ME 04101

May 8, 1997

RE: Sign permit - R-6 Zone 45-B-31

Dear Mr. Poller

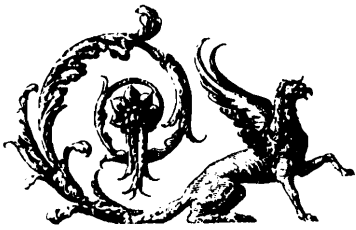
Please note that I can not issue your building permit for a sign because your retail use is not allowed in this zone. Our microfiche shows that the last use that was allowed in this zone by the Board of Appeals on 9-2-82 was for three professional offices and apartments. There is no record of retail sales. I believe that when you were previously in the office researching your sign nearly a month ago, I suggested that you look at our microfiche since I did not specifically remember any grandfathered retail sales in that area.

I can not issue the sign permit (which is considered an accessory use) to an illegal use. I would be glad to discuss this further with you if you wish. Your permit will be on hold for a short time until an allowed use on this site is determined.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator/
Asst. Chief of Insp. Services

cc to: Spring Street RowHouses Association. 150 Spring Street
P. Samuel Hoffses, Chief of Insp. Services
Joseph Gray, Jr., Dir. of Planning & Urban Dev.



Scott Potter
of
Ornamenta Designs



Creators of Elegant Decoupage Servingware,
Accessories, and Decorative Interiors

May 19, 1997
148 Spring Street
Portland, Maine 04101

Marge Schmuckal
Zoning Administrator
Assistant Chief of Inspection Services
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Ms. Schmuckal:

This letter is a follow up to our phone conversation of this morning regarding the application at City Hall for signage at 148 Spring Street.

The space at 148 Spring Street consists of professional offices which house the corporate headquarters for my company named Scott Potter of Ornamenta Designs. As a designer of decorative accessories it is important for me to have a showroom "for the trade". In the world of interior design this means that interior decorators and buyers for stores visit the room to see samples and to arrange for wholesale purchase orders.

The showroom is attached to the offices and I feel that because the majority of the interior designers and buyers are travelling from out of state, I need to have a designation to facilitate finding the exact location.

The signage that I seek approval for is small, tasteful, and appropriate for the older style of the building. The condominium association of the Spring Street Rowhouses unanimously feels that the proposed signage will enhance the aesthetics of the building.

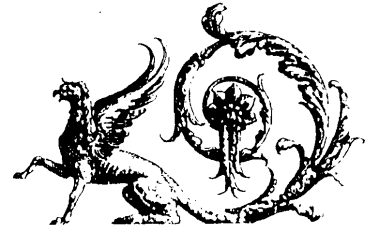
The application that was filled out at my offices should have designated the room as a showroom. If there has been confusion in the application process on that point, I regret that error as it does not state the facts correctly.

My work is represented in national catalogues (Bergdorf Goodman's and Horchow Collection) and I have extensive wholesale business as well. There is no need for me to offer a retail trade when I am so booked with wholesale accounts from out of state.



Scott Potter
of
Ornamenta Designs

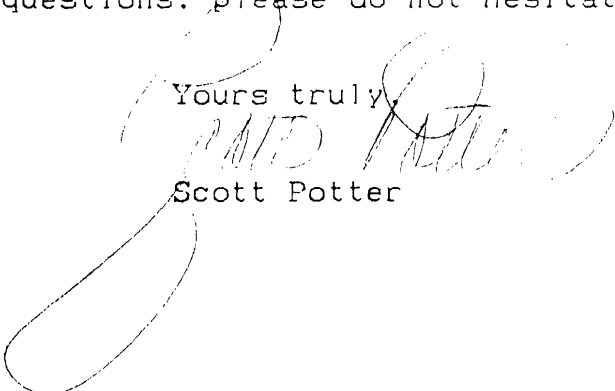
*Creators of Elegant Decoupage Servingware,
Accessories, and Decorative Interiors*



Thank you for your reconsideration of this matter. I feel certain that once the misunderstanding has been clarified to your satisfaction that you will understand the purpose and nature of the request not to be in conflict with previous professional offices that have existed at this site.

If you have any further questions, please do not hesitate to call me at 775-3630.

Yours truly,


Scott Potter

BUILDING PERMIT REPORT

DATE: 12 June 97 ADDRESS: 148 Spring ST.
REASON FOR PERMIT: To Erect Signage
BUILDING OWNER: Paul Perry Andrews (Scott Peller Lessee)
CONTRACTOR: owner
PERMIT APPLICANT: ↑ APPROVAL: *12 *27 DENIED

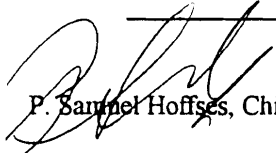
CONDITION(S) OF APPROVAL

1. 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. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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.
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 basements

In 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)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. *This permit is issued with conditions based on letter submitted. See attached letter and conditions. (See Land Use Zoning report)!*
- 28. _____
- 29. _____



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
X Marge Schmuckal

6 x 24 = 2.7 sq. ft.

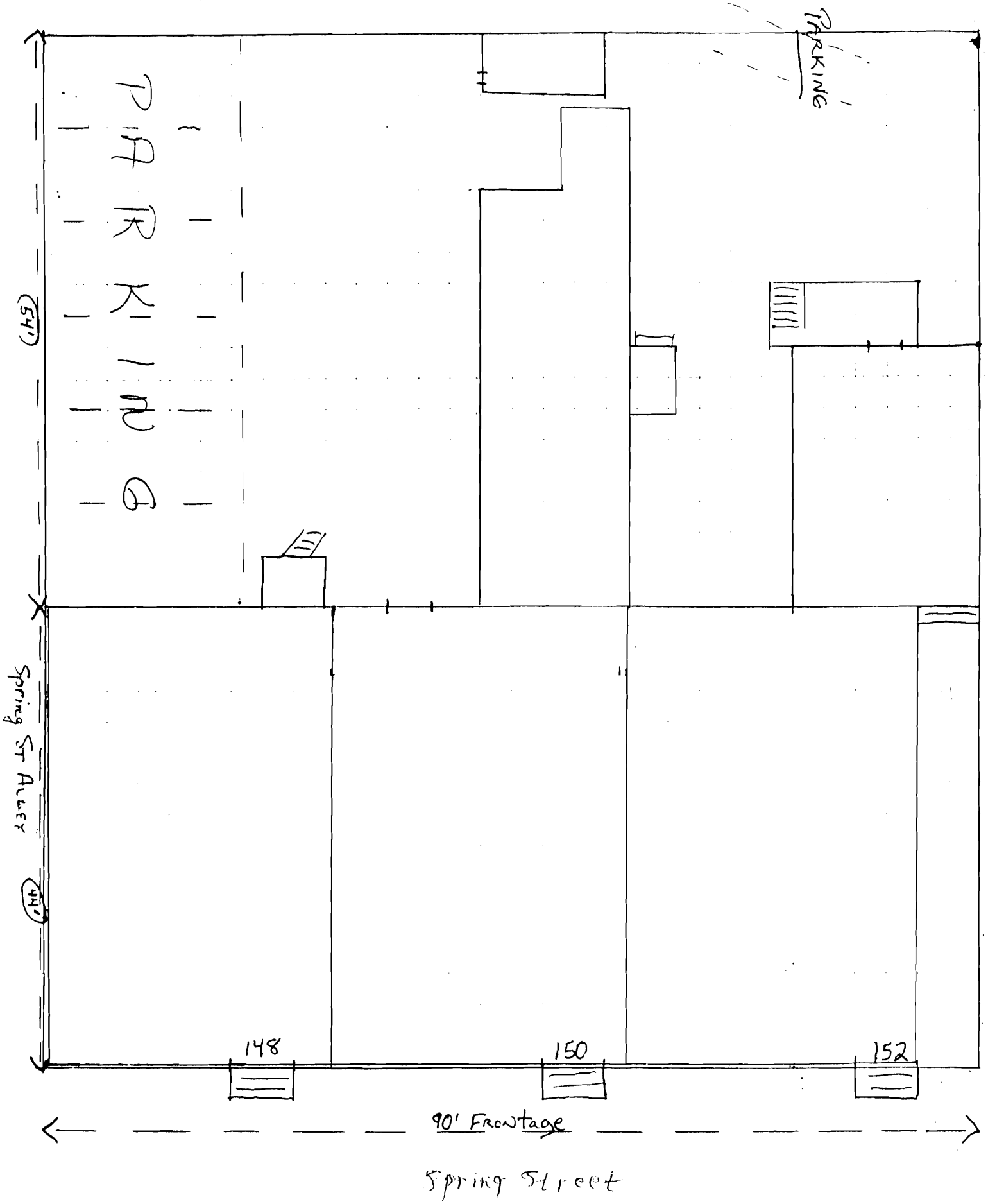
1" SIGNBOARD POINTED BLANK
O/S COVER & GL
WITH WHITE BORDER



WAS ABLE TO PRICE LOWER, CONSUMING FANCY CUTOUT SHARD.

SPRING STREET ROWHOUSES
150 Spring St.
Portland ME 04101

↑ ↑
PARKING LOT



Spring Street RowHouses Association
150 Spring Street
Portland, Maine 04101

February 18, 1997

OrnamentaDesigns
148 Spring Street
Portland, Maine 04101

Dear Scott Potter:

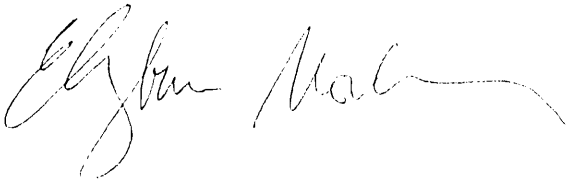
In accordance with guidelines of city building inspection and the Portland Historical District permission is given to OrnamentaDesigns to install at their own expense a perpendicular wooden sign as proposed with gold leaf lettering in the vicinity of the door at 148 Spring Street. The sign will be attached to the mortar of the building by a wrought iron bracket. OrnamentaDesigns assumes liability for said sign and will obtain appropriate insurance.

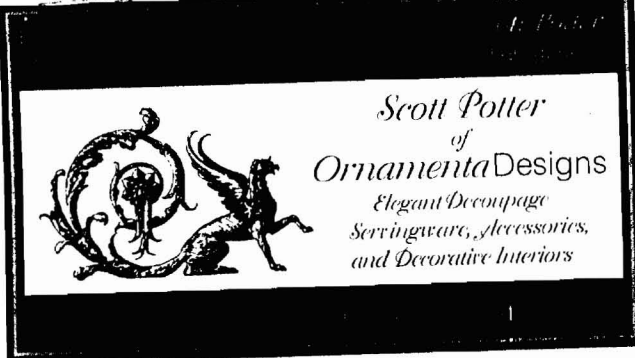
Sincerely,

Terry Andrews, Owner



Liz Morley, President, Spring Street Rowhouses Association





SIGNAGE

ALL QUESTIONS

ADDRESS: 148 SPRING STREET ZONE: R-6

OWNER: PAUL AND TERRY ANDREWS

APPLICANT: SCOTT POTTER OF ORNAMENTA DESIGNS

ASSESSOR NO.: _____

SINGLE TENANT LOT? YES _____ NO _____

MULTI TENANT LOT? YES X NO _____

FREESTANDING SIGN? YES _____ NO X DIMENSIONS _____
(ex. pole sign..)

MORE THAN ONE SIGN? YES _____ NO X DIMENSIONS _____

BLDG. WALL SIGN? YES X NO _____ DIMENSIONS 16" X 24"
(attached to bldg)

MORE THAN ONE SIGN? YES _____ NO X DI _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

LOT FRONTAGE (FEET) 90'

BLDG FRONTAGE (FEET) 30'

AWNING YES _____ NO X IS AWNING BACKLIT _____

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL _____

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE _____

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR _____

PROPOSED SIGNS ARE ALSO REQUIRED.



LAND USE - ZONING REPORT

ADDRESS: 148 Spring Street DATE: 6/11/97

REASON FOR PERMIT: to erect signage

BUILDING OWNER: Paul & Terry Andrews C-B-L: 45-B-31

PERMIT APPLICANT: Scott Potter

APPROVED: with conditions DENIED: _____

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition Based upon the letter submitted to me dated MAY 19, 1997, I AM allowing the sign permit to be issued with the understanding that the show room is just that, there shall be NO retail on site. The work room shall only be for designing (creating design work), it shall not be for creating products to be sold or shipped, that would be considered as production work.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator, which is Asst. Chief of Code Enforcement. NOT A Notary Professional office 4