

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number. 040932

This is to certify that Harris Richard J &/Sign Deshas permission to Install 2 signs, 1 is 32 sq ft to on side of bldg, the other is 10 sq ft over doorAT 865 Congress StC.O. 053 C015001

provided that the
of the pr
the cons
this depa

operation. Accepting this permit shall comply with all
of the ordinances of the City of Portland regulating
buildings and structures, and of the application on file in

Apply to Pt
and grade i
such informa

inspection must
permit on procu
ing or part thereof
proposed-in
IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER F

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Dc

PERMIT
DENIED

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

August 17, 2004

Sign Design
P.O. **Box 207**
Westbrook, ME **04092**
Att: Joanne

RE: 865 Congress Street – 053-C-015 – R-6 Residential Zone

Dear Joanne,

I am in receipt of your permit application to erect two new signs at 865 Congress Street for La Bodega **Latina** Grocery Store. This permit has been denied because the proposed signage is not meeting the requirements of the R-6 Residential Zone and sign ordinance.

This business is a legally nonconforming use in a residential zone. The existing signage is also legally nonconforming. Because this is a business use in a residential zone, the ordinance does not permit the expansion of any legal nonconformity, including signage. There is the ability to reface any legal nonconforming signage under a permit application, but not to enlarge it.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: file

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0932		Issue Date: PERMIT DENIED	CBL: 053 C015001
Location of Construction: 865 Congress St	Owner Name: Harris Richard J &	Owner Address: 35 Penrith Rd	Phone: 874-4923
Business Name:	Contractor Name: Sign Design	one: 2-6	
Lessee/Buyer's Name	Phone:		
Past Use: food market	Proposed Use: food market w/2 signs, one 32 sq ft & one 10sq ft		
Proposed Project Description: Install 2 signs, 1 is 32 sq ft to be on side of bldg, the other is 10sq ft over door		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: Date:	
Permit Taken By: jodinea	Date Applied For: 07/07/2004	Zoning Approval	
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"/> late:	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 late:	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 late:

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

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>863-865 CONGRESS ST</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>053</u> Block# <u>C</u> Lot# <u>05</u>	Owner: <u>Amigos Properties</u>	Telephone: <u>874-4923</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LIA BODEGA LIVING</u> <u>863-865 CONGRESS ST</u> <u>PORTLAND, ME 04102</u> <u>207-874-4923</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>114.00</u> Awning Fee = Cost Of Work: \$ <u>N/A</u> Total Fee: \$ <u>114.00</u>
Current use: <u>GROCERY STORE</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>GROCERY STORE</u>		
Project description: <u>NEW SIGN</u>		

Contractor's name, address & telephone:
Whom should we contact when the permit is ready: <u>SIGN E SIGN INC.</u>
Mailing address: <u>85# - 7600</u>
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>CALL JANA @ 874 4923</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>6/1/04</u>
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This Design Is The Property Of:

Sign Design Inc.

Approved Sign Manufacturer For
Southern Maine Coca Cola.

306 Warren Ave. Portland, ME
207-856-2600

The Following Is The Responsibility Of
The Coca Cola Customer:

Sign Permits
Landlord Approval
Primary Electrical Hookups

24" X 192" (16 ft.) Aluminum Panel Sign W/ 3/4" Trim & Vinyl Graphics



La Bodega Latina Grocery Store
Productos Hispanos & Americanos En General
Food • Beer • Lottery Tickets • Coffee • Money Orders



24" X 60" Lexan Face Replacement

**We Accept
Food Stamps
& WIC**

Please review, sign and date above layout and
fax back to (207) 856-7600, noting any necessary changes.

Customer Signature: _____

Date: _____

File Name: _____

Coke/La Bodega Latina
c-lbl comp. 1
5-20-04

3" LAGS BOLTS
2 TRAC
DIRECTLY
TO
BOLDS

10 SQ FT

3 3/4 SQ FT

SIGNAGEAWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 863-865 CONGREGATE ST ZONE: _____

CBL: _____

SINGLE TENANT LOT? YES _____ NO ☒ MULTITENANT LOT? YES ☒ NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES ☒ NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 192" Height: 24"

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO ☒ DIMENSIONS PROPOSED: _____

BLDG. WALL SIGN? (attached to bldg) YES ☒ NO _____ DIMENSIONS PROPOSED: 24" X 192" (16 FT)

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg) ? YES _____ NO _____ DIMENSIONS: _____

AWNING? YES _____ NO _____ DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

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 WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? 20" s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 6/1/02

***** FOR OFFICE USE ONLY *****

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- ☒ 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. Amount must equal \$400,000.00.
- ☒ Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- ☒ 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. Indicate on the plan all existing; and proposed signs with their dimensions and specific locations. Be sure to include distance from the mound and building; facade dimensions for any signage attached to a building.
- ☒ A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*
- ☒ Certificate of Flammability required for awning or canopy at time of application.
- ☒ UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- ☒ Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**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, plus \$9.00 for each additional \$1,000.00.**

Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00

Sidewalk Signs

Design, Location, and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign permit, come to City Hall, 389 Congress Street, Room 315, with:

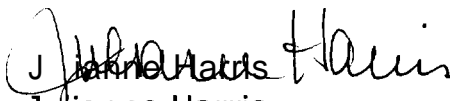
- _____ Certificate of Liability Insurance
- _____ Drawing of sign showing dimensions and design work
- _____ Payment of \$30.00 plus \$2.00 per s.f. of signage.
- _____ Complete application with pre-application questionnaire and checklist completed.

Harris Evans Associates
P.O. Box 10250
Portland, Me. 04104

July 6, 2004

To Whom It May Concern:

We give Juan Gonzales permission to put a sign on the building located at 865 Congress Street. We have no restrictions on the amount of space he uses.


Julianne Harris
Comptroller
Harris Evans Associates

ACORD. CERTIFICATE OF LIABILITY INSURANCE		OP ID WE LABOD-1	DATE (MM/DD/YYYY) 07/06/04
PRODUCER Turner Barker Insurance One India Street Portland ME 04101 Phone: 207-773-8456 Fax: 207-773-6647		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.	
INSURED La Bodega Latina Grocery Store Juan Gonzalez 863 Congress Street Portland ME 04102		INSURERS AFFORDING COVERAGE INSURER A: Peerless Insurance Company INSURER B: INSURER C: INSURER D: INSURER E:	NAIC #

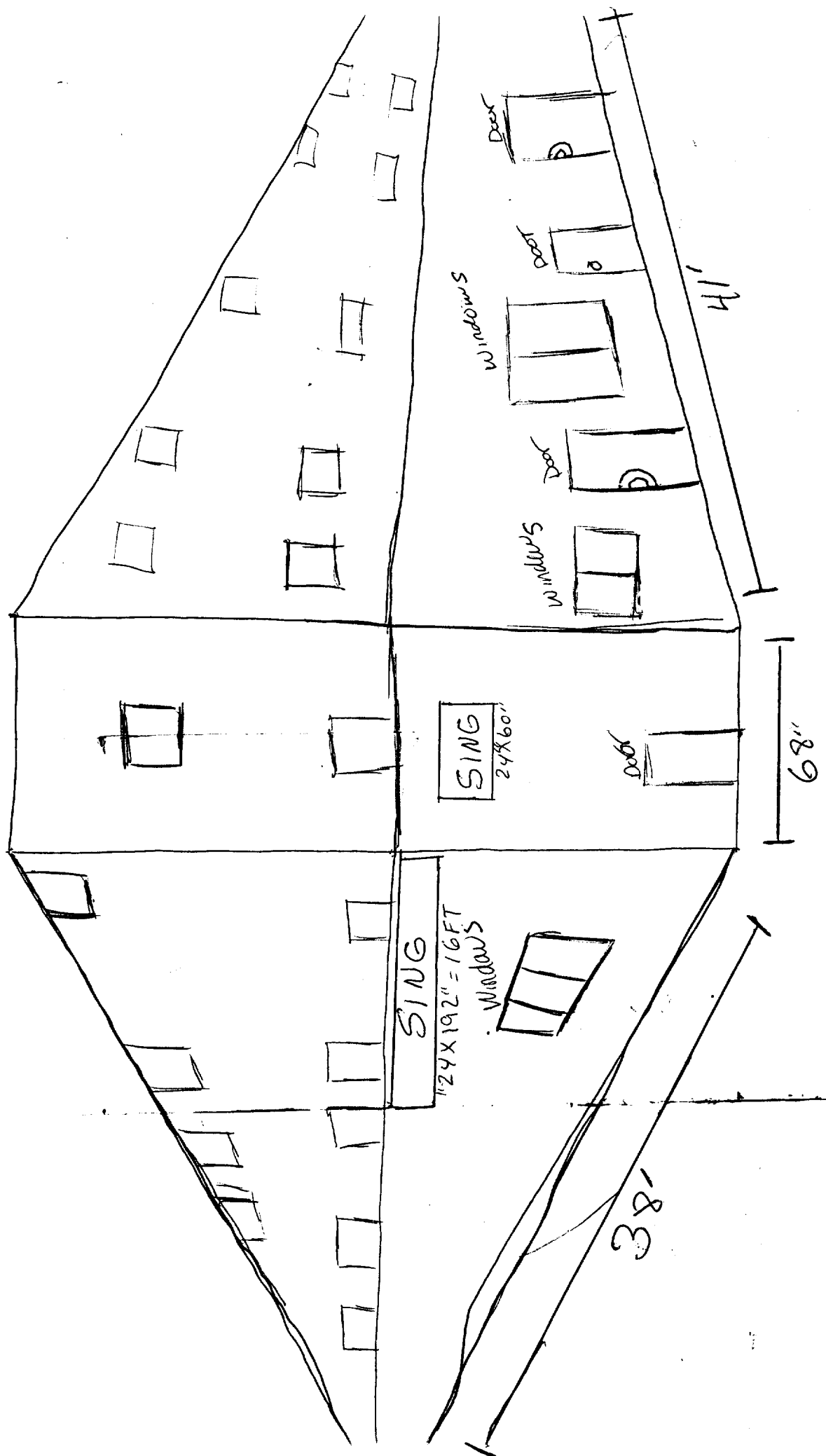
COVERAGES

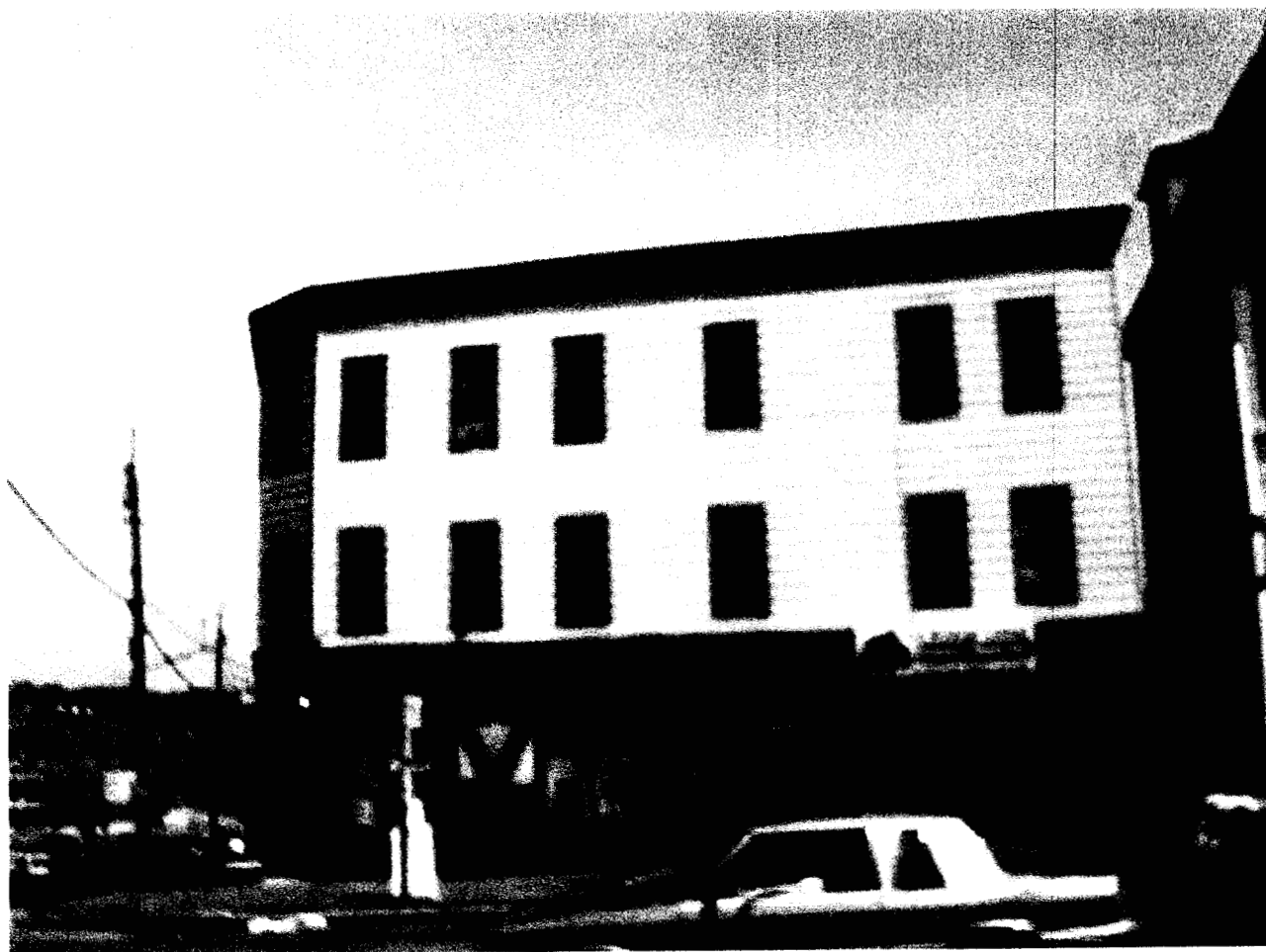
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES 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	ADD'L LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	X	GENERAL LIABILITY	BOP9758793	07/31/04	07/31/05	EACH OCCURRENCE	\$ 1000000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5000
						PERSONAL & ADV INJURY	\$ 1000000
		GEN'L AGGREGATE LIMIT APPLIES PER				GENERAL AGGREGATE	\$ 2000000
		<input type="checkbox"/> POL CY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LCC				PRODUCTS - COMP/OP AGG	\$ 1000000
		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	\$
							\$
		DEDUCTIBLE					\$
		RETENTION \$					\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WE STATE - TORY LIMITS	OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				EL EACH ACCIDENT	\$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
		OTHER				E.L. DISEASE - POLICY LIMIT	\$

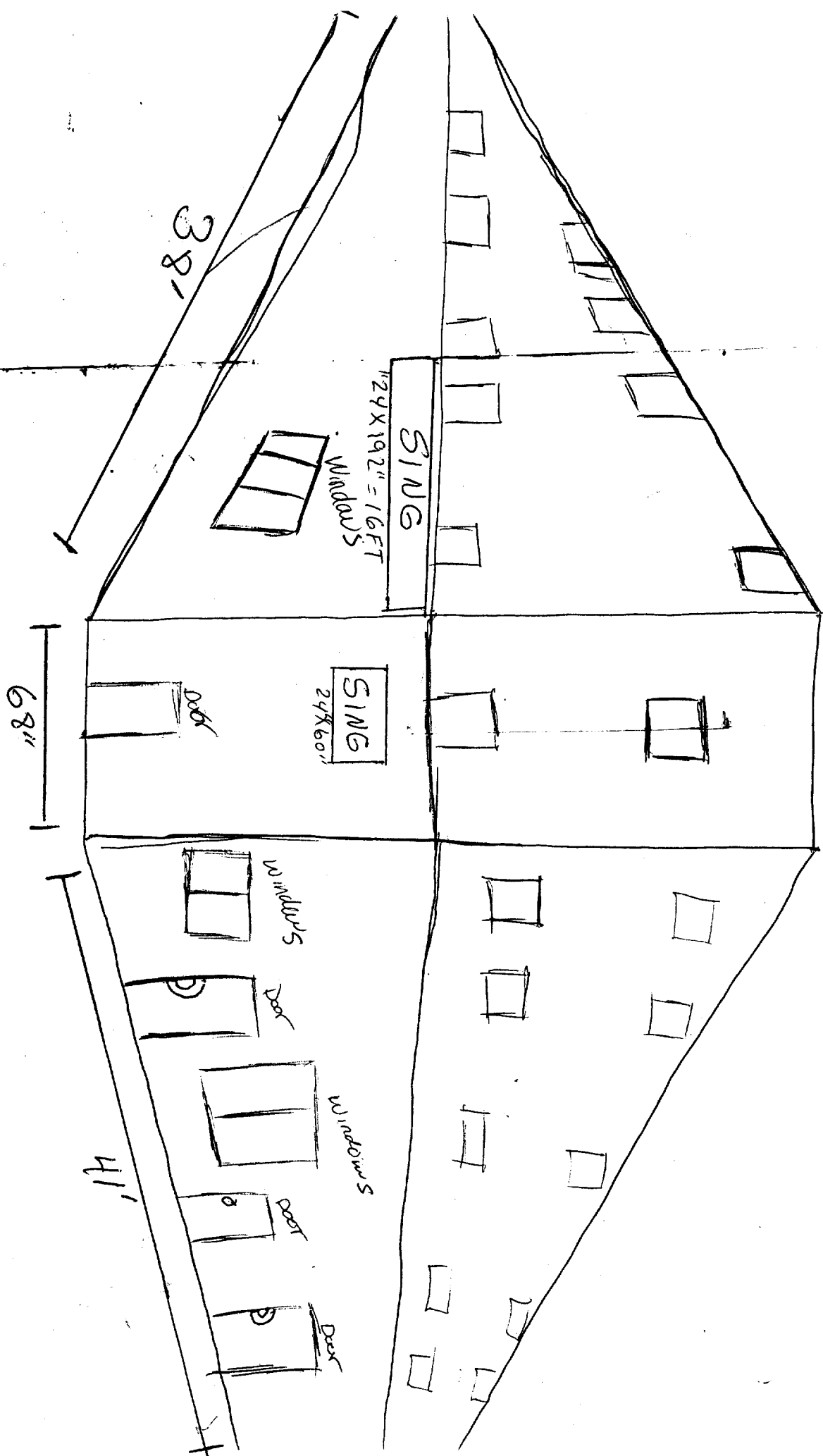
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
Grocery Store

CERTIFICATE HOLDER CITYQFP City of Portland City Hall 389 Congress St Portland ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> 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, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE William Exley <i>William R. Exley</i>
--	--





Site
visit 8/17/04 — presently A Smaller
Sign on The Side — This
submittal enlarges what is
There — Nothing over
The door now —



This Design Is The Property Of:

Sign Design Inc.

Approved Sign Manufacturer For
Southern Maine Coca Cola.

306 Warren Ave. Portland, ME
207-856-2600

The Following Is The Responsibility Of
The Coca Cola Customer:

Sign Permits
Landlord Approval
Primary Electrical Hookups

24" X 192" (16 ft.) Aluminum Panel Sign W/ 3/4" Trim & Vinyl Graphics



La Bodega Latina Grocery Store
Productos Hispanos & Americanos En General
Food • Beer • Lottery Tickets • Coffee • Money Orders



24" X 60" Lexan Face Replacement

**We Accept
Food Stamps
& WIC**

1054 FT

Please review, sign and date above layout and
fax back to (207) 856-7600, noting any necessary changes.

Customer Signature: _____

Date: 6/10/04

File Name: _____

Coke/La Bodega Latina
c-bl comp. 1

3" LAGS bolts
attach
directly
TO
Bolts

3x 54 FT