

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

PERMIT ISSUED

Permit Number: 061816

JAN 26 2007

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that UNION STATION LMT PARTNERSHIP

has permission to one 50 s.f sign and one 4' x sign

AT 966 CONGRESS ST

064 A001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or service is rendered. 4 HOUR NOTICE 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

*Thomas M. Mackley, 01/25/07*  
Director - Building & Inspection Services

**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

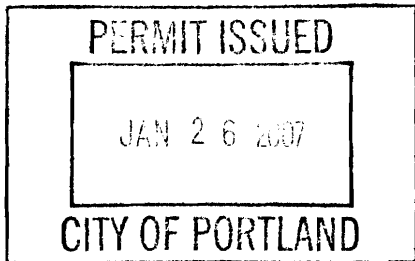
Permit No: 06-1816	Issue Date:	CBL: 064 A001001
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Location of Construction: 966 CONGRESS ST	Owner Name: UNION STATION LMT PARTNE	Owner Address: 12 BROOK ST	Phone:
Business Name: Shokudo	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name Jae Kim	Phone:	Permit Type: Signs - Permanent	Zone: B2

Past Use: Commercial / Restaurant (tenant fit up #06-1146)	Proposed Use: Commercial / Shokudo- one 50 s.f sign and <u>one 4' x 6' sign</u> <i>not permitted by planning</i>	Permit Fee: \$178.00	Cost of Work: \$178.00	CEO District: 2
Proposed Project Description: one 50 s.f sign and <u>one 4' x 6' sign</u> <i>not permitted by planning</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Commercial</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature:	Signature: <i>Jm 01/25/07</i>	
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: Idobson	Date Applied For: 12/22/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>4'x6' sign not meet ordinance - appeal under 14-368.5(5) to planning</i> <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>1/23/07 JSL</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <i>Site plan exception</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <i>(see next page)</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>P. Andrews 1/11/07</i>	<b>Historic Preservation</b> <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 <i>Jm</i> Date:
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**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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 06-1816	Date Applied For: 12/22/2006	CBL: 064 A001001
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Business Name: Shokudo	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name Jae Kim	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial / Shokudo- one 50 s.f sign and one 4' x 6' sign	Proposed Project Description: one 50 s.f sign and one 4' x 6' sign
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/23/2007

**Note:** B2 zone only allows one building sign for a tenant in a multi-tenant building. The 50 s.f. sign facing St. John Street meets the zoning requirements. The 4' x 6' sign over the door facing the parking lot is denied, but the applicant can appeal to the Planning Authority under section 14-368.5(g). Planning authority approved second sign as site plan exception. **Ok to Issue:**

- 1) This permit is being issued with the understanding that the 50 square foot sign facing St. John Street made up of three separate panels will hang as one sign.

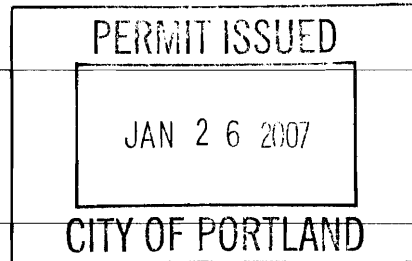
**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:**

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.  
2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

**Dept:** Planning      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 01/11/2007

**Note:** **Ok to Issue:**

**Comments:**

12/27/2006-amachado: Left message for Jae Kim. Unclear how many signs there are and exactly where they are going to go.

1/2/2007-amachado: Jae Kim left message 12/29/06 saying he had three signs on the wall facing St. John St. and one on the opposite side over the door facing the parking lot. I left him a message telling him that he can only have one sign facing St. John and the one on the parking lot side will have to go to the planning authority and they will need more info.

1/4/2007-amachado: Spoke to Jae Kim. Shokudo Teriyaki Authentic Japanese cuisine will hang as one sign on the St. John St. side of the building. This is the one sign the ordinance allows him to have. He wants to appeal the 4' x6' sign to the planning authority. I wrote him a denial letter for second sign.

1/10/2007-amachado: Jae Kim came in and confirmed how the sign will hang together as one sign on St. John St. Side of the building. He also brought in information to appeal to the planning authority for the second sign.

1/11/2007-amachado: Signed off on permi for 50 sf sign. Gave appeal to Deb Andrews for the second 4' x 6' sign.

1/11/2007-amachado: 4' x 6' sign over entrance facing parking lot approved by planning authority as site plan exemption.

1/11/2007-amachado: Spoke to Jae Kim. I need a picture of exactly how the sign is going to look on the building before I can sign off.

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-1816	Issue Date:	CBL: 064 A001001
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		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group:                      Type:	

Proposed Project Description: one 50 s.f sign and one 4' x 6' sign	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: Idobson	Date Applied For: 12/22/2006	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<b>Special Zone or Reviews</b> <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:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance - <i>Site Plan exception</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>D. Anderson</i> <i>1/11/06</i>	<b>Historic Preservation</b> <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 <i>AK</i>
	Date:		

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# 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>290 St. John Street</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>64</u> Block# <u>A</u> Lot# <u>1</u>	Owner: <u>Bob O'connor</u>	Telephone: <u>538-431-7060</u>
Lessee/Buyer's Name (If Applicable) <u>48 William St</u> <u>Portland M.E. 04102</u>	Contractor name, address & telephone: <u>X Jang Chen</u> <u>48 William St</u> <u>Portland ME 04102</u> <u>66461369-7777</u>	Total s.f. of signage x \$2.00 <u>42M recalled</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: <del>_____</del> <u>124</u>

Who should we contact when the permit is ready: Jae Kim phone: (509) 332-1343

Tenant/allocated building space frontage (feet): Length: 39' Height \_\_\_\_\_  
Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot Multi

Current Specific use: Restaurant - signage for vent hit up - 06-146

If vacant, what was prior use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

74' x 2 + 30

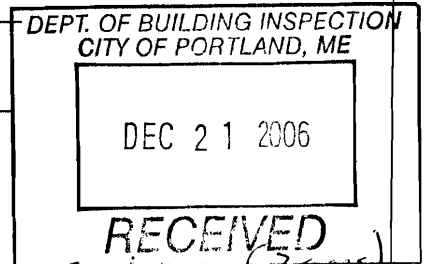
### Information on proposed sign(s):

Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No  Dimensions proposed: \_\_\_\_\_ Height from grade: \_\_\_\_\_  
Bldg. wall sign? (attached to bldg) Yes  No \_\_\_\_\_ Dimensions proposed: \_\_\_\_\_

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  No \_\_\_\_\_ Dimensions: (2 x 10) / 4 x 6 / 1 x 10 (3 signs)  
Awning? Yes \_\_\_\_\_ No \_\_\_\_\_ Sq. ft. area of awning w/communication: \_\_\_\_\_



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.

Please submit all of the information outlined in the Sign/Awning Application Checklist. 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](http://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: \_\_\_\_\_

Date: 12/18/06

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

multi-tenant  
 $15 \times 39 = 585$

11 per business

$2 \times 10 = 20$   
 $2 \times 10 = 20$   
 $10 \times 1 = 10$   
50



# 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.

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. 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.

A UL# is required for lighted signs at the time of final inspection.

GR 203291  
203294  
203292

Pre-application questionnaire completed and attached.

Photos of existing signage

Details for sign fastening, attachment or mounting in the ground.

Lag nuts, 2 inch long

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, \$9.00 per additional \$1,000.00 of cost.

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

January 4, 2007

Jae Kim

~~750 Sabattus Street~~ 48 Williams St  
~~Lewiston, ME 04240~~ Portland, ME 04102

Re: 966 Congress Street (296 St. John Street) – 064 A001 – B2 – sign – permit # 061816

Dear Mr. Kim,

I am in receipt of your application to place two signs on the building at 296 St. John Street. Section 14 – 369.5 Table 2.13 of the ordinance states that in the B2 zone a tenant in a multi-tenant building may only have one building sign unless the tenant fronts on more than one street. Since your space only fronts on St. John Street, you may only have one sign. When I told you about this, you said that you wanted to permit the fifty square foot sign facing St. John Street, and appeal the four-foot by six-foot sign facing the parking lot to the planning authority.

Section 14 – 368.5(g) of the ordinance states that an applicant who has been denied a permit or approval for failure to meet the signage regulations of section 14 – 369.5 “may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14 – 526(a)(23)”. If the planning authority disapproves the application, then under section 14 – 527 of the ordinance you may appeal the decision to the Planning Board within ten (10) days of the decision being rendered.

Please feel free to call me at 874-8709 if you have any questions.

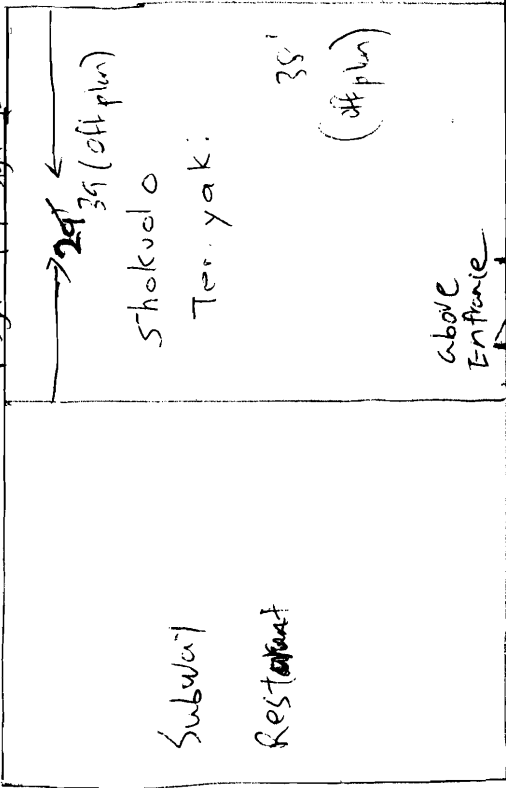
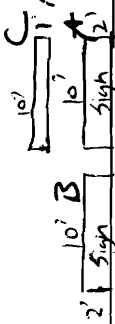
Sincerely,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

St. John St

\* Consideration for zoning

Parking Lot



Above Entrance

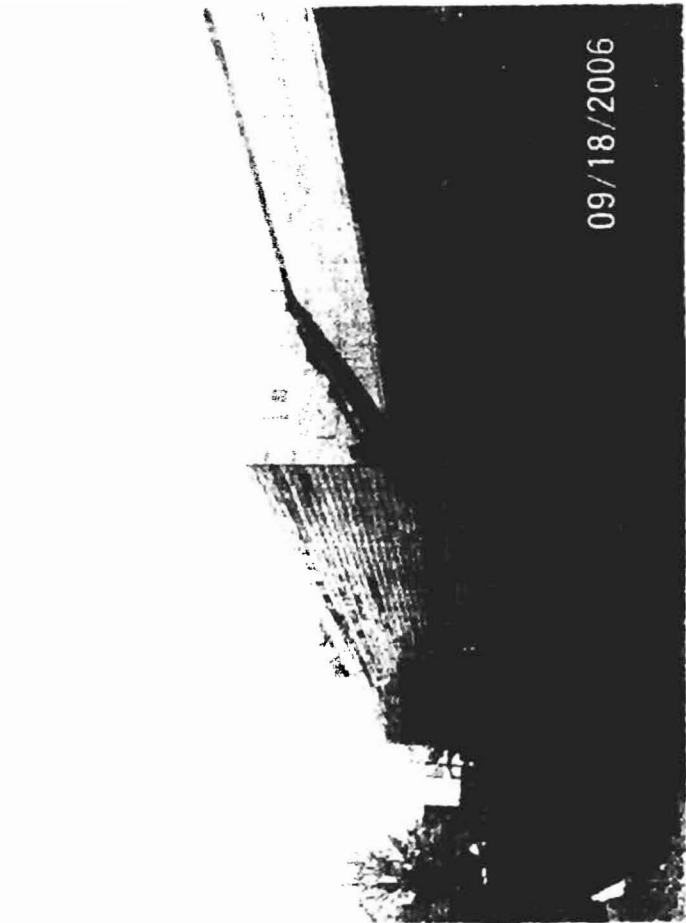
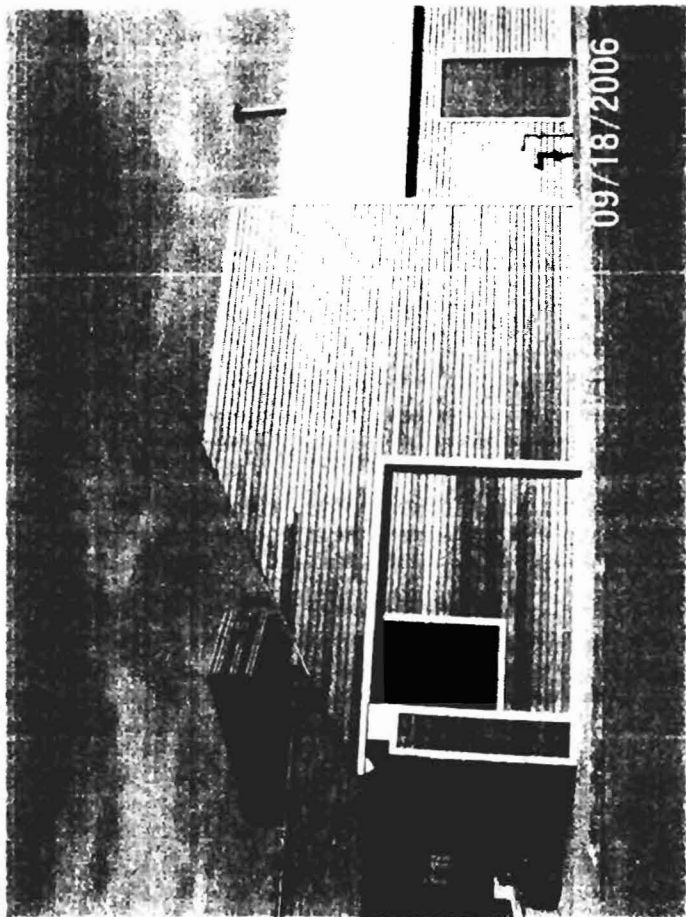


Not permitted. Permitted under section 14-368.5(5)

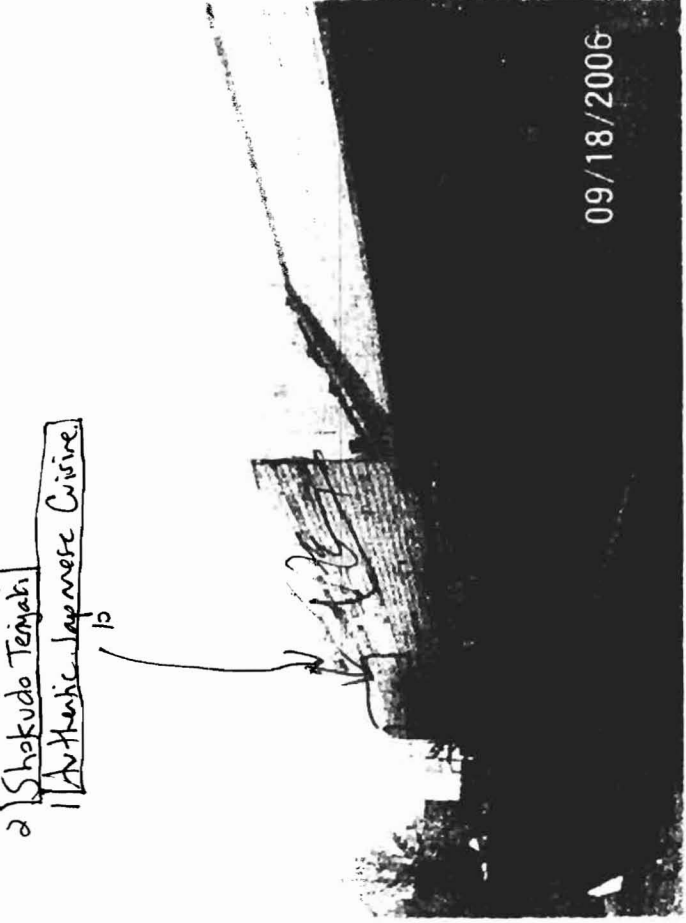
Congress St

Parking Lot





20  
2 Shokudo Tenjahi  
11 Authentic Japanese Cuisine  
19



# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
12/18/2006

<b>PRODUCER</b> O'Hearn Insurance Agency 1087 Forest Ave Portland, Me. 04103 207-797-9400		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.	
<b>INSURED</b> Shokudo Teriyaki 296 St. John Street Portland, ME 04102		<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC#</b>
		INSURER A: <b>Nationwide Insurance</b>	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	

## 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 LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE(MM/DD/YY)	POLICY EXPIRATION DATE(MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMSMADE <input checked="" type="checkbox"/> OCCUR	51PR139526-3001	12/18/06	12/18/07	EACH OCCURRENCE \$ <b>1,000,000</b>
		GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>50,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANYAUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNEDAUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANYAUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EAACC AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMSMADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WCSTATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		OTHER				

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

## CERTIFICATE HOLDER

City of Portland  
 Congress Street  
 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 **30** 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

4'x6 sign (facing parking lot) - not permitted.



each word 2'x12' - better 2'x20' (St. John's side) (St. John's side) 1'x12'



Dear Zoning Board,

I understand that in usual circumstances I would not be able to place a sign on a property facing the parking lot, but in this case I would hope you bypass it because this sign would be in place of the main entrance of the restaurant.

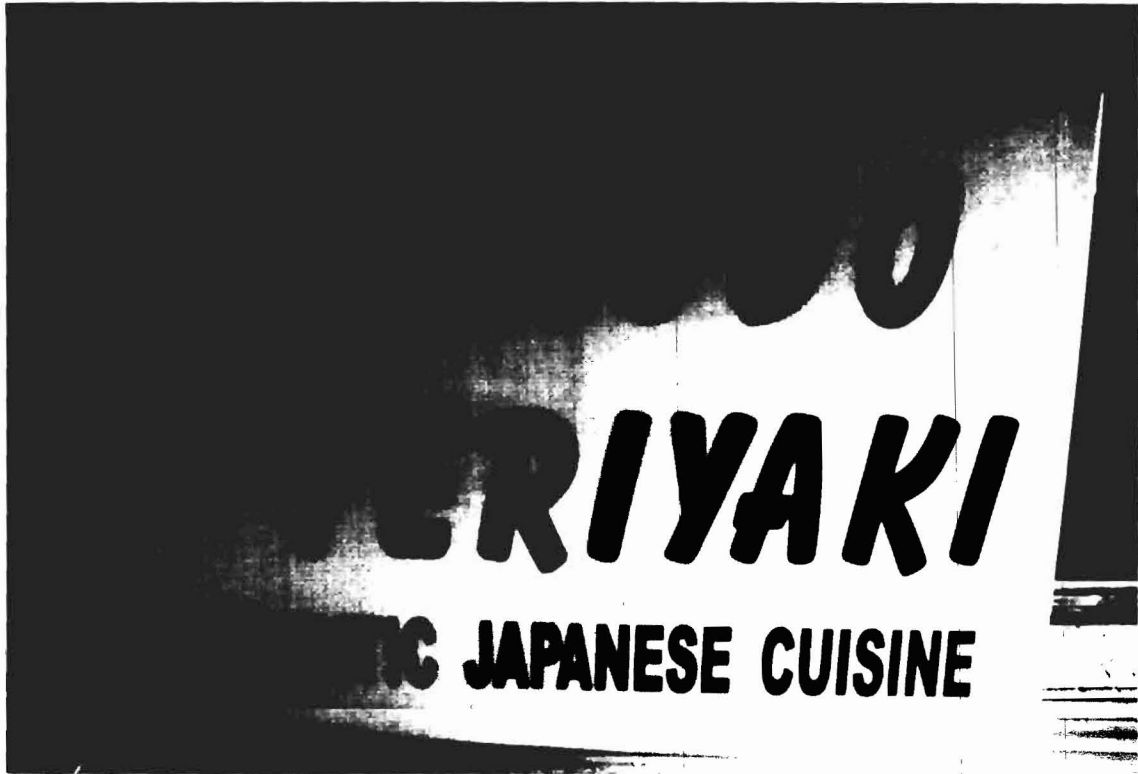


Thank You



Joe Wink  
to put the  
4x6' sign  
over the  
door.





4'x6' sign to go over door  
facing parking lot.

Dear Zoning Board,

I understand that in usual circumstances I would not be able to place a sign on a property facing the parking lot, but in this case I would hope you bypass it because this sign would be in place of the main entrance of the restaurant.



Thank You

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Jae wants  
to put the  
4'x6' sign  
over the  
door.

