

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED FEB 22 2005 CITY OF PORTLAND

Permit Number: 050178

This is to certify that Goodman Myles J Trust/Applicant

has permission to Replace existing sign with new 10' x 3' sign

AT 55 St James St

066 D004001

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 altered or closed-in. HEAVY 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

DepartmentName

Handwritten signature and date 2/18/05

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Location of Construction: 55 St James St		Owner Name: Goodman Myles J Trust		Owner Address: Po Box 601		Permit No.: 05-0178		Issue Date: FEB 22 2005		COL: 066 D004001	
Business Name:		Contractor Name: Applicant		Contractor Address: Portland		City of Portland		Phone:		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type: Signs - Permanent						Zone: I-M	
Past Use: Commercial		Proposed Use: Auto Repair/ Replace existing sign with new 10' x 3' sign		Permit Fee: \$90.00		Cost of Work: \$90.00		CEO District: 3			
Proposed Project Description:				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>MA</i>		INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>TBC 2003</i>		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: 02/17/2005		Zoning Approval							
<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		Zoning Appeal		Historic Preservation			
				<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"/>		<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		<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			
				Date:		Date:		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	
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: 05-0178	Date Applied For: 02/17/2005	CBL: 066 D004001
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Location of Construction: 55 St James St	Owner Name: Goodman Myles J Trust	Owner Address: Po Box 601	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	
Proposed Use: Auto Repair Parts Distributors/ Replace existing sign with new 10' x 3' sign		Proposed Project Description: Replace existing sign with new 10' x 3' sign	

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 02/17/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/18/2005
Note: **Ok to Issue:**
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

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>85 St James St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>666</u> Block# <u>D</u> Lot# <u>4</u>	Owner:	Telephone:
Lessee/Buyer's Name (If Applicable) <u>KEYSTONE AUTOMOTIVE</u>	Applicant name, address & telephone: <u>85 ST. JAMES ST. PORTLAND ME. 878-0629</u>	Totals.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ _____ Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ _____
Current use: <u>AUTO PARTS STORE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Change sign company name change</u>		
Project description: <u>Relocating</u>		
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>DANIEL F DOUGSON</u>		
Mailing address: <u>85 ST. JAMES ST. PORTLAND ME. 878 0629</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:		

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: [Handwritten Signature]

Date: 2/14/05

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

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 85 ST. JAMES ST. PORTLAND ME. ZONE: _____

CBL: _____

SINGLE TENANT LOT? YES _____ NO _____ MULTI TENANT LOT? YES NO _____

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

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 100 Height: 15

$100 \times 15 = 1500 \text{ sq ft}$
 $100 \times 15 = 1500 \text{ sq ft} \times 0.8 = 1200 \text{ sq ft}$

INFORMATION ON PROPOSED SIGN(S):

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

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

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: 3' x 10' = 30 sq ft

AWNING? YES _____ NO DIMENSIONS: _____

LOT FRONTAGE (FEET): 30'

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? _____ s.f.

*** **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 ground 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

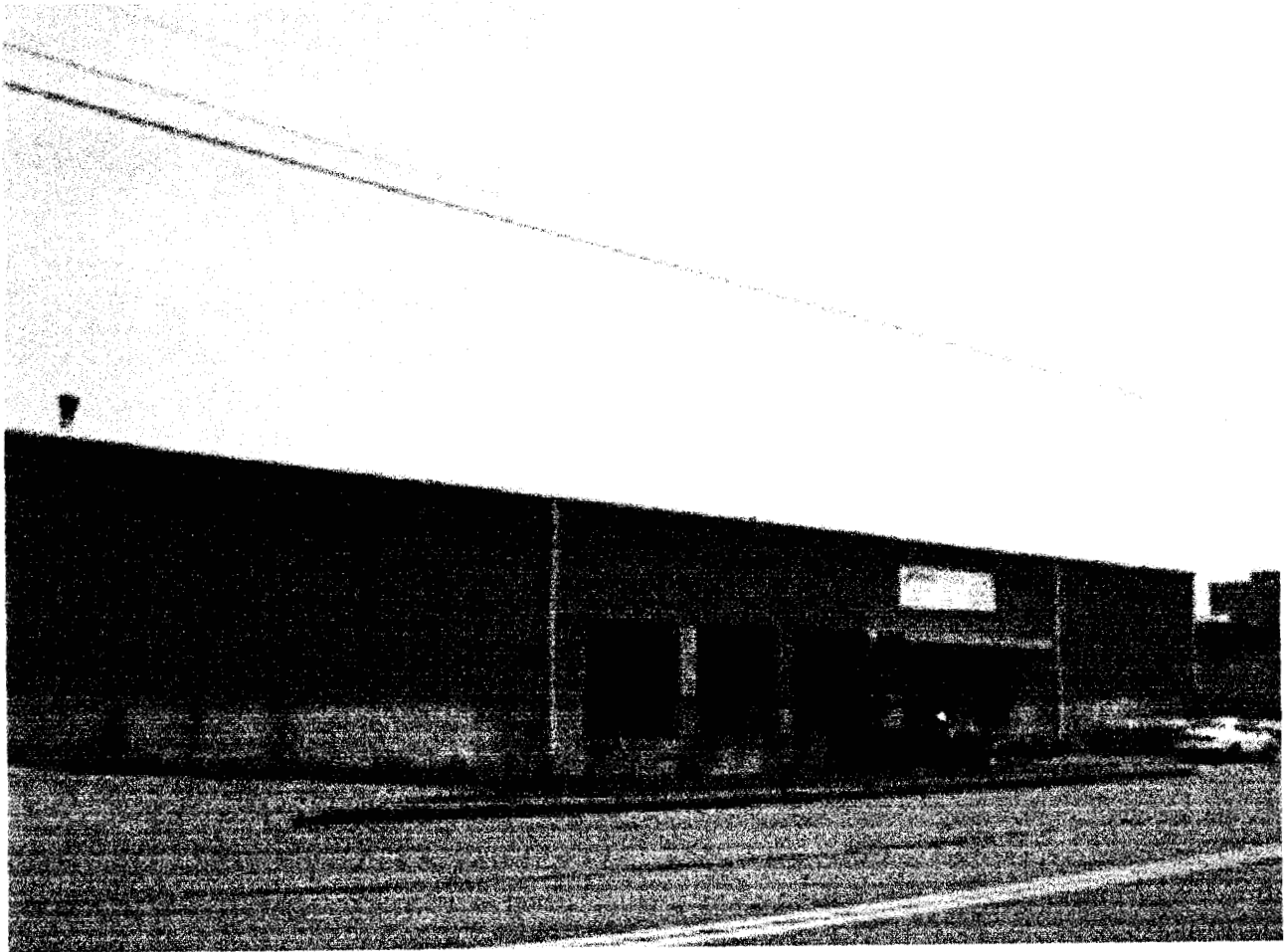
No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

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.



224-1127

AT
MILLER
MILNER

Dan Bourquin
878-0629
FAX-378.9732

MATERAV
ALUMINUM 10'?

10'

3'



Keystone Automotive

Platinum Plus

COLLISION REPAIR PARTS FOR IMPORT & DOMESTIC CARS AND TRUCKS

new

need permission to erect this sign

Bernstein, Shur, Sawyer & Nelson, P.A.

Counselors at Law

100 Middle Street, West Tower, P.O. Box 9729, Portland, Maine 04104-5029
207-774-1200 Fax 207-774-1127
Internet: bssn.com

Charles E. Miller
cmiller@bssn.com
direct dial
207-228-7218

February 16, 2005

To Whom It May Concern:


The undersigned Trust is the owner of 85 St. James Street, in Portland Maine and Landlord to Chambers Automotive d/b/a Keystone Automotive whose lease term expires on June 30, 2006. Daniel Bourgoi I, Chambers Automotive's representative requested permission to install a three (3) foot by ten (10) foot sign in the form attached hereto as Exhibit A.

As long as: a) the **sign complies** with **all** state **and** local laws, ordinances, and regulations; and
b) is fabricated and installed at the Tenant's sole cost and expense,

the Landlord consents to its installation.

Very truly yours,

The Myles J. Goodman Trust

By: 

Charles E. Miller
Its Trustee

Cc: Elissa Ci. Pratt
William J. Goodman