

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

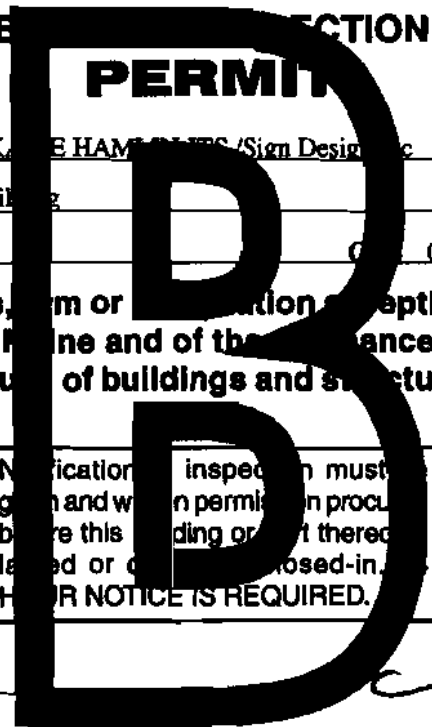
PERMIT ISSUED
Permit Number: 050873
JUL 18 2005
CITY OF PORTLAND

This is to certify that KEITER TIMOTHY S & KENNETH E HAMMILL INC /Sign Design Inc

has permission to Add small sign to side of building

AT 140 WILLIAM ST 081 B011001

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 when permit is procured before this building or part thereof is occupied or closed-in. 48 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]
7/15/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0873	Date Applied For: 06/22/2005	CBL: 081 B011001
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Location of Construction: 140 WILLIAM ST	Owner Name: KEITER TIMOTHY S & KAY E H	Owner Address: 140 WILLIAM ST	Phone:
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone (207) 856-2600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Single Family Home w/home occupation / Add small sign to side of building	Proposed Project Description: Add small sign to side of building
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 07/13/2005
Note: 7/12/05 gave back to Lannie - the use was changed on an earlier permit. It is now a single family home with a home occupation for a lawyer. Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/15/2005
Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	05-0373	PERMIT ISSUED	DL:	081 B01001
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Location of Construction: 140 WILLIAM ST	Owner Name: KEITER TIMOTHY S & KAY E H	Owner Address: 140 WILLIAM ST	Phone: JUL 18 2005
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westport	Phone: 562600
Lessee/Buyer's Name:	Phone:	Permit Type: Signs - Permanent	Zone: R-3

Past Use: Single Family Home with home occupation for a lawyer's office - see permit #05-0369	Proposed Use: Single Family Home w/home occupation / Add small sign to side of building	Permit Fee: \$34.00	Cost of Work: \$34.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: U Type: Sign IBC 2003	

Proposed Project Description:
Add small sign to side of building

Signature: _____ Date: _____

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/22/2005	Zoning Approval	
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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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 7/13/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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 _____

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: 140 William Street, Portland, ME 04101		
Total Square Footage of Proposed Structure ^{USE} 446.5	Square Footage of Lot 3,937 (EXCLUDING DETACHED GARAGE)	
Tax Assessor's Chart, Block & Lot Chart# B1 Block# B Lot# 11	Owner: Timothy Keiter Kay Hamlin	Telephone: 207-774-5100
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Timothy S. Keiter Keiter & Associates, P.A. 140 William St P.O. Box 7332 Portland ME 04112-7332	Total s.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: \$ <u>4</u> Total Fee: \$ <u>4</u>
Current use: _____	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME MAY 27 2005 RECEIVED	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone: Sign Design Inc., P.O. Box 207, Westbrook, ME 04098 856-2600		
Whom should we contact when the permit is ready: Timothy Keiter 207-774-5100		
Mailing address: PO BOX 7332 Portland ME 04112-7332		
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: 774-5100		

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: <i>Timothy S. Keiter</i>	Date: May 24, 2005
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This is NOT a permit, you may not commence ANY work until the permit is issued.

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:

- N/A 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.*
- N/A Certificate of Flammability required for awning or canopy at time of application.
- N/A 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.

↑
NONE

**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

TIMOTHY S. KEITER
140 WILLIAM STREET
PORTLAND, MAINE 04103
(207) 761-5953
tkelter@kelterandassociates.com

May 24, 2005

To Whom it May Concern:

This letter will confirm that Keiter & Associates, P.A., has permission from me, as owner of 140 William Street, Portland, Maine, to install any sign for its business in compliance with zoning requirements. This letter will also confirm that the space occupied by Keiter & Accsociates, P.A. includes something over half of the first floor frontage of the building; the tenant is allocated the entire frontage for signage purposes.

Very truly yours,

A handwritten signature in black ink, reading "Timothy S. Keiter". The signature is written in a cursive style with a large, looping initial "T".

TSK:

INSPECTION OF PREMISES

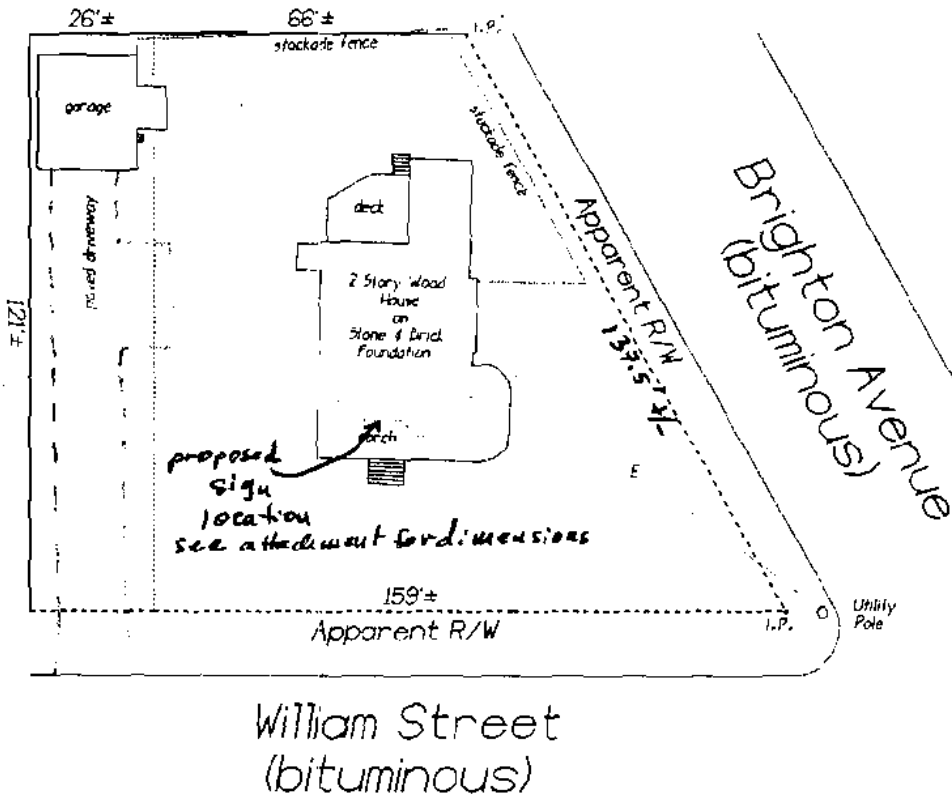
I HEREBY CERTIFY TO Douglas Title Co.
Both Savings Institution and its Title Insurer

140 William Street
Portland, Maine

Job Number: 382-47
Inspection Date: 02-23-05
Scale: 1" = 40'

The monumentation is ~~not~~ in harmony with current deed description.
The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B

BUYER: Timothy Keiter &
Kay E. Hamlin
SELLER: Susan M. Bissonnette



porch is approximately 39" above the ground
sign is proposed to be +/- 78" above the porch floor
Building facade is approximately 32 feet

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

Bruce R. Bowman
INCORPORATED
199 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 8 PAGE 67 LOT ± 20,21,22
DEED BOOK 12050 PAGE 129 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by:

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 140 William Street, Portland, ME ZONE: R3

CBL: _____

SINGLE TENANT LOT? ^{Owner + Home occupation} YES NO MULTI TENANT LOT? YES NO

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 32' Height: 1st Floor / entire frontage for signage purposes
only 2nd permitted for a home occupation

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: _____
BLDG. WALL SIGN? (attached to bldg) YES NO DIMENSIONS PROPOSED: 9" x 28" = 72" #194

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): 1/2 159 Feet on William St. 1/2 137.5 Feet on Brighton Ave } total Frontage 1/2 296.5 Feet
1.75'

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.

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: May 24, 2005

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

LAW OFFICES OF
Keiter and Associates, P.A.



This Design Is The Property Of:

Siga Design Inc.

306 Warner Ave. Portland, ME
Phone: 207-856-2888 Fax: 207-856-7600

9" Tall X 28" Long Bronze Plaque, Type A/Blind Mount
Single Line Edge, Brown Pebble Texture

**LAW OFFICES OF
Keiter and Associates, P.A.**

Times Bold Text: 1 7/8" Text Height First Line
1 1/2" Text Height Second Line

Customer: Keiter & Assoc.
Job Name: keiter comp 2
Date: 6-20-05
Approval:

LAW OFFICE OF
KEITER & ASSOCIATES, P.A.
P. O. BOX 7332
PORTLAND, MAINE 04112
(207)774-5100 FAX (207)774-5199
sender's email: krobertson@keiterandassociates.com

June 20, 2005

Department of Buildings & Inspections
Room 315 - City Hall
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Sir or Madam:

I am requesting a permit to allow the placement of a sign on the building located at 140 William Street in Portland.

Also enclosed is a check for \$34.00 in payment of the sign permit application fee.

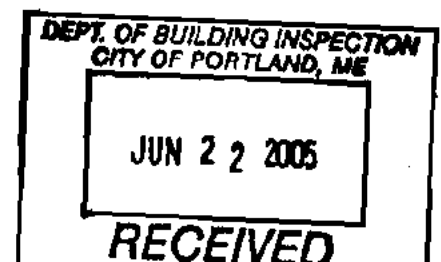
Please do not hesitate to contact me if you have any questions or concerns. Many thanks for your assistance!

Very truly yours,



Kathleen M. Robertson

Enclosures



City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0369	Date Applied For: 04/08/2005	CBL: 081 B011001
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Location of Construction: 140 William St	Owner Name: Timothy Keiter/ Kay Hamlin	Owner Address: 140 William St	Phone: 207-774-5100
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessor/Buyer's Name:	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Change to a Single family with a home occupation for a lawyer's office	Proposed Project Description: Change of use from two family to single family with home occupation (Lawyer's Office)
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 04/12/2005

Note:

Ok to Issue:

- 1) This property shall remain a single family dwelling with a home occupation. Any future change of use shall require a separate permit application for review and approval. The removal of the second dwelling unit as requested will extinguish any legal nonconformity or "grandfathered" rights to such a use in the future.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 5) Separate permits shall be required for any new signage under the home occupation guidelines.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 04/15/2005

Note:

Ok to Issue:

- 1) The basement is NOT approved as habitable space. File storage only. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Separate Permits shall be required for any new signage.
- 4) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Permit showing
The use change

