

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 070702

Please Read Application And Notes, If Any, Attached

This is to certify that PORTLAND BAY PROPERTIES LLC / Leavitt & Parris Inc  
has permission to New signage & awning for Leonardo's Pizzeria  
AT 415 FOREST AVE

PERMIT ISSUED  
JUL 12 2007

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 work on permit in progress before this building or part thereof is occupied or closed-in. 24 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]*  
7/11/07  
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: 07-0702	Issue Date:	CBL: 111 C005001
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Location of Construction: 415 FOREST AVE	Owner Name: PORTLAND BAY PROPERTIES L	Owner Address: 67 PHIPPS ST	Phone:
Business Name: Leonardo's Pizza	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone 2077970100
Lessee/Buyer's Name Phil George	Phone: 207-797-0100	Permit Type: Signs - Permanent	Zone: B2b

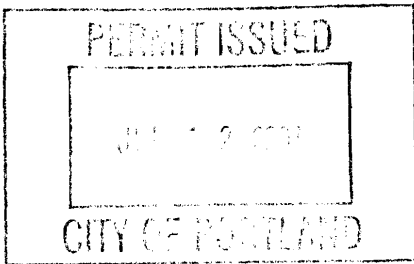
Past Use: Commercial- <i>retail establishment</i> <del>Connected w/ permit - 070636 &amp; 070154</del> (change of use permit # 07-0626)	Proposed Use: Commercial -Leonardo's Pizza- New signage & awning for Leonardo's Pizza	Permit Fee: \$204.00	Cost of Work: \$204.00	CEO District: 1
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Proposed Project Description:  
New signage & awning for Leonardo's Pizza

FIRE DEPT: <i>MA</i> Approved Denied	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 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: 06/15/2007	<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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>review</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions Date: <i>7/11/07</i> <i>ABU</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>CM</i> Date: <i>062207</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 Date: <i>ABU</i>
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*Translucent awning ~~is~~ considered signage. Square footage significantly exceeds what the ordinance allows.*

**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

<b>Permit No:</b> 07-0702	<b>Date Applied For:</b> 06/15/2007	<b>CBL:</b> 111 C005001
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<b>Location of Construction:</b> 415 FOREST AVE	<b>Owner Name:</b> PORTLAND BAY PROPERTIES L	<b>Owner Address:</b> 67 PHIPPS ST	<b>Phone:</b>
<b>Business Name:</b> Leonardo's Pizza	<b>Contractor Name:</b> Leavitt & Parris Inc.	<b>Contractor Address:</b> 256 Read St. Portland	<b>Phone:</b> (207) 797-0100
<b>Lessee/Buyer's Name:</b> Phil George	<b>Phone:</b> 207-797-0100	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial -Leonardo's Pizza- New signage & awning for Leonardo's Pizza	<b>Proposed Project Description:</b> New signage & awning for Leonardo's Pizza
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/11/2007

**Note:** Proposed awnings are translucent. Section 14-369(c)(2) states that "the sign area shall be computed as the two-dimensional projection of the awning on the face of the building". The proposed awning for the Balmeade side is 109.16 s.f Section 14-369.5, Table 2.13 only allows 75 s.f. sign. The Forest Ave side only allows a 37.5 sf sign. Applicant wants to apply for a review to the planning authority under section 14-368.5(g).      **Ok to Issue:**

- 1) Permit is being issued based on the revised plan received 7/10/07. Awnings are now made of sunbrealla with only the signage being illuminated.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/11/2007

**Note:**      **Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

**Dept:** Planning      **Status:** Denied      **Reviewer:** Carrie Marsh      **Approval Date:**

**Note:** Translucent awning is considered signage. Square footage significantly exceeds what the ordinance allows.      **Ok to Issue:**

**Comments:**

6/20/2007-amachado: Spoke to Phil George. Proposed awning & signage does not meet ordinance. Awning is translucent & backlit. If Balmeade is considered the front, allowed 75 sf of signage on Balmeade and 37.5 sf on Forest. The two proposed awnings are 109.16 sf. each. Phil said that he would talk to Leavitt & Parris and get back to me.

7/11/2007-amachado: Received revised application. Awnings will be opaque (sunbrella) with only the signage being illuminated. Revised signage on Forest Ave side awning meets permitted square footage.

6/27/2007-amachado: Appealing to planning authority under section 14-368.5(g). Planning authority denied appeal.



# 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: <b>415 FOREST AVE., PORTLAND ME</b>		
Tax Assessor's Chart, Block & Lot Chart# <b>111</b> Block# <b>C</b> Lot# <b>005</b>	Owner: <b>PORTLAND BAY PROPERTIES, LLLC</b> <b>415 FOREST AVE., PORTLAND, ME 04101</b>	Telephone: <b>207-774-9955</b>
Lessee/Buyer's Name (If Applicable) <b>LEONARDO'S PIZZA</b>	Contractor name, address & telephone: <b>LEAVITT &amp; PARRIS</b> <b>256 AERO STREET</b> <b>PORTLAND, MAINE 04103</b> <b>207-797-0100 EX. 104</b>	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 _____ Total Fee: \$ _____

Who should we contact when the permit is ready: PHIL GEORGE phone: 802-734-0290 or 207-775-4444

Tenant/allocated building space frontage (feet): Length: 97' Height: \_\_\_\_\_  
Lot Frontage (feet) 145' Single Tenant or Multi Tenant Lot MULTI

Current Specific use: \_\_\_\_\_  
If vacant, what was prior use: MORTGAGE CO.  
Proposed Use: RETAIL PIZZA TAKE OUT/DELIVERY

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: 5' Length of awning: 49' 3" Depth: 1'  
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: 85.69 s.f. (BOTH SIDES & CTR)

Information on existing and previously permitted sign(s):  
Freestanding (e.g., pole) sign? Yes  No \_\_\_\_\_ Dimensions: 30" X 60"  
Bldg. wall sign? (attached to bldg) Yes \_\_\_\_\_ No \_\_\_\_\_ Dimensions: \_\_\_\_\_  
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: Philip S. George / LEONARDO'S PIZZA Date: 6-15-07

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

Multi-tenant 1.5x 50 (Balmeade) 75# abutting street 37.5 awning signage Balmeade side = 44.1#  
OK. " Forest Ave. = 37.26#



# 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

June 28, 2007

Phil George  
Leonardo's Pizza  
415 Forest Avenue  
Portland, ME 04101

RE: 415 Forest Avenue – 111 C005 – B2b – Awnings – permit # 07-0702

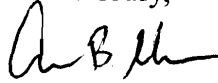
Dear Mr. George,

I spoke to you on June 20, 2007 about your application to install awnings at your business at 415 Forest Avenue. I told you that since the proposed awnings were translucent and backlit, the entire area of the front and top panels counted as signage. The square footage for each of the two main proposed awnings was 109.16 square feet. Section 14-369.5, Table 2.13 of the ordinance states that the square footage of a building sign is one and a half times the linear foot of the building front. The building front along Balmeade is fifty feet so the maximum allowable square footage is seventy-five square feet. If the tenant fronts on more than one street, then they can have a sign on the additional frontage at half the maximum allowable area of the first. This means the sign on Forest Avenue can be a maximum of thirty-seven and a half feet. I told you that since the translucent awnings are signage they exceed the what is allowed under the ordinance.

You told me that you were going to speak to Carl Rickett at Leavitt and Parris about what you could do. Carl Rickett called me yesterday and asked about just having the bottom panel be backlit. I told him that even then the square footage would be eighty-seven square feet, which exceeded what is allowed by the ordinance. He asked if there was any way that this could be approved. Section 14-368.5(g) allows the applicant to apply to the planning authority for a review of the denied signage if their application has been denied for not meeting the requirements of the ordinance. Carl Rickett asked me to do this. I took the application to the one of the reviewers in the planning authority, and she denied the translucent awnings claiming that the square footage significantly exceeds what the ordinance allows. I informed Carl Rickett of this decision this morning.

At this point your permit has been denied. You may submit a revised application that meets the requirements of the ordinance or you can withdraw the application and you are entitled to get most of you fee back. I will wait to hear what your decision. Please feel free to call me at 874-8709 if you have any questions.

Yours Truly,



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

**From:** Ann Machado  
**To:** Carrie Marsh; Deb Andrews  
**Date:** 6/27/2007 2:01:04 PM  
**Subject:** Sign appeal unders section 14-368.5(g)

Deb or Carrie -

Leonardo's Pizza at 415 Forest Avenue (CBL 111 C005-008) has an application to put up two awnings. It is located in the B2b zone on the corner of Forest Ave and Balmeade. The awnings are translucent and backlit so the whole awning counts as signage. As a result they are over the square footage of signage allowed. They have 50' of frontage on Balmeade which would allow them 75 sf of signage. The awning is 5' by 21'10"; total square footage is 109 sf. They want the same size awning facing Forest Ave. Forest Ave is only allowed 37.5' of signage.

They asked to appeal it to the planning authority under section 14-368.5(g). Can either of you review it because they are looking for an answer.

I have the permit.

Thanks, Ann

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

JUL 10 2007  
WHEN IT HAS TO BE DONE RIGHT  
CALL THE PROFESSIONALS  
RECEIVED



CREATING TRULY REMARKABLE  
PRODUCTS AND EVENTS

Awnings  
Porch Curtains  
Tarpaulins  
Truck Covers  
All Related Products  
Over 85 Years of Service

*Professional Consultants*  
Awnings, Tents and Canvas Products  
For Home, Industry and Marine  
256 Read Street • Portland, Maine 04103  
(207) 797-0100 • 1-800-833-6679 • Fax 797-4194  
E-mail: [contact@leavittandparris.com](mailto:contact@leavittandparris.com)  
Website: [www.leavittandparris.com](http://www.leavittandparris.com)

Tents  
Struct  
All Party Access  
Rents  
Wedding  
All Occa

**FAX COVER SHEET**

DATE: 7-10-07

TO: ANN Machado

FROM: CARL Rickett

RE: Revised Graphic Layout (size change) & Fabric Change

NUMBER OF PAGES INCLUDING COVER PAGE: 3

MESSAGE: ANN please review the layout change should meet  
City specs on advertisement. Also please look @ new  
Fabric choice Sunbrella HUV ~~Spec sheet~~ <sup>Fire</sup> CERT

Please call me ASAP so we can move on w/  
Project as it will take some time to complete.

**CONFIDENTIALITY NOTICE:** This facsimile contains confidential information intended only for the use of the address named above. If you are not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile or the taking of any action in reliance on the contents of this tele-copied information may be strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and return the entire facsimile to us at the above address via US postal service. Thank you.

If you have not received all of the pages noted, please contact us. Thank you.

Rentors of Quality Tents and Party Related Accessories  
Services for the Entertainment, Promotion, and Trade Show Industries  
The International Fabrics Association Int'l & Members of the Northeast Canvas Ass'n  
International Special Events Society & American Rental Association  
Chamber of Commerce of Greater Portland and Androscoggin County



Balmeade side

Sanbelle  
now upgrade 7/10/07

translucent

$12" \times 262" = 3144 \Phi$

$48" \times 262" = 12576 \Phi = 87.33 \Phi$

$109.16 \Phi$

1/2" white boarder

Logo size: 37" h x 78" w

Awning size: 4' h x 21' 10" w

Letter height: 16" h  
L.O.A.: 37" h x 132" w



$37 \times 78 = 2886 \Phi$   
 $20.04 \Phi$

$12 \times 67 = 804 \Phi$   
 $48 \times 67 = 3216 \Phi = 22.33 \Phi$   
Awning size: 4' h x 5' 7" w  
 $27.91 \Phi$

$132 \times 16 = 2112 \Phi = 14.67 \Phi$   
 $62 \times 16 = 992 = 6.89 \Phi$

	21.56
los.	20.04
	<hr/>
	41.60

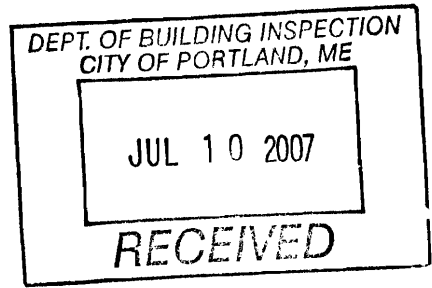


Text size: 6" h x 60" w

$6 \times 60 = 360 \Phi$   
 $2.5 \Phi$

Balmeade side : front panel  
 $41.6 \Phi + 2.5 \Phi$

$44.1 \Phi$



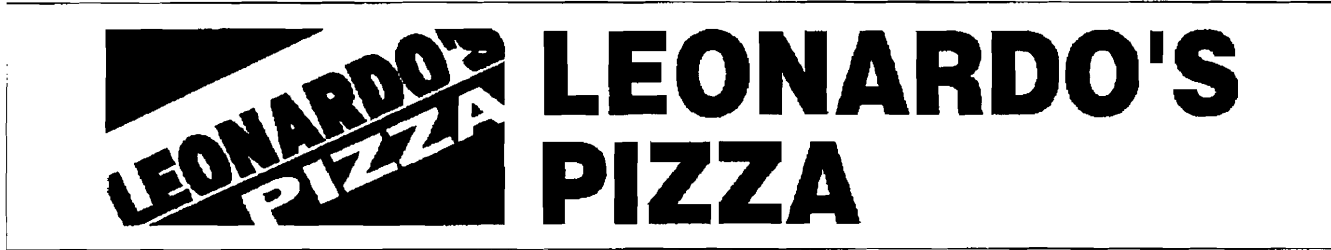
Balmade

Awning size: 47' x 20' 10" w

Same as original

Logo size: 67" x 70" w

Letter height: 15" (13" x 15" x 15")



Awning size: 47' x 20' 10" w

Same as original



Text size: 67" x 70" w

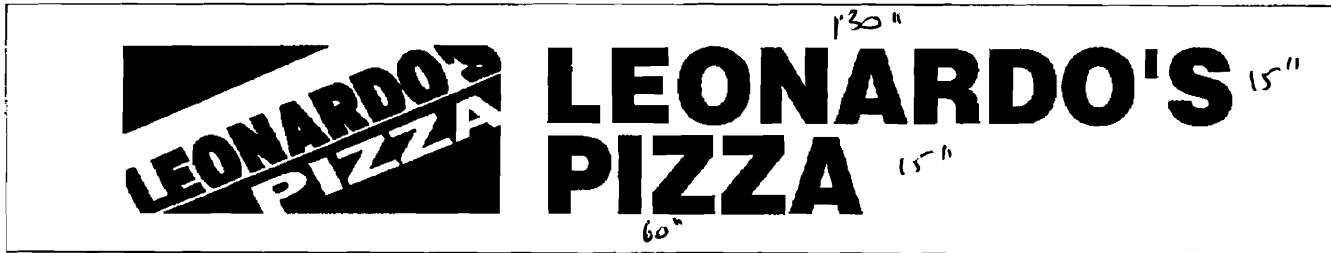
Forest Ave. Side

Forest Ave. Side

Awning size: 61' x 20' 10" w

34" x 74" logo

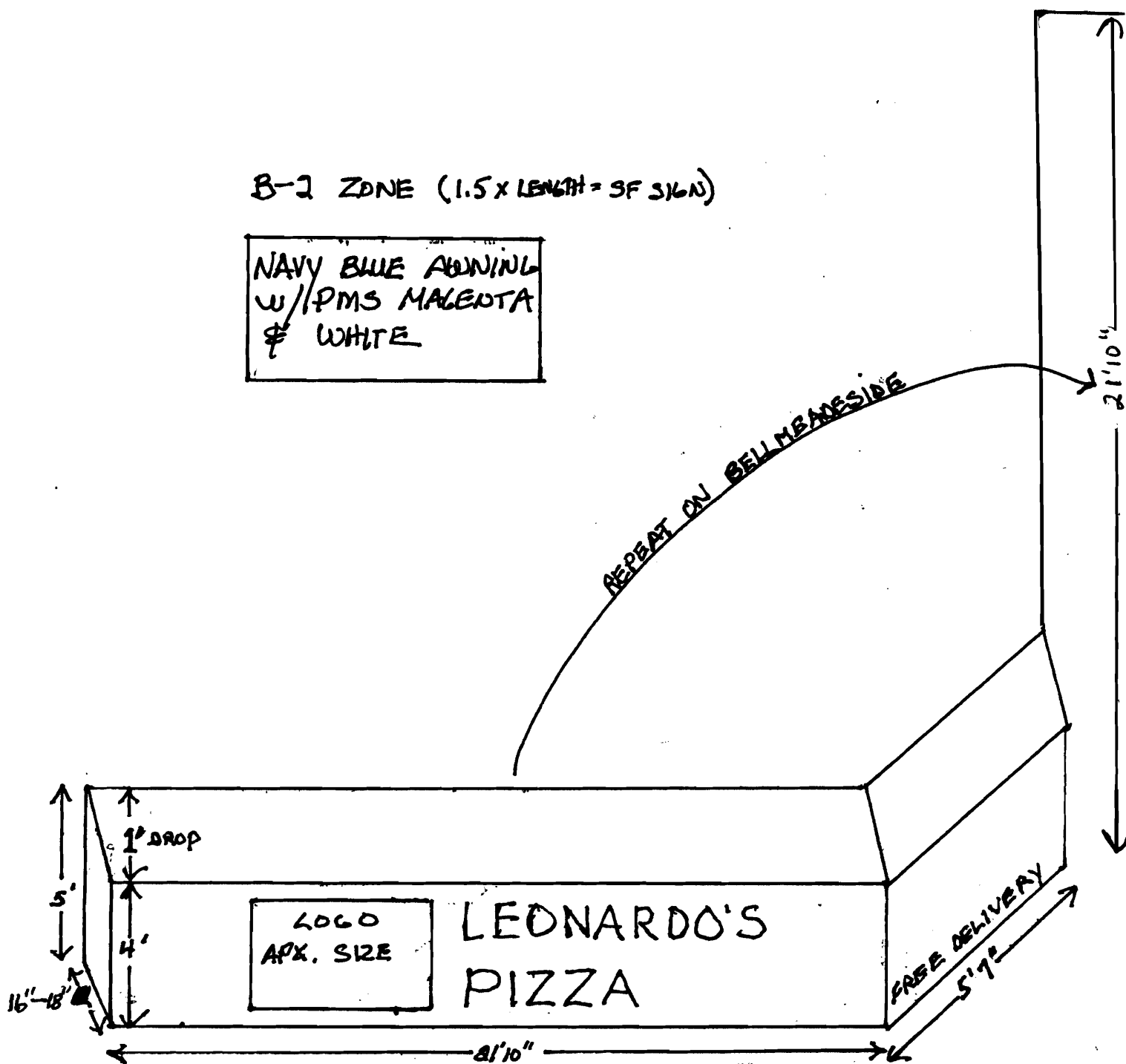
Logo size: 67" x 70" w  
Leonardo's size: 67" x 70" w  
Pizza size: 67" x 70" w



$$\begin{array}{r}
 34 \times 74 = 2516 = 17.47 \text{ \textcircled{r}} \\
 130 \times 15 = 1950 = 13.54 \text{ \textcircled{r}} \\
 60 \times 15 = 900 = 6.25 \\
 \hline
 37.26 \text{ \textcircled{r}}
 \end{array}$$

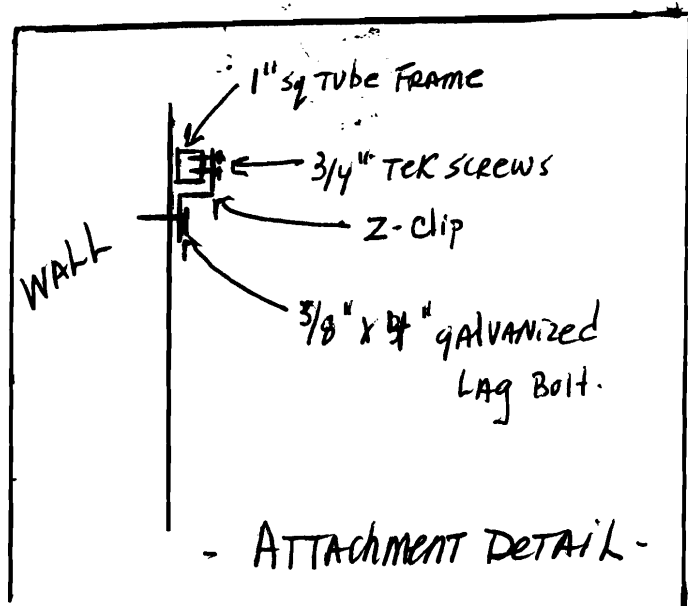
B-2 ZONE (1.5 X LENGTH = SF SIGN)

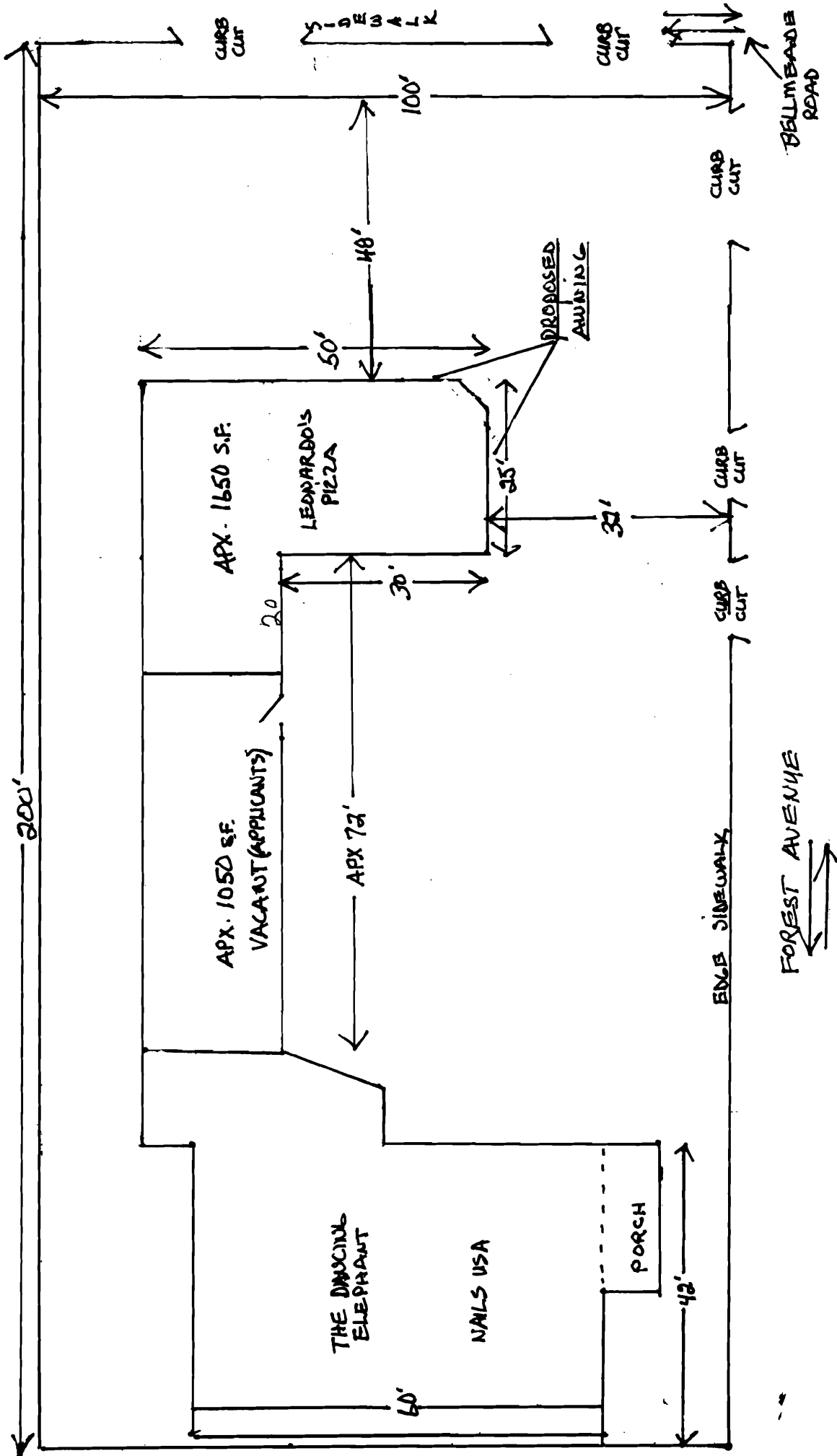
NAVY BLUE AWNING  
W/ PMS MAGENTA  
& WHITE



FOREST AVE. FRONT SIDE

Awning Sketch







# Certificate of Flame Resistance



ISSUED BY  
Glen Raven Custom Fabrics, LLC  
1831 North Park Avenue  
Glen Raven, NC 27217

(Phone) 336/227-6211 (Fax) 336/229-4039

Date treated or  
manufactured

5-14-2007

This is to certify that the materials described below have been flame-retardant treated (or are inherently nonflammable).

FOR

LEAVITT & PARRIS INC  
256 READ STREET  
PORTLAND  
ME 041033446

Certification is hereby made that: (Check "a" or "b")

(a) The articles described below this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chem. Reg. No. \_\_\_\_\_

Method of application \_\_\_\_\_

(b) The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used

#88051 Sunbrella Regatta Blue Reg. No. F-368.05

The Flame-Retardant Process Used WILL NOT Be Removed By Washing

Glen Raven Custom Fabrics, LLC

Name of Applicator or Production Superintendent

By

*Steven L. Ellington*  
General Manager/Steven L. Ellington

Control Number 37361

Order Number 66514

PO Number

Invoice Number 1408897

Quantity 34.00

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

JUL 10 2007

RECEIVED

6-15-07

TO: CITY OF PORTLAND

RE: APPLICATION FOR AWNING WITH SIGNAGE

AS OWNER AND LESSOR OF COMMERCIAL PROPERTY LOCATED AT 415 FOREST AVENUE, PORTLAND MAINE, I DO GRANT PERMISSION TO LESSEE, LEONARDO'S PIZZA OF PORTLAND, TO ERECT AN AWNING WITH SIGNAGE, ON THE FOREST AVENUE SIDE AND THE BELLMEADE ROAD SIDE OF THEIR STORE BUILDING. LESSEE'S FRONT FOOTAGE IS APX. 97'

PORTLAND BAY PROPERTIES, LLC



Thom Nguyen