

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 080503

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that PORTLAND BAY PROPERTIES LLC  
has permission to New Sign for the leasing of Inside Village Studios Housing  
AT 415 FOREST AVE 111 C005001

WITHDRAWN

provided that the person or persons, firm or corporation accepting 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 procured before this building or part thereof is started or service closed-in. 24 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

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

<b>Permit No:</b> 08-0208	<b>Date Applied For:</b> 03/07/2008	<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>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Office - New Sign for the leasing of Bayside Village Student Housing	<b>Proposed Project Description:</b> New Sign for the leasing of Bayside Village Student Housing
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<b>Dept:</b> Zoning	<b>Status:</b>	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				

**Comments:**  
3/7/2008-amachado: Spoke to Scott Ranger. Sign cannot be attached to existing for rent sign. He will get back to me.  
4/17/2008-amachado: Scott Ranger was at the front counter. Has decided to withdraw thsi permit. I gsave him a copy of the receipt and he will write a not te request his money back.



# 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>415 Forest Ave, Portland, ME</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>C</u> Lot# <u>005</u>	Owner: <u>Phil George</u>	Telephone: <u>802-734-0290</u>
Lessee/Buyer's Name (If Applicable) <u>Realty Resources Group</u>	Contractor name, address & telephone: <u>- NA -</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>46.00</u> Awning Fee= cost of work <u>NA</u> Total Fee: \$ <u>46.00</u>

Who should we contact when the permit is ready: Scott Ranjer phone: 712-6948

Tenant/allocated building space frontage (feet): Length: 52ft Height: 8ft  
 Lot Frontage (feet) 187 feet Single Tenant or Multi Tenant Lot multi tenant

Current Specific use: Vacant  
 If vacant, what was prior use: Office (mortgage Broker)  
 Proposed Use: Office (rental office)

Information on proposed sign(s):  
 Freestanding (e.g., pole) sign? Yes  No  Dimensions proposed: 4'x4' Height from grade: 5'6"  
 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: 4x4 We are going right over existing sign  
 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.

16x2+3  
#62  
OWES-16

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: <u>Scott P. Ranjer</u>	Date: <u>2/7/08</u>
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B-26-multi  
52x15= 780

This is not a permit; you may not commence ANY work until the permit is issued.  
(OK) proposed sign = 4'x4' = 16sq

# NOW LEASING



## STUDENT APARTMENTS *at Bayside Village*

# 1-888-832-4BAY

[www.baysidevillagemaine.com](http://www.baysidevillagemaine.com)

#3

Proposed  
Sign  
(Bayside) 415 Forest

#4a



**FOR  
RENT**

- 1100 sq. ft./Office or Service Use
- Flexible Lease
- \$9.00 p.s.f. + utilities

Call Phil (802) 734-0290 or see  
Ryan at Leonardo's Pizza

Bay side Village Student Apartments  
Rental Office  
415

Existing "long view"

Bayside Village Student Apartments  
Temporary Office  
Sign Specifications

Attachment  
#5

Location: 415 Forest Avenue, Portland, Maine 04101

Chart #: 111  
Block #: C  
Lot #: 005

Zoned: B-2-b

Size: 4 feet by 4 feet

Material: Alupalite Sheet  
Lettering: Vinyl

Attached: To existing plywood sign which is attached to two 2 by 4s attached the entrance ramp (see attached photo)  
Will be fastened by four 4 1/4" stainless steel bolts with washer and nuts

Illumination: None

Fee:	Set	\$30
	\$2 Per Sq. Ft. 4 x4+16	\$16

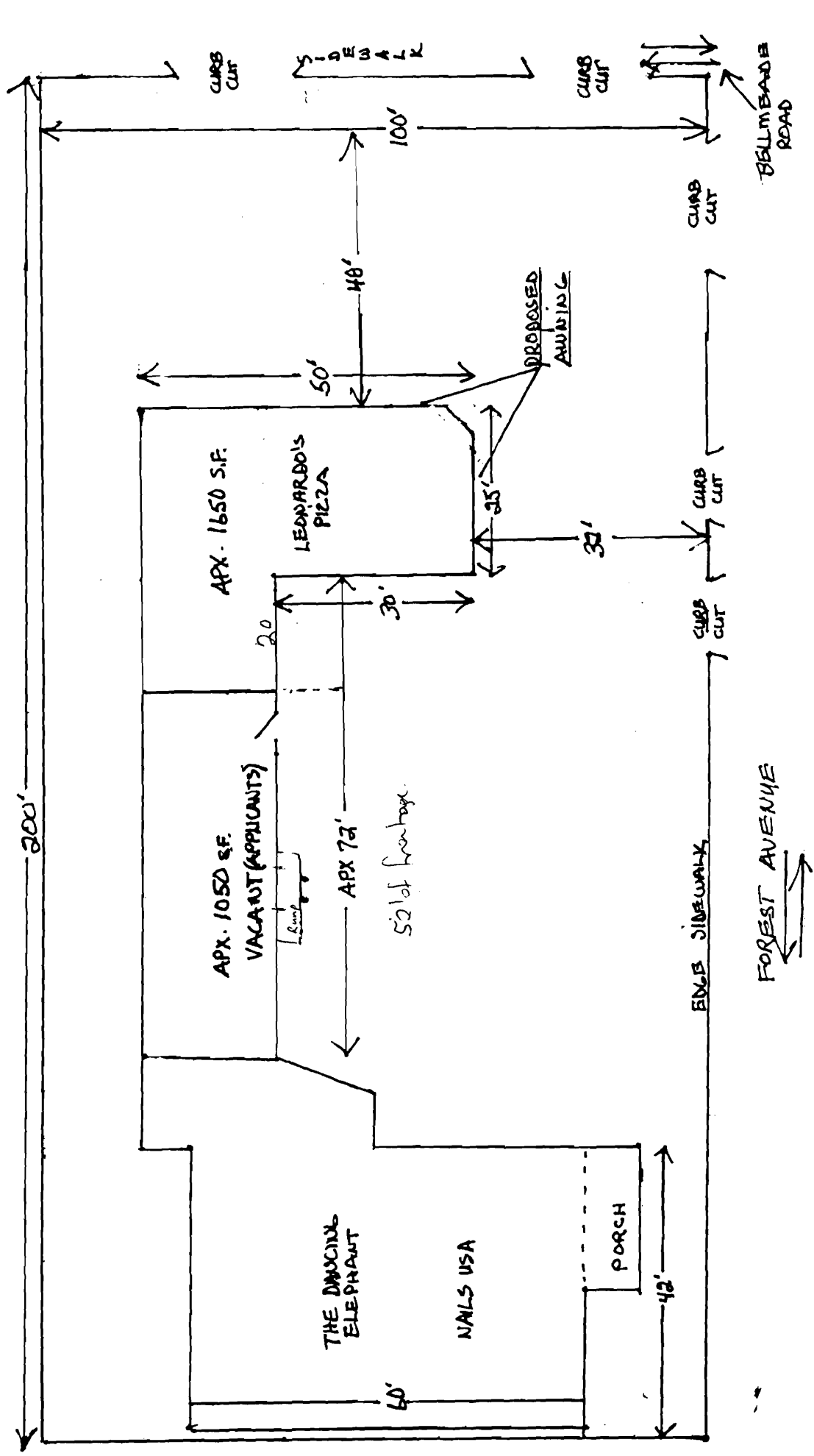
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\$46

Contact

Scott Ranger, General Manager, Bayside Village Student Apartments  
c-712-6948 e-mail: sranger@realtyresourcesgroup.cm

Zone B-2b



#2



#4b

# FOR RENT

- **1100 sq. ft./Office  
or Service Use**
- **Flexible Lease**
- **\$9.00 p.s.f. + utilities**

Call Phil (802) 734-0290 or see  
Ryan at Leonardo's Pizza

Existing - Close view  
Bay side Village Student Apartments  
415 Forest Avenue

#1

**Re: Sign Permission**

SABCO1000@aol.com [SABCO1000@aol.com]

**Sent:** Tuesday, January 29, 2008 11:36 AM

**To:** Scott Ranger

MEMO: January 29, 2008

Re. : Permission to erect sign at 415 Forest Ave.

From : Phil George/Leonardo's Pizza

To Whomever This May Concern:

As the master lessee of property at 415 Forest Avenue, Portland Maine, and having reached a subleasing agreement with Bayside Village Student Housing,LLC, I do grant permission for them to erect a sign above the entrance area of the 1100+ -s.f. office space they have leased. The sign shall be attached to the existing "for Lease" sign and should not be larger than thirty two square feet, easily conforming to the sign size formula as the rented space has fifty two feet of frontage on Forest Ave.

If there are any questions, call me at 802-658-5533 or 802-734-0290

Best of Luck,

Phil George  
Leonardo's Pizza