

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 767 Forest Ave		Owner: Lee, Gary		Phone:	
Owner Address:		Leasee/Buyer's Name: Bettina's 767 Forest Ave		Phone: Portland, ME 04103 773-1666	
Contractor Name: The Signery		Address:		Phone:	
Past Use: Retail		Proposed Use: Same		<b>COST OF WORK:</b> \$ <b>PERMIT FEE:</b> \$ 27.00 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: <i>[Signature]</i>	
Proposed Project Description: Erect Signage 2.5 x 4 feet 10 Sq ft		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 04 September 1996			

Permit No: **960890**

**PERMIT ISSUED**

Permit Issued:  
SEP 10 1996

**CITY OF PORTLAND**

Zone: *B-2* CBL: 137-C-016

Zoning Approval:  
*OK with conditions THAT*

**Special Zone or Reviews:**

- Shoreland *This use*
- Wetland *remains A*
- Flood Zone *Retail use*
- Subdivision *9/9/96*
- Site Plan *major minor none*

**Zoning Appeal**

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

**Historic Preservation**

- Not in District or Landmark
- Does Not Require Review
- Requires Review

**Action:**

- Approved
- Approved with Conditions
- Denied

Date: *9/9/96*

*[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS**

**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 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 provisions of the code(s) applicable to such permit

*Arthur Maria* SIGNATURE OF APPLICANT     *160 ocean ave* ADDRESS:     *Portland ME 04103* DATE: 04 September 1996     PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk   Green-Assessor's   Canary-D.P.W.   Pink-Public File   Ivory Card-Inspector

CEO DISTRICT *[Signature]*

*M.L.*

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1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

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White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

PERMIT ISSUED  
 WITH REQUIREMENTS

6

COMMENTS -

9-25-96 Sign has been put up according to plan,

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

LAND USE - ZONING REPORT

ADDRESS: 767 Forest Ave DATE: 9/9/96

REASON FOR PERMIT: Erect signage 2.5' x 4'

BUILDING OWNER: Gary Lee C-B-L: 137-C-16

PERMIT APPLICANT: Arthur Mania

APPROVED: With conditions DENIED: \_\_\_\_\_

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition That this use remains strictly

retail sales use. As denoted on the permit.  
Any change of use requires a separate permit application for review and approval.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

TAKE OUT ✓

Ingredients: Crushed Tomatoes, Onions, Braised Garlic, Tomato Paste, Basil, Oregano, Parsley, Cracked Black Pepper, Olive Oil, Salt.

Delicious over Fresh Pasta, Eggplant, Seafood, Chicken, or Veal. Simmer and Serve. Refrigerate after opening.

BETTINA'S  
160 OCEAN AVE.  
PORTLAND, ME 04103



The Original Third-Generation Recipe

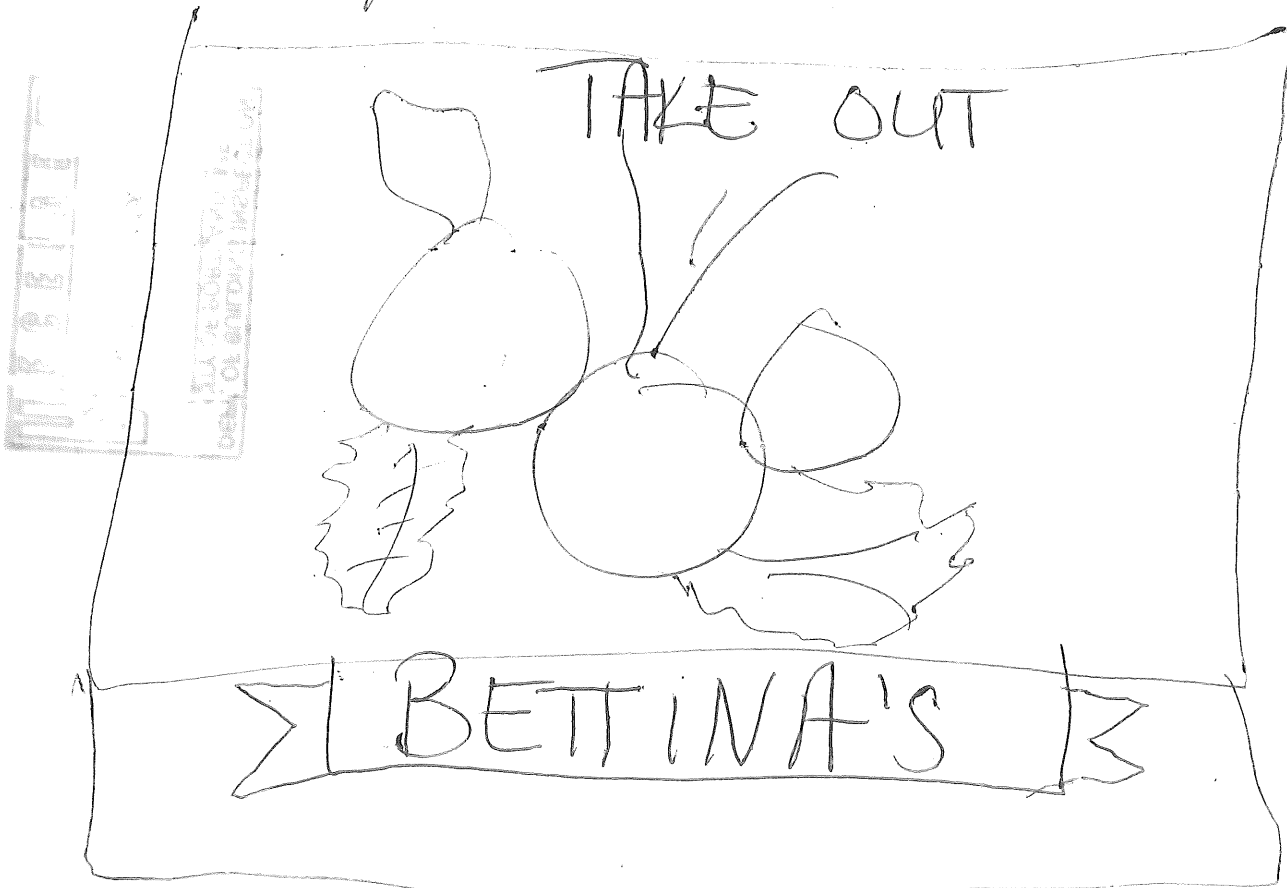


**BETTINA'S**  
The Versatile Sauce

Net Wt. 32 oz. (960 ml.)

**Nutrition Facts** Serv. Size: 1/2 cup (124 g) Servings: 8  
Amount Per Serving: Calories 60 Total Fat 3.5g (5% DV) Saturated Fat 0g (0% DV) Cholesterol 0mg (0% DV) Sodium 440mg (18% DV) Total Carbohydrate 7g (2% DV) Dietary Fiber 2g (6% DV) Sugars 4g Protein 1g Vitamin A (20% DV) Vitamin C (8% DV) Calcium (4% DV) Iron (4% DV) Percent Daily Values (DV) are based on a 2,000-calorie diet.

Note: The Only wording on sign will BE



LEE AUTO & HOME UPHOLSTERY

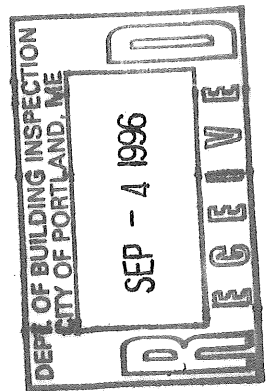
767 FOREST AVENUE  
PORTLAND, MAINE 04103

(207) 772-0751

To Whom it may concern,

Arthur Maria D.B.A. Bettinas at  
767 Forest ave. Portland, has the  
use of one pole sign on my  
property, same as above.

Sincerely  
Gary Lee



SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 767 FOREST AVE, PORTLAND, ME. ZONE: \_\_\_\_\_

OWNER: GARY LEE

APPLICANT: ARTHUR D MARIA.

ASSESSOR NO.: \_\_\_\_\_

SINGLE TENANT LOT? YES \_\_\_\_\_ NO

MULTI TENANT LOT? YES  NO \_\_\_\_\_

FREESTANDING SIGN? YES  NO \_\_\_\_\_  
(ex. pole sign..)

DIMENSIONS 30" x 48"  
~~2 1/2' x 4'~~

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO  DIMENSIONS \_\_\_\_\_

BLDG. WALL SIGN? YES \_\_\_\_\_ NO  DIMENSIONS \_\_\_\_\_  
(attached to bldg)

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO  DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET) 130'

BLDG FRONTAGE (FEET) 19'

AWNING YES  NO \_\_\_\_\_ IS AWNING BACKLIT? YES \_\_\_\_\_ NO

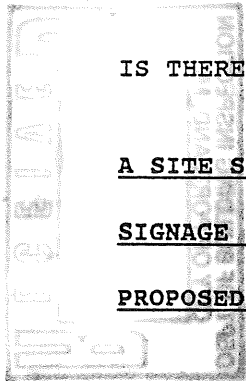
HEIGHT OF AWNING: 7' 4"

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? NO

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

PROPOSED SIGNS ARE ALSO REQUIRED.



INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

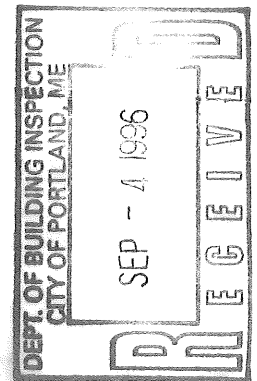
APPLICANTS FOR A SIGN PERMIT WILL BE ASKED TO SUBMIT THE FOLLOWING INFORMATION TO THE CODE ENFORCEMENT OFFICE:

1. PROOF OF INSURANCE (Ron Hall Noyes (CARRIER) YORK INS)
2. LETTER OF PERMISSION FROM THE OWNER (Additional insured - City of PORTLAND)
3. A SKETCH PLAN OF THE LOT, INDICATING LOCATION OF BUILDINGS, DRIVEWAYS AND ANY ABUTTING STREETS OR RIGHT OF WAYS. LENGTHS OF BUILDING FRONTAGES AND STREET FRONTAGES SHOULD BE NOTED (SEE ATTACHED)
4. INDICATE ON THE PLAN ALL EXISTING AND PROPOSED SIGNS
5. COMPUTATION OF THE FOLLOWING:
  - A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN
  - B) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND PROPOSED FREESTANDING SIGN

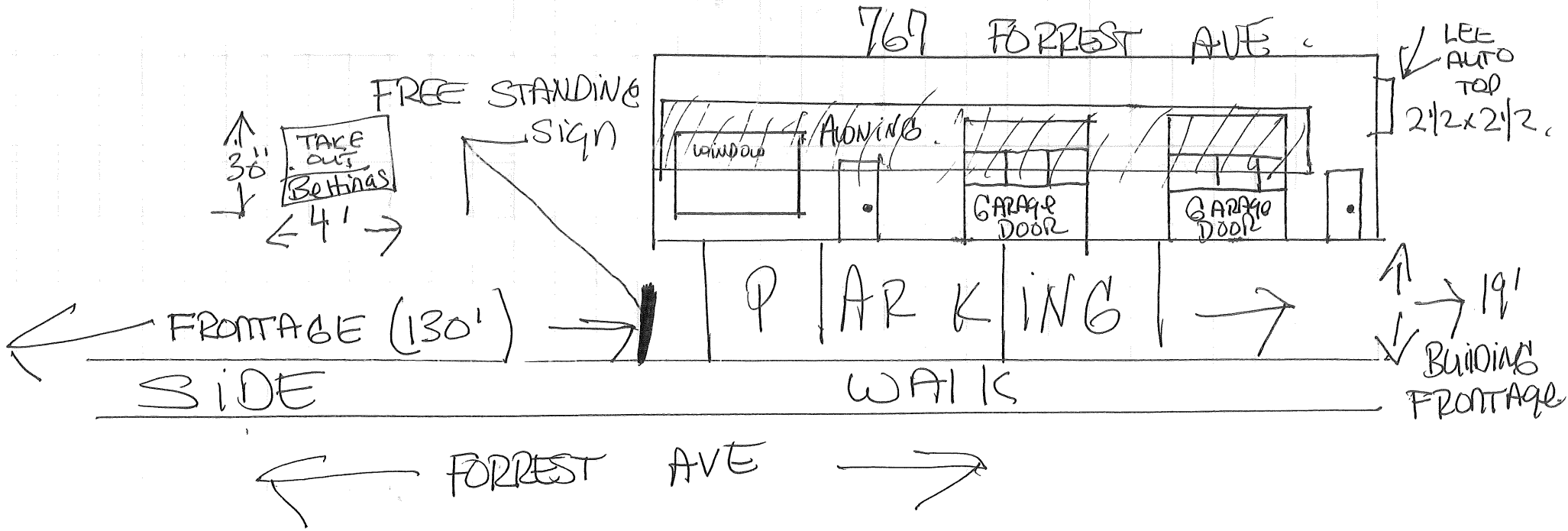
A SKETCH OF ANY PROPOSED SIGN(S), INDICATING DIMENSIONS, MATERIALS, SOURCE OF ILLUMINATION AND CONSTRUCTION METHOD (SEE ATTACHED)

FEE FOR PERMIT - \$25.00 PLUS \$0.20 PER SQUARE FOOT

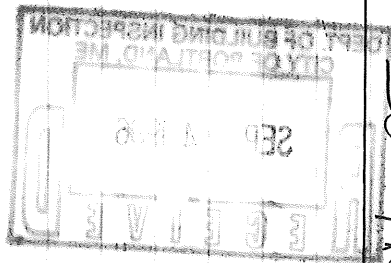
NOTE: ONCE A SKETCH PLAN HAS BEEN FILED FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A RECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPLICABLE TO THE NEW SIGNS.







HARTLEY ST.



CLINTON ST.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



Stephen E. Mardigan  
757 Forest Avenue  
Portland, ME 04103

July 20, 1998

RE: 767 Forest Avenue  
137-C-16  
B-2 Zone

Dear Mr. Mardigan,

As you know at its July 9, 1998 Meeting, the Board of Appeals voted 4-0 to grant the request to allow for the operation of an automobile dealership (Section 14-183). A copy of the Board's decision is enclosed for your records.

Before we can issue your permit to change the use to the automobile dealership, it will be necessary for you to pay the \$25.00 change of use fee. After that time, your permit can be issued and a final occupancy permit given.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: Joseph E. Gray, Dir., PUD  
Mark Adelson, Neighborhood & Housing Services  
Merle Leary, CEO  
file

137-C-16