

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 071235

This is to certify that V S H REALTY INC / Bailey Design Company
 has permission to 2' x 6' sign to existing building - 16' x 16' on
Add new box - Keep existing sign
 AT 1132 FOREST AVE 116-100-001

provided that the person or persons, firm or corporation receiving 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 in progress must be reported 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

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: 07-1235	Issue Date:	CBL: 146 D001001
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Location of Construction: 1132 FOREST AVE	Owner Name: V S H REALTY INC	Owner Address: 777 DEDHAM ST # V0492	Phone:
Business Name:	Contractor Name: Bailey Sign Company Inc.	Contractor Address: 9 Thomas Drive Westbrook	Phone 2077742843
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial "Cumberland Farms"	Proposed Use: Commercial "Cumberland Farms" - Add new box - Keep existing sign @'x'e's, sign to existing b'x'e' pylon sign.	Permit Fee: \$62.00	Cost of Work: \$62.00	CEO District: 4
Proposed Project Description: Add new box - Keep existing sign - @'x'e's, sign to existing b'x'e' pylon sign.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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:				

DENIED

Permit Taken By: Idobson	Date Applied For: 10/01/2007	Zoning Approval		
1. This permit application does not 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..	Special Zone or Reviews <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"/> Date:	Zoning Appeal <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 Date:	Historic Preservation <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 ARW Date:	

Scanner

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: 07-1235	Date Applied For: 10/02/2007	CBL: 146 D001001
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Location of Construction: 1132 FOREST AVE	Owner Name: V S H REALTY INC	Owner Address: 777 DEDHAM ST # V0492	Phone:
Business Name:	Contractor Name: Bailey Sign Company Inc.	Contractor Address: 9 Thomas Drive Westbrook	Phone (207) 774-2843
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial "Cumberland Farms" - Add 2' x 8' sign to existing 6' x 8' pylon sign.	Proposed Project Description: Add 2' x 8' sign to existing 6' x 8' pylon sign.
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Dept: Zoning	Status: Denied	Reviewer: Ann Machado	Approval Date:
Note: see comment			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments: 10/25/2007-amachado: Spoke to Deanna Emery at Bailey Sign. The two freestanding signs at Cumberland Farms are legally nonconforming. You cannot make a legally nonconforming sign more nonconforming. If Cumberland Farms wants to add to their pylon sign, then they must bring their two freestanding signs into compliance. I faxed Deanna Table 2.14 from the ordinance which outlines the sign requirements for gas stations.
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PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

November 1, 2007

Deanna Emery
Bailey Sign, Inc.
9 Thomas Drive
Westbrook, ME 04092

RE: 1132 Forest Avenue – 146 D001 - B-2 – add sign to existing pylon sign – permit #07-1235

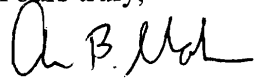
Dear Ms. Emery,

I am in receipt of your application to add a two-foot by eight-foot sign to the existing pylon sign at the Cumberland Farms at 1132 Forest Avenue. Section 14-369.5, Table 2.14 of the ordinance outlines the conditions for a freestanding sign at a gas station. One of the criteria for a freestanding sign is that all the signs be mounted on one base. The property at 1132 Forest Avenue has two freestanding signs so the signs are nonconforming. Since the signs are already nonconforming, you cannot make them more nonconforming by adding a second sign to the existing pylon sign. As a result, I must deny your application. If you would like to add another sign, you must bring the existing signs into compliance and meet the conditions of Table 2.14.

You have the right to appeal my decision. Section 14 – 368.5(g) of the ordinance states that an applicant who has been denied a permit or approval for failure to meet the signage regulations of section 14 – 369.5 “may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14 – 526(a)(23)”. If the planning authority disapproves the application, then under section 14 – 527 of the ordinance you may appeal the decision to the Planning Board within ten (10) days of the decision being rendered.

If you choose not to apply to the planning authority for a review, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado". The signature is fluid and cursive, with the first name "Ann" being the most prominent.

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



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>1132 Forest Ave</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Cumberland Farms, Inc.</u>	Telephone: <u>(781) 878-4900</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Bailey Sign, Inc.</u> <u>9 Thomas Dr.</u> <u>Westbrook, ME 04092</u> <u>774-2843</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>62.00</u> Awning Fee= cost of work <u>—</u> Total Fee: \$ <u>62.00</u>

Who should we contact when the permit is ready: Deanna Emery phone: 774-2843 x 115

Tenant/allocated building space frontage (feet): Length: _____ Height: _____
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot Multi

Current Specific use: Convenience Store / Gas / office space
If vacant, what was prior use: _____

Proposed Use: _____

Information on proposed sign(s):

Freestanding (e.g., pole) sign? Yes No Dimensions proposed: 2' x 8' Height from grade: 18'
Bldg. wall sign? (attached to bldg) Yes No Dimensions proposed: _____

Add new box - keep existing

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 proposed: 6' x 8'
Bldg. wall sign? (attached to bldg) Yes No Dimensions proposed: 32" x 6'
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, 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: Deanna Emery / Bailey Sign, Inc. Date: 9-26-07

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

principal 82 - 40¢ 6 x 8 = 48¢ existing separate gas sign.
auxiliary 15¢ 2 x 8 = 16¢
gas



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- 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.
- 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. Please 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 façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

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, \$9.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

FAX



To: Deanna Emery - Bailey Sign

Fax Number: 774-1193

From: Ann Machob

Fax Number:

Date: 10/25/07

Regarding: sign for 132 Forest Ave - Cumberland Farms

Total Number Of Pages Including Cover: 2

Phone Number For Follow-Up: 874-8709

Comments:

Deanna,

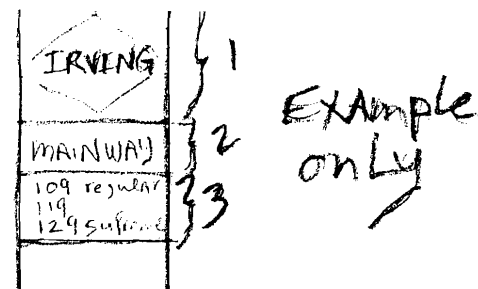
Here is Table 2.14 (Section 14-369.5 of ordinance). It outlines the specifications for signs for gas stations.

Ann

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207) 874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Table 2.14

Gas Stations - All Zones Where Permitted



	B-1, IB	B-4	All Other Zones
Freestanding Signs			
- Area	1 2 32 sq. ft./10 sq. ft. 3 /20 sq. ft. (a)	1 2 60 sq. ft./20 sq. ft./ 30 sq. ft. (a)	1 2 40 sq. ft./15 sq. ft./ 3 24 sq. ft. (a)
- Height	16 feet	35 feet	18 feet
- Setback	5 feet	5 feet	5 feet
- # Permitted per lot	1/major principal and auxilliary use + 1 price sign (a)(b)	same	same

(a) Area limits are broken down according to sign types, as follows: sign area for principal use/sign areas for additional major auxilliary use(s) on site (for example, car wash, repair garage, convenience store)/sign area for gas prices. In the B-1 and IB zones, for example, the maximum permitted sign area for the principal use is 32 sq. ft. The maximum permitted sign area for each auxilliary use is 10 sq. ft. and the maximum permitted area for the gas price sign is 20 sq. ft.

(b) All signs shall be mounted on the same base.

Building/Canopy Signs

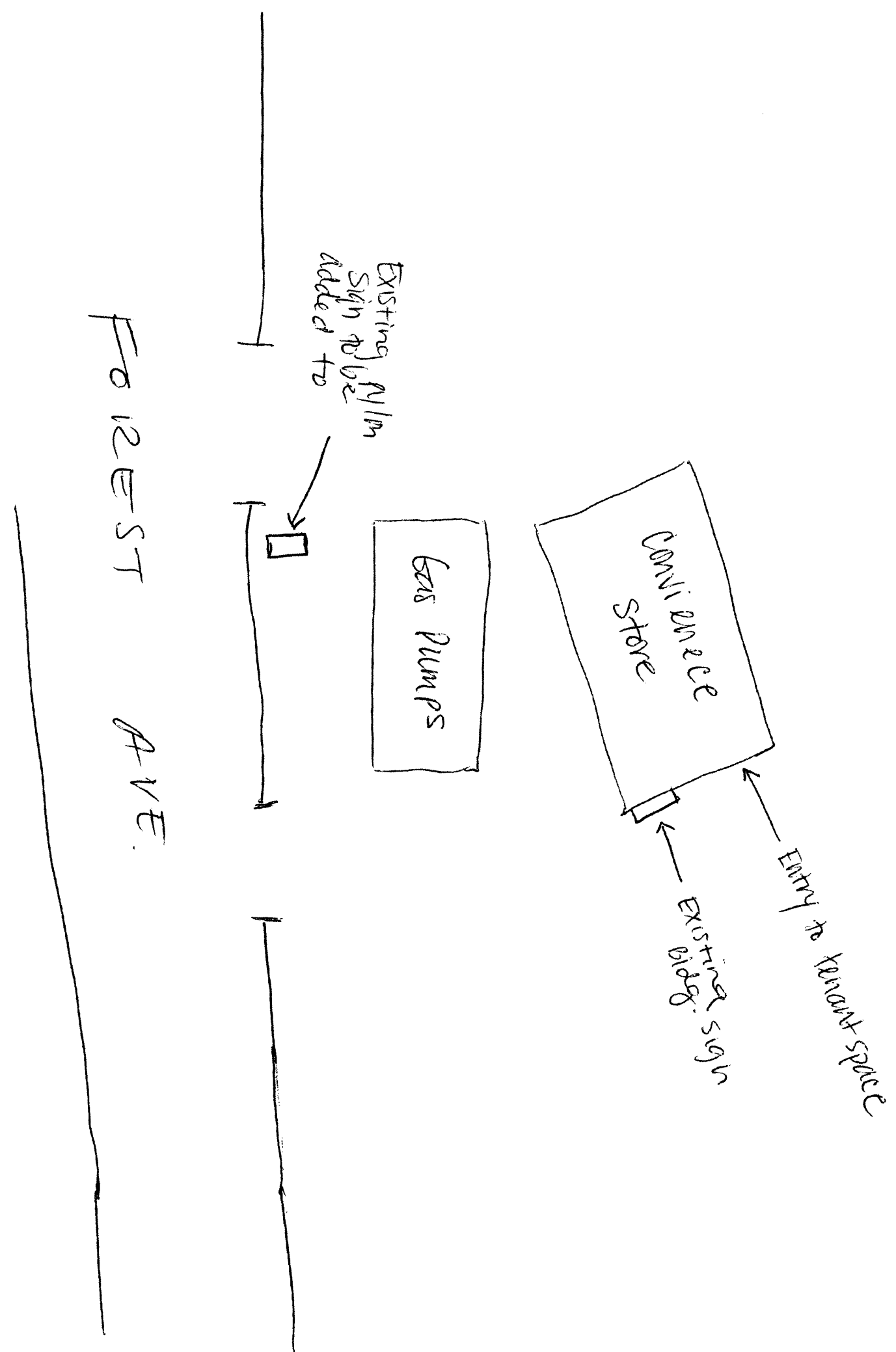
	All Zones
- Maximum permitted area	30 sq. ft. for principal building sign/10 sq. ft. for each additional major activity/20 sq. ft. for canopy sign
- Square feet per linear foot of building facade on which sign will be placed	na
- Maximum vertical dimension	2 feet
- # Permitted per lot	1 building sign for each major activity/2 canopy signs (a)

(a) Maximum two signs allowed on large canopy; one each on opposite facing planes.

Miscellaneous Signs

Signs placed on individual pumps shall be considered incidental signs and shall not be calculated in total allowable sign area. Incidental signs shall not be limited in number. However, no individual sign shall exceed 1 sq. ft.

Invest Ave.
Cumberland Farms



WRITTEN CONSENT AND AGREEMENT relating to a certain sign(s) proposed to be erected at/on a building located at 1132 Forest Avenue in Portland ME.
(Street Address) (City & State)

Cumberland Farms Inc being the owner of the premises hereby
(Property Owner)

gives consent to the erection of a certain sign(s) by Bailey Sign, Inc. of Westbrook, ME.

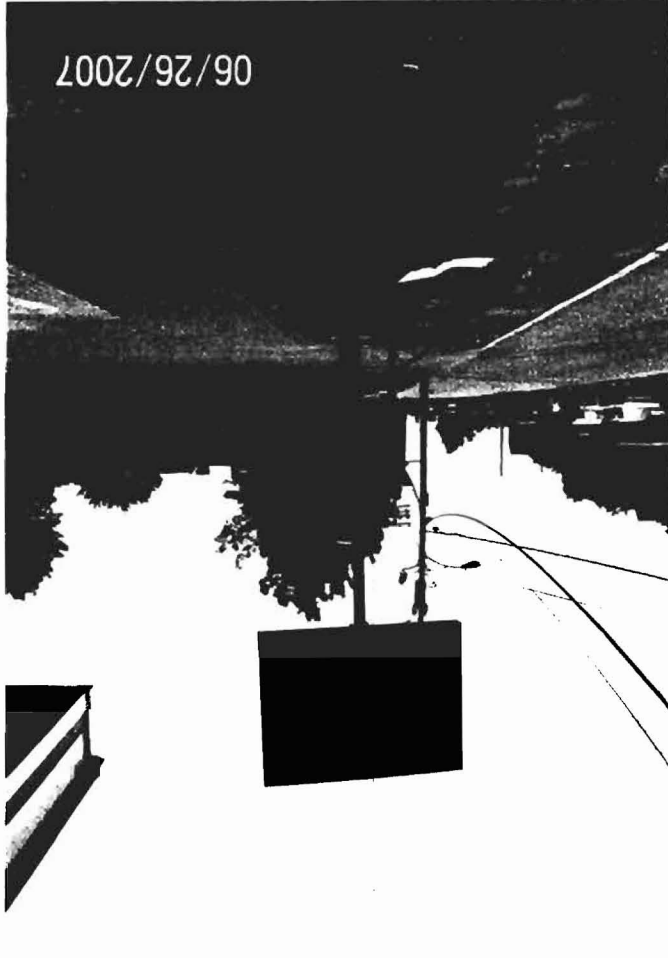
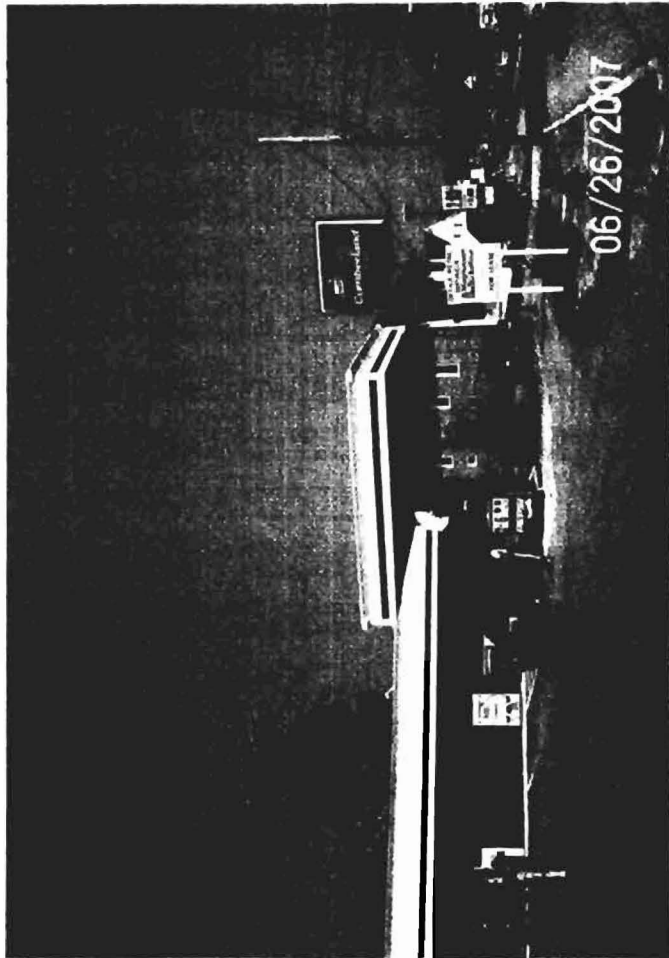
In witness whereof, the owner of said premises has signed this consent and agreement this

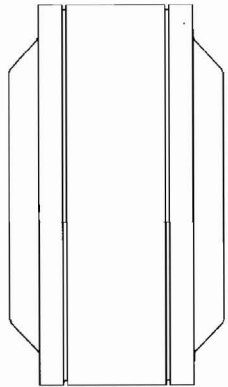
27 day of Sept., 2007.
(Day) (Month) (Year)

[Signature]
(Property Owner)

Mary L. Russell
print

[Signature]
(Witness)
[Signature]
print





EXISTING POLE
DIMENSION IS NEEDED



ACTUAL PAN FACE V.O. UNKNOWN

(1) D.F. 2'-0" X 8'-0" X _____ " INTERNALLY ILLUMINATED SIGN CABINET W/ WRAP AROUND KNOCK OUT

WELDED TO EXISTING 5" ROUND POLE

KNOCK OUT STYLE CUSTOM CABINET & 1 1/2" RETAINER: PAINTED MATTHEWS BRUSHED ALUMINUM

DISHPAN FACE: WHITE

COPY: 3M TRANS. RED VINYL

Knock-out frame mounting:

Cabinet →



added after slipped on pole - welded in place

X = welded to existing pole

