

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 080086

This is to certify that NEPTUNE PROPERTIES I

has permission to install two (2) 3' x 4' signs

AT 1111 WESTBROOK ST 207 B001003

provided that the person or persons who perform or supervise the construction of 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.

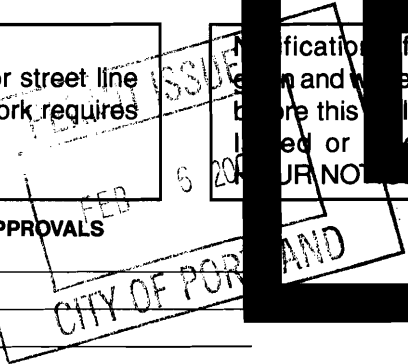
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is used-in-4
YOUR NOTIFICATION 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



[Handwritten Signature] 2/5/08
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: 08-0086	Issue Date:	CBL: 207 B001003
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Location of Construction: 1111 WESTBROOK ST	Owner Name: NEPTUNE PROPERTIES LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: A-B

Past Use: Aircraft Hangar	Proposed Use: Aircraft Hangar - install two (2) 3' x 4' signs	Permit Fee: \$78.00	Cost of Work: \$78.00	CEO District: 3
Proposed Project Description: Install two (2) 3' x 4' signs		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>5-Sign</i> <i>I BC 2003</i>	
		Signature: <i>[Signature]</i>		

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: 01/29/2008	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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Appeal</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/31/08</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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>2/5/08</i>
	<i>D. Andrews</i>		

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: <u>1111-1123 WESTBROOK ST.</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>207 B 1</u>	Owner: <u>CITY OF PORTLAND (LEASED LAND)</u>	Telephone: <u>775-2100</u>
Lessee/Buyer's Name (If Applicable) <u>NEPTUNE AIRCRAFT, LLC 120 EXCHANGE ST. PORTLAND, ME. 04101</u>	Contractor name, address & telephone: <u>SAME AS LESSEE</u>	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: <u>MIKE SCARKS</u> phone: <u>775-2100</u>		
Tenant/allocated building, space frontage (feet): Length: <u>126'</u> Height: <u>24'</u> Lot Frontage (feet) <u>210 +/-</u> Single Tenant or Multi Tenant Lot <u>2 TENANTS 1 BUILDING</u>		
Current Specific use: <u>AIRCRAFT HANGAR</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>3'x4' w x 2</u> Height from grade: <u>8'</u> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> 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.		

JAN 29 2008

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: <u>Mahel Sach</u>	Date: <u>1/29/08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

freestanding - frontage > 200. area 6x8
height 16'
per lot - 2 if front on more than one street.
3x4 = 12 sq ft ok.
8' high ok
2 signs max.

City of Portland, Maine - Building or Use Permit

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

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Proposed Use: Aircraft Hangar - install two (2) 3' x 4' signs	Proposed Project Description: install two (2) 3' x 4' signs
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 01/31/2008
Note: Two freestanding signs are not permitted in the A-B zone. Appealed to Deb Andrews in planning division, **Ok to Issue:**
and she approved the application with conditions.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/05/2008
Note: **Ok to Issue:**
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/31/2008
Note: **Ok to Issue:**
1) This permit is being approved with the understanding that there will be no illumination of the signs.
2) This permit is being approved with the condition that the two signs are coordinated in size, shape and post heights.

Comments:

1/29/2008-amachado: Left message for Mike Scarks at Neptune Properties. Told him that the ordinance only allows one free standing sign. What do the signs say?

1/30/2008-amachado: Mike Scarks submitted pictures of the propped signs. It needs to go to Deb Andrews because the ordinance only allows one freestanding sign per lot in the A-B zone.



NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

1/30/08

TO: ANN:

FROM: MIKE SCARLS

RE: SIGN PERMIT 1111-1123 WESTBROOK ST.

ANN, ATTACHED ARE 4 DRAFT SIGNS FOR THE NORTHERN DRIVEWAY/PARKING

LOT THAT WAS ASSIGNED AN ADDRESS OF 1123 WESTBROOK ST.
(THE ONE WITH THE ASTERISK IS FAUVED)

I ALSO INCLUDED A SKETCH OF THE SIGN AT WY END WHICH
WOULD BE SIMILAR IN STYLE. THAT ADDRESS IS 1111 WESTBROOK ST.

I ALSO INCLUDED A FULL SIZE SITE PLAN THAT SHOW BETTER
THE GEOMETRY OF THE SITE ALONG WITH THE MAIN ENTRY DOORS.

WESTBROOK ST + YELLOW BIRD RD. ACTUALLY COME TOGETHER AT WY SITE

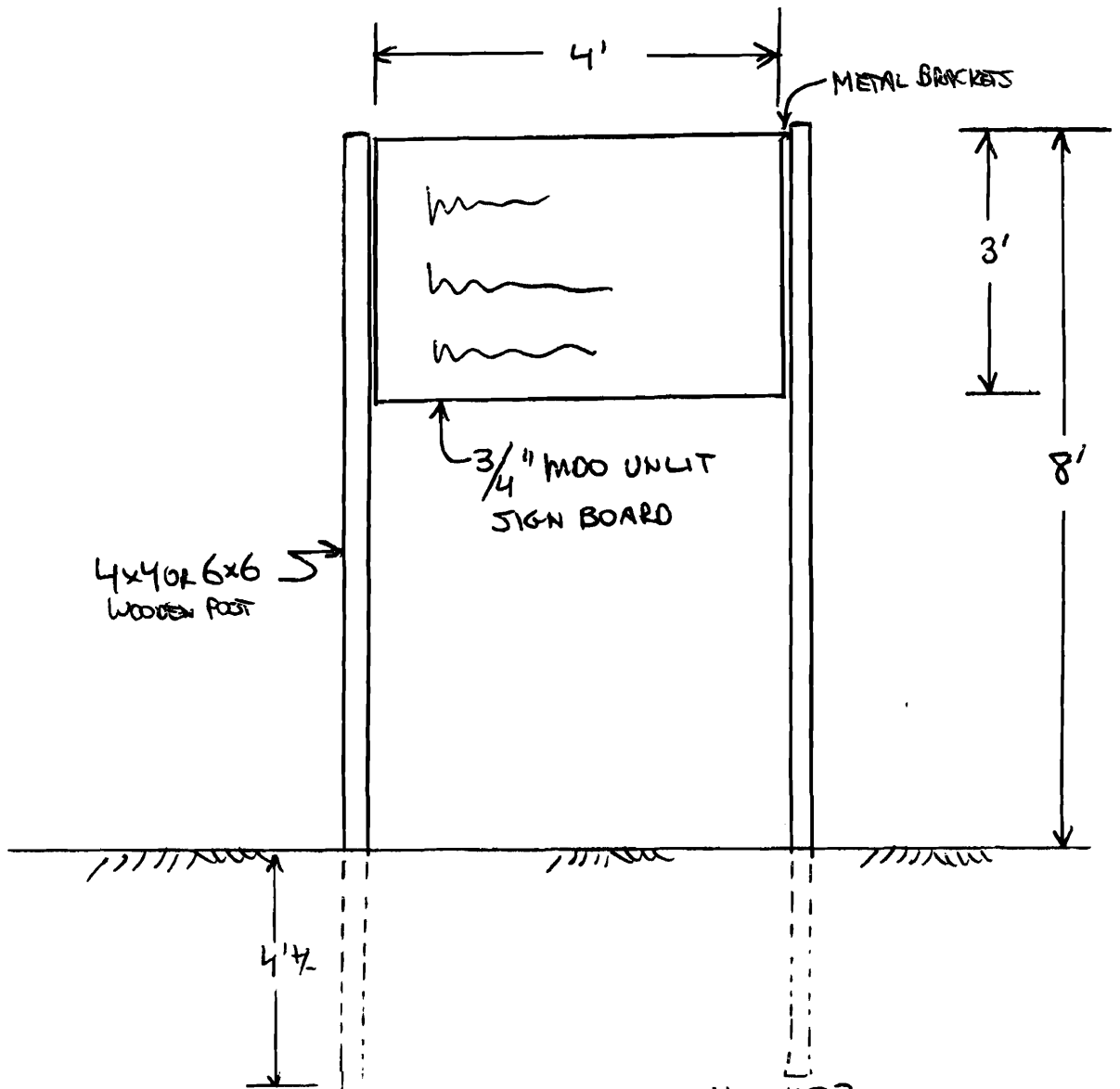
DOES THIS HELP.

I'M AWAY TUE WED 2/4 BUT ALWAYS AVAILABLE BY PHONE @

7752100.

THANKS,
MIKE

JAN 30 2008



FREE-STANDING SIGNS FOR 1111-1123 WESTBROOK ST.

1111

NEPTUNE AIRCRAFT

—

VERTICAL FLIGHT SOLUTIONS

NOTE
Change
*
POST TO MATCH
FROM THE

112;
Seacoast Flight
AIRCRAFT RENTAL
FLIGHT TRAINING

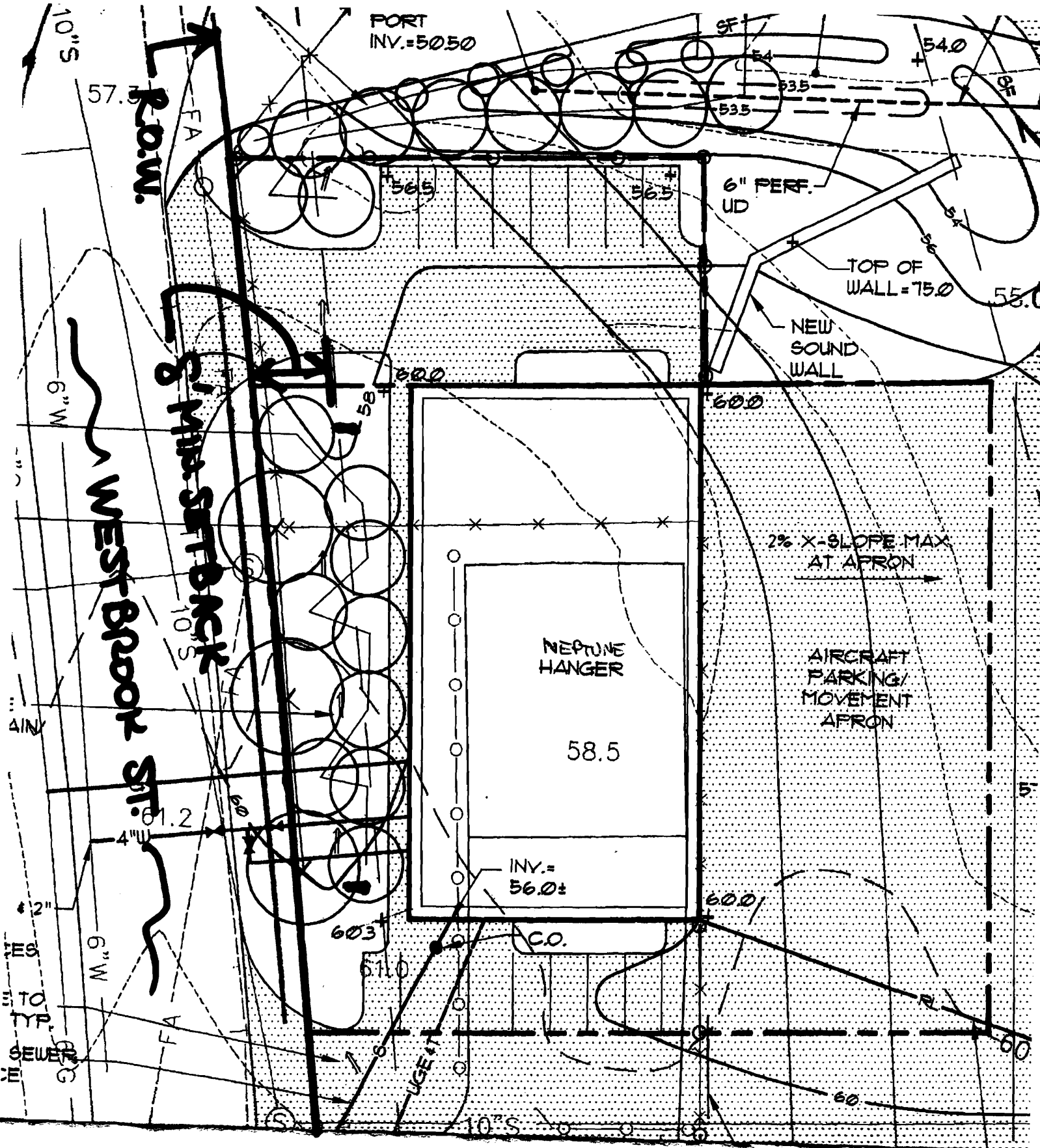
112;
Seacoast Flight
AIRCRAFT RENTAL
& FLIGHT TRAINING

112;
Seacoast Flight
AIRCRAFT RENTAL
FLIGHT TRAINING

112;
Seacoast Flight
AIRCRAFT RENTAL
FLIGHT TRAINING

414

314



SITE PLAN NEPTUNE HANGER
 111-1123 WESTBROOK ST.
 PORTLAND, ME, 04102

SCALE: 1" = 30'

From: Ann Machado
To: Deb Andrews
Date: 1/30/2008 12:24:25 PM
Subject: Sign appeal

Deb -

I have a sign application for two freestanding signs at 1111 Westbrook Street at the airport. The A-B zone only allows for one freestanding sign, so they want to appeal to you. I have the information to show you.

Thanks, Ann

Table 2.7

Airport Business (AB) Zone

Freestanding Signs

	Facing street frontage < 200'	Facing street frontage ≥ 200'
Area	32	65
Height	16	16
Setback	5	5
# Permitted per lot	1(a)	1(a)

(a) If lot fronts on more than one street, one freestanding sign is permitted for each additional frontage, provided such signs are not readily concurrently visible.

Building Signs

Maximum cumulative area of all building signs	na
Sq. ft. per linear foot of building facade on which sign will be placed - or -	2 sq. ft.; or
Maximum % of wall area on which sign(s) is(are) to be placed	6%
# building signs permitted per lot	1 per building facade facing an abutting street + 1 additional



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, \$10.00 per additional \$1,000.00 of cost.

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