

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0807	Issue Date:	CBL: 219 A003001
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Location of Construction: 1711 Congress St	Owner Name: Livada Irene L Trustee	Owner Address: 45 Eastern Promenade # 81	Phone: 773-5800
Business Name:	Contractor Name: Sign A Rama	Contractor Address: 245 US Route 1 Scarborough	Phone: 2078830075
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: RP

PERMIT ISSUED
AUG 16 2005
CITY OF PORTLAND

Past Use: commercial building (financial services)	Proposed Use: Commercial building (medical office and mortgage company) with new 8'x4' attached sign and 4'x29' awning with signage <i>News signs removed from application</i>	Permit Fee: \$347.00	Cost of Work: \$347.00	District: 3
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Proposed Project Description: install new 8'x4' sign to building, install 4'x29' awning with signage on front of commercial building <i>see fax dated 8/8/05</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>MA</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>I BC 2003</i> Signature: <i>[Signature]</i>
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Permit Taken By: jharris	Date Applied For: 06/17/2005	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 type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i> Date: <i>8/9/05</i></p>	<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 <p>Date:</p>	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p><i>WBA 8-12-05</i> <i>see below *</i> <i>to DA</i></p> <p>Date:</p>
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** Approval is for removal of existing signage & awning. The originally submitted new sign is not approved. WBA*

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: 05-0807	Date Applied For: 06/17/2005	CBL: 219 A003001
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Location of Construction: 1711 Congress St	Owner Name: Livada Irene L Trustee	Owner Address: 45 Eastern Promenade # 8f	Phone: () 773-5800
Business Name:	Contractor Name: Sign A Rama	Contractor Address: 245 US Route 1 Scarborough	Phone: (207) 883-0075
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial building (medical office and mortgage company) reface existing signs 4'x29' awning with signage	Proposed Project Description: reface existing signs 4'x29' awning with signage on front of commercial building
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Dept: Historical **Status:** Approved **Reviewer:** William B. Needelman **Approval Date:** 08/12/2005
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/09/2005
Note: 7/14/05 adding new signage on building - not permitted in R-P zone- see letter - in M's hold area **Ok to Issue:**
8/9/05 received letter from owner withdrawing the request for the new signs and just applying for the refacing of existing signs

1) It is understood with the receipt of a letter from Dr. John B. Perry that the new sign request has been withdrawn from this sign permit request. The permit covers the refacing of existing signs only.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/12/2005
Note: **Ok to Issue:**

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

July 14, 2005

John Perry
~~Sign-A-Rama
245 US Rt #1
Scarborough, ME 04074~~

*1711 Congress St
Portland, ME 04102*

-mailed 0/3/05

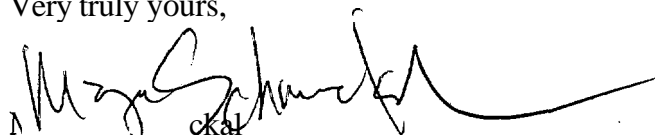
RE: 1711 Congress Street – 219-A-003 – R-P Residence-Professional Zone –
Application #05-0807

Dear John,

I am in receipt of your application to change the panels within **an** existing sign and to change the lettering on **an** existing awning. In addition you are requesting to add a 32 square foot sign attached to the building.

Your permit is denied because you are not meeting the requirements of the sign ordinance. Table 2.3 referring to sign requirements within the R-P Residence-Professional Zone does not permit signs attached to buildings. Please note that existing **lawful** nonconforming signs may remain and their panels may be changed **as long as** the lawful nonconformity is not increased. If you wish to amend your application to **only** reflect the panel changes and name change on the existing sign and awning, I could issue that permit. I can not issue the portion of the permit that requests the attachment of **an** additional sign.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: file
Deb Andrews, Planning Division

Table 2.3

“Residence-Professional (R-P) Zone

Freestanding Signs

Area	30 sq. ft.
Height	8'
Setback	5'
# Permitted Per Lot	1 (a)

- (a) Lots fronting on two or more streets are allowed one freestanding sign of equivalent size for each street frontage with vehicular entry, provided such signs are not readily concurrently visible.

Building Signs

None allowed, other than incidental and/or directory signs.

August 8, 2005

Marge Schmuckal
Zoning Administrator
City Hall
Portland, Maine 04101

RE: sign app #05-0807
1711 Congress street-219-A-003-R-P-residential-professional

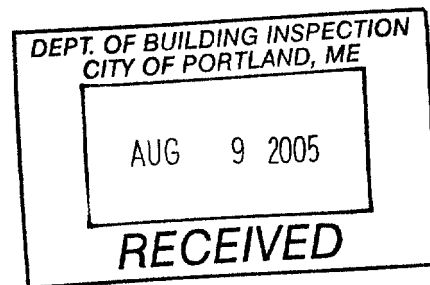
Thank you your **response** letter dated 7/14/05. Regarding the denial **of** the permit **due** to the new building sign (attached to the building), I formally **request** removal of this attached sign as part of this sign permit.

Thus the application #05-0807 should be amended to reflect the name changes on the current sign and awning.

Thank you,

Dr John **B.** Perry
Marshview Properties LLC
1711 **Congress** Street
Portland, **ME** 04102

773-5800



ATLANTIC
FOOT & ANKLE
CENTER

JohnB. Perry, DPM

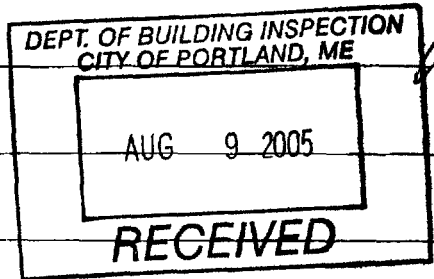
44 Atlantic Place South Portland, ME 04106
Tel (207) 773-5800 fax (207) 773-0277
www.atlanticfootankie.com

*** CONFIDENTIAL ***

To: Marge Schmuckal
From: Dr Perry
Fax: 874-8716
Date: 8/8/05

Number of pages including cover sheet: 3

Remarks: All Congress stay permit
Amendment



MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY. THANK YOU.

c:\msoffice\winword\darcy\forms\faxsheetbink

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

R-P

ADDRESS: 1711 Congress Street ZONE: Historical

CBL: _____

SINGLE TENANT LOT? YES _____ NO _____ MULTI TENANT LOT? YES NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):
Length: 130' Height: 30'

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS PROPOSED: _____
BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: 8' x 4' (32 sqft)

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS: _____ $30 \times 190 = 5700 \text{ sqft} \div 144 = 39.6 \text{ sqft}$
BLDG. WALL SIGN (attached to bldg)? YES NO _____ DIMENSIONS: 30" x 190" (32')
AWNING? YES NO _____ DIMENSIONS: 1' x 29' 29"
LOT FRONTAGE (FEET): 130' → redwing text on awning

AWNING YES NO _____ IS AWNING BACKLIT? YES _____ NO

HEIGHT OF AWNING: 4' LENGTH OF AWNING: 29' DEPTH: 1'

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

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? 29 s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 6/15/05

*****FOR OFFICE USE ONLY*****

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- 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. Amount must equal \$400,000.00.
- 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. **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 facade dimensions for any signage attached to a building.**
- A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*
- Certificate of Flammability required for awning *or* canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- Pre-Application Questionnaire completed **and** attached. Photos of existing signage attached.

**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, plus \$9.00 for each additional \$1,000.00.**

Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00



245 US Route 1
 Scarborough, ME 04074

Estimate

Date	Estimate #
5/2/2005	692

Name / Address
Atlantic Foot & Ankle Center 1711 Congress St. Portland, Me. 04102

P.O. No.	Terms	Due Date	Rep	Job#-WIP#	Phone #	Fax#
	50% Down / C...	5/2/2005	JG			
Item	Description				Qty	
Custom Size	Custom size RTA standard vinyl graphics-rh side of bldg				1	
Border Simple	Simple border design				1	
MATERIAL	.040 sheetmetal				1	
MATERIAL	Paint & supplies				1	
DESIGN TIME	Subtotal				1	
INSTALL/PERMITS	Hourly rate for graphic design				1	
	Installation of sign panels				1	
Thank You for the opportunity to serve you!					Subtotal	\$762.94

Designs generated for this estimate remain the property of SIGN*A*RAMA until the order is complete and paid in full. A 50% deposit is required to begin this order. Terms and conditions apply. Each Sign*A*RAMA is Independently Owned and Operated. www.signarama.com

Sales Tax (5.0%)	\$26.02
Total	\$788.96

Signature _____

Phone #	Fax #	E-mail	Web Site
207-883-0075	207-883-0065	contact@signofmaine.com	www.signsofmaine.com



245 US Route 1
 Scarborough, ME 04074

Estimate

Date	Estimate #
4/26/2005	680

Name / Address
Cornerstone Home Loans Kevin Cox 1711 Congress St.

P.O. No.	Terms	Due Date	Rep	Job#-WIP#	Phone#	Fax#
	50% Down / C...	4/26/2005	GD			
Item	Description				Qty	
SIGN WORK ORDER	Custom size RTA standard vinyl graphics					
Custom Size	Sheet Metal					
MATERIALS	Simple border design					
Border Simple	Paint					
MATERIALS	Subtotal					
Design 1	Simple Design					
INSTALL-NON ELECTRIC	Installation of Non-Electrical signs and/or graphics					
	Subtotal					
We really appreciate your business					Subtotal	\$762.94
Designs generated for this estimate remain the property of SIGN*A*RAMA until the order is complete and paid in full. A 50% deposit is required to begin this order. Terms and conditions apply. Each Sign*A*rama is Independently Owned and Operated. www.signarama.com					Sales Tax (5.0%)	\$26.02
					Total	\$788.96

Signature _____

Phone #	Fax #	E-mail	Web Site
207-883-0075	207-883-0065	contact@signsofmaine.com	www.signsofmaine.com



245 US Route 1
 Scarborough, ME 04074

Estim

Date	Estimate #
5/2/2005	691

Name / Address
Atlantic Foot & Ankle Center 1711 Congress St. Portland, Me 04102

P.O. No.	Terms	Due Date	Rep	Job#-WIP#	Phone #	Fax #
	50% Down / C...	5/2/2005	JG			
Item	Description				Qty	
Custom Size	Custom size 1/2 lustreboard standard vinyl graphic-H side of bldg				1	
Border Simple	Simple border design				1	
MATERIAL	Edge sealer				1	
Custom Size	Custom size premium quality vinyl upgrade				1	
Custom Size	Custom size additional premium vinyl				1	
	Subtotal					
DESIGN TIME	Hourly rate for graphic design				1	
INSTALL/PERMITS	Installation of sign panels				1	
Thank You for the opportunity to serve you!					Subtotal	\$339.97
Designs generated for this estimate remain the property of SIGN*A*RAMA until the order is complete and paid in full. A 50% deposit is required to begin this order. Terms and conditions apply. Each Sign*A*RAMA is Independently Owned and Operated. www.signarama.com					Sales Tax (5.0%)	\$13.25
					Total	\$353.22

Signature _____

Phone #	Fax #	E-mail	Web Site
207-883-0075	207-883-0065	contact@signsofmaine.com	www.signsofmaine.com



245 US Route 1
 Scarborough, ME 04074

Estimate

Date	Estimate #
4/26/2005	679

Name / Address
Cornerstone Home Loans Kevin Cox 1711 Congress St.

P O No	Tams	Due Date	Rep	Job#-WIP#	Phone#	Fax#
	50% Down / C	4/26/2005	CD			
Item	Description				Qty	
SIGN WORK ORDER	Custom size 1/2 lustroboard standard vinyl graphic				1	
Custom Size	Simple border design				1	
Border Simple	Edge sealer				16	
MATERIALS	Custom size premium quality vinyl upgrade				8	
Custom Size	Custom size additional premium vinyl				1	
Custom Size	Subtotal				1	
Design 1	Simple Design				1	
INSTALL-NON ELECTRIC	Installation of Non-Electrical signs and/or graphics				1	
	Subtotal				1	

Font colors - Black
white
 Sign white
Background
 30" x 32'

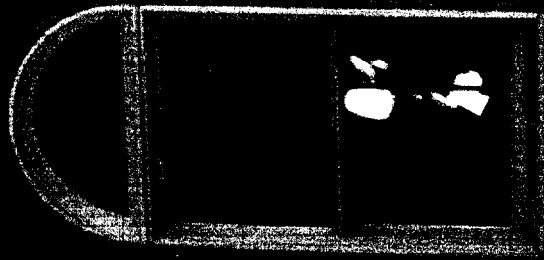
We really appreciate your business	Subtotal	\$339.97
Designs generated for this estimate remain the property of SIGN*A*RAMA until the order is complete and paid in full. A 50% deposit is required to begin this order. Terms and conditions apply. Each Sign*A*Rama is Independently Owned and Operated. www.signarama.com	Sales Tax (5.0%)	\$13.25
	Total	\$353.22

Signature _____

Phone #	Fax #	E-mail	Web Site
207-883-0075	207-883-0065	contact@signsofmaine.com	www.signsofmaine.com

550
 530
 Deposit
 call fidel @ 8 AM
 3/2005 -
 email opitima font - colors

New proposed sign (non lighted non reflective)



**ATLANTIC
FOOT & ANKLE
CENTER**
SPORTS MEDICINE & FOOT SURGERY
207 773 5800

CORNERSTONE
HOME LOANS, LLC
207-774-0999



245 US Route 1 ☆ Scarborough, Maine 04074 ☆ 207.883.0075 ☆ www.signsofmaine.com

SIGN*A*RAMA
WHERE THE WORLD GOES FOR SIGNS

Job number: 691	Date: 6/1/2005	Order taken by:
Name: Dr. John Perry	Company: Atlantic Foot & Ankle Center	
Phone:	Fax:	E-mail:
File: bldg LH.FS	4'x8'	23x4 signs plus call number


Approved by:

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Already permitted - (change of lettering)



Job number: 758	Date: 6/1/2005	Order taken by:	Approved by: 
Name: Dr. John Perry	Company: Atlantic Foot and Ankle Center		
Phone: 773-5800	Fax:	E-mail: jxzai	
File: awning.FS			

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Evan Livada
997 Shore Road
Cape Elizabeth, Maine 04107

June 9, 2005

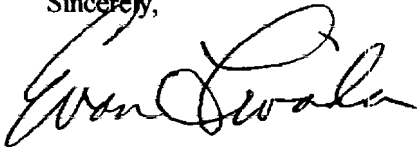
Dr. John Perry
44 Atlantic Plaza
South Portland, Maine 04106

RE: Assign ability of Sign Permits Sec. 14-368.5 Permits Letter (f)
City of Portland, Code of Ordinances

Dear John,

As per our discussion during the purchase and sale of 1711 Congress Street, I agree to assign the building sign permits to you as owner/manager on the property under Marshview Properties LLC. They were permitted approximately 12 years ago, in 1993 predating the April 4, 1994 provision you spoke of

Sincerely,



Evan Livada