

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that REMRAF, LLC

Located At 1707 CONGRESS ST

Job ID: 2011-12-2876-SIGN

CBL: 219-A-003-001

has permission to install a 2.5 x 16' Panel for Bay Area Title

provided that the person or persons, firm or corporation accepting 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

N/A

*[Signature]* 12/19/11

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

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# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-12-2876-SIGN

Located At: 1707 CONGRESS ST

CBL: 219- A-003-001

## **Conditions of Approval:**

### **Zoning**

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. The use of this property shall remain as professional offices. Any change of use shall require a separate permit application for review and approval.
3. The R-P zone does not allow building signs, but the 2.5' x 32' sign was originally permitted in 1984 (#01575), so it is legally nonconforming.

### **Building**

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2009 building code.

### **Historic**

1. Although not required, HP staff strongly recommends that subtext of proposed sign be eliminated to simplify the sign. This is encouraged, as there will likely be two signs on the continuous panel.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2876-SIGN	Date Applied: 12/6/2011	CBL: 219- A-003-001	
Location of Construction: 1707 CONGRESS ST (1711)	Owner Name: REMPAF, LLC	Owner Address: PO BOX 3041 PORTLAND, ME 04101	Phone: 207-712-0201
Business Name: Bay Area Title	Contractor Name: Down East Signs	Contractor Address: P.O. Box 693 YARMOUTH ME 04096	Phone: (207) 318-7996
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: R-P
Past Use: Professional Offices	Proposed Use: Same - Professional Offices - Bay Area Title - new panel (2.5' x 16') in sign cabinet on wall of building	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: SIGN Signature: [Signature]
Proposed Project Description: install a 2.5 x 16' Sign for Bay Area Title in existing cabinet		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building Permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 12/19/11 [Signature]	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist 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 Date: 12/19/11
	- Signs legally conforming		

**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

R-P.



# 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>1711 CONGRESS STREET (1707 Congress St)</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>219          A            3</u>	Owner: <u>REMRAF LLC, PO Box 7411 Portland ME 04104</u>	Telephone: <u>207-712-0201</u>
Lessee/Buyer's Name (If Applicable) <u>BAY AREA TITLE SERVICES</u>	Contractor name, address & telephone: <u>DOWNEAST SIGNS PO Box 693 YARMOUTH ME 04096 207-318-7996</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>SUSAN KNEDLER</u> phone: <u>207-632-3149</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) <u>172A</u> Single Tenant or Multi Tenant Lot <u>TWO TENANTS</u>		
Current Specific use: <u>VACANT</u> If vacant, what was prior use: <u>OFFICE SPACE (MEDICAL &amp; REAL ESTATE)</u> professional offices Proposed Use: <u>OFFICE SPACE - TITLE COMPANY</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___      Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___      Dimensions proposed: <u>2 1/2' x 16'</u>		
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: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___      Dimensions: <u>2 1/2' x 32'</u> 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.		

11.6.11

RECEIVED  
City of Building Inspections  
Portland Maine  
- 6 2011

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>S Knedler</u>	Date: <u>14 November 2011</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

**SUSAN GAGE KNEDLER & RICHARD D. KNEDLER ~**

Residence: 85 Cole Hill Road, Standish, Maine 04084

Mail: P.O. Box 15432, Portland, Maine 04112-5432

Tel: 207-632-3149 (Sue) 207-712-0201 (Rick) Fax 207-642-6904

November 14, 2011

Jeanie Bourke, Code Enforcement Officer  
City of Portland  
Planning & Urban Development  
Inspection Services Division  
389 Congress Street  
Portland, Maine 04101-3509

RE: Signage Permit  
1711 Congress Street

Dear Jeanie:

Enclosed please find the following:

1. Signage/Awning Permit Application;
2. Letter of permission from the owner, Remraf LLC;
3. Plot Plan showing the location of the building on the lot;
4. Sketch of the proposed sign. The dimensions of this sign are 2 1/2' x 16' and will occupy one half of the current sign area, specifically that half of the sign closest to Congress Street. The sign will consist of two white-coated aluminum panels (replacing the exiting two white-coated aluminum panels) with lettering as shown on the sketch. As shown in the photo of the existing sign enclosed, the sign will be illuminated by the existing lamps mounted just above the sign;
5. Photo of the existing signage. The existing sign measures 2 1/2' x 32';
6. The new sign will be affixed within the framework of the existing sign with stainless steel screws (as was the existing sign); and
7. Check in the amount of \$155.00 (40 square feet x \$2/foot = \$80 plus HD signage fee of \$75 = \$155).

Please contact me by cell phone at 207.632.3149 should you have questions or need more information.

Sincerely

  
Susan Knedler

Enclosures

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 12-22-11. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 22605 PAGE 141 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 1711 Congress Street, Portland, Maine

Job Number: 723-08

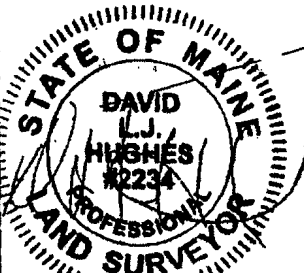
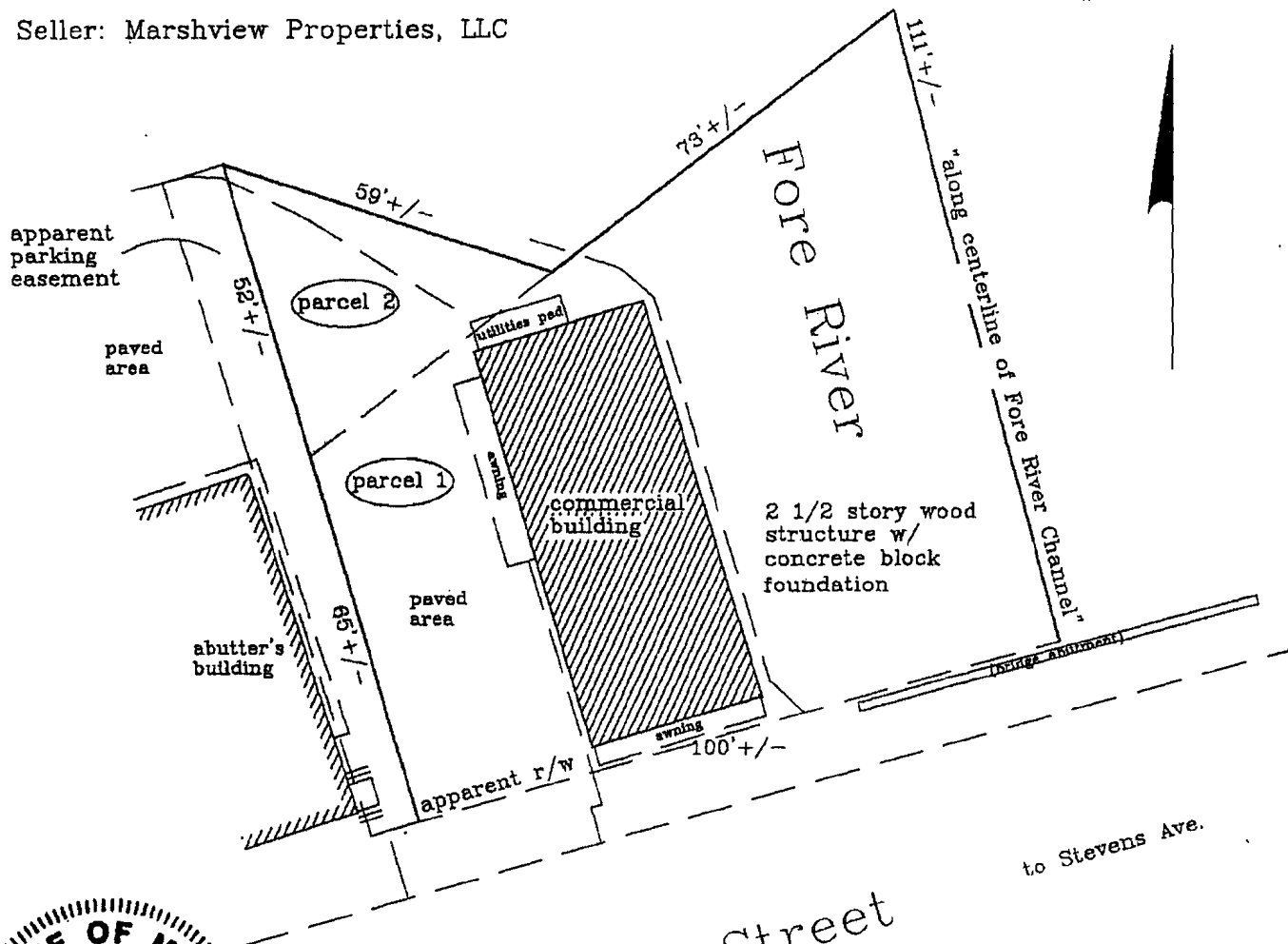
Inspection Date: 9-22-11

Buyer: REMRAF, LLC

Scale: 1" = 30'

Client File #: 11422

Seller: Marshview Properties, LLC



Congress Street

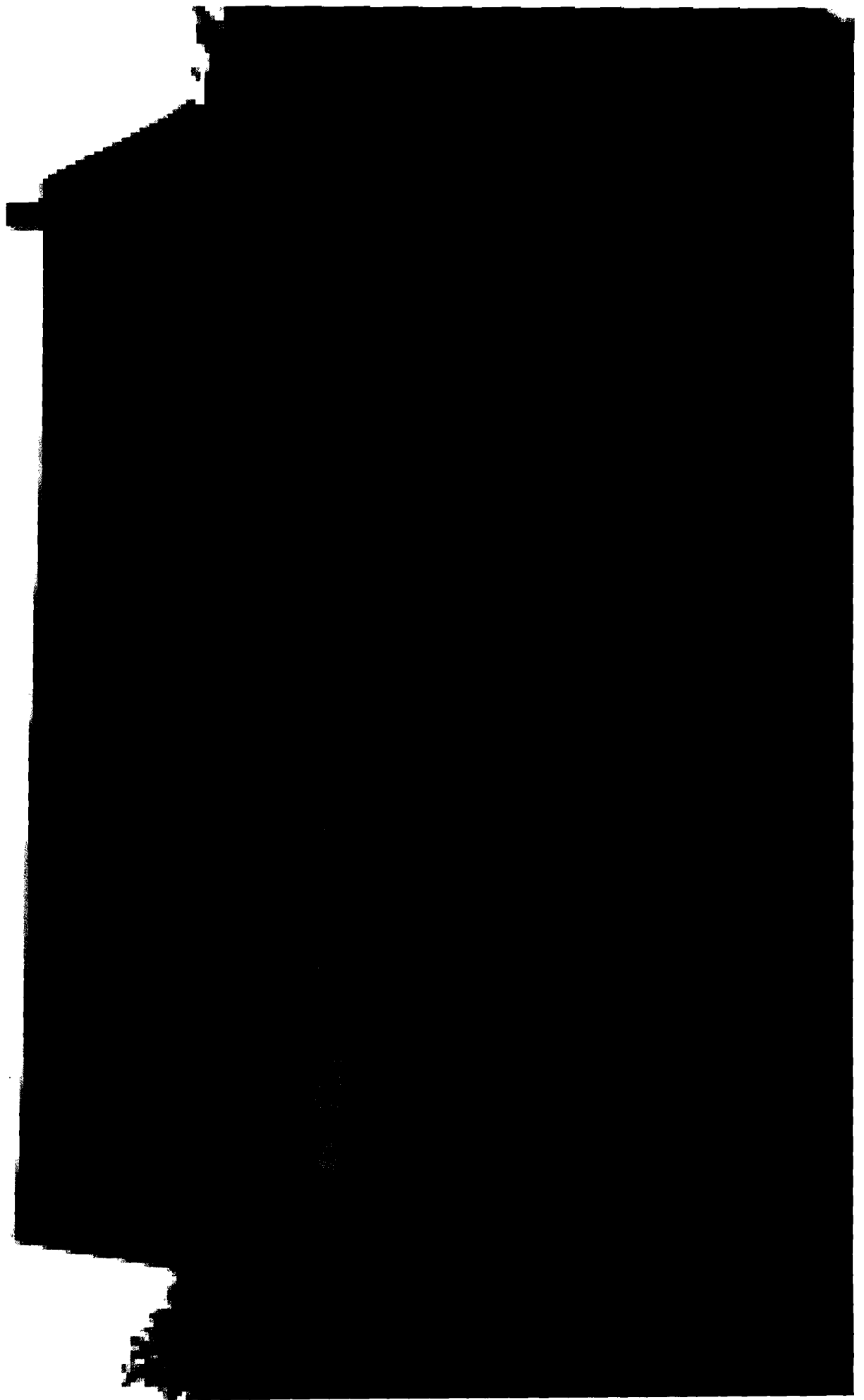
Note:  
 Lines of occupation  
 are shown.  
 A boundary survey  
 may yield different  
 results.

I HEREBY CERTIFY TO: Bay Area Title Services, Inc.;  
 and the title insurer.  
 Monuments found did not conflict with the deed description.  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community  
 Panel 230051-0012 B :  
 The structure does ~~NOT~~ fall within the special flood hazard zone.  
 The land does ~~NOT~~ fall within the special flood hazard zone.  
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF  
 WAY ARE SHOWN. OTHER ENCUMBRANCES,  
 RECORDED OR NOT, MAY EXIST. THIS  
 SKETCH WILL NOT REVEAL ABUTTING  
 DEED CONFLICTS, IF ANY.

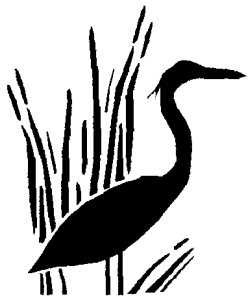
Livingston-Hughes  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport, Maine 04046  
 207-967-9761 phone 207-967-4831 fax  
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY





10'



# BAY AREA TITLE

*Where Service is an Attitude - Not A Department*

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

2.5'

\* See letter dated 11/19/10 #4



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 01575

DEC 21 1984

ZONING LOCATION ..... PORTLAND, MAINE Dec. 20, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 171A CONGRESS STREET ..... Fire District #1 , #2

1. Owner's name and address ..... WILLIAM HOBBS - same ..... Telephone ..... 775-3077

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address ..... Visual Advertising Media ..... Telephone ..... 863-2171

..... 26 E Grand Ave, Ext Scarborough, Me. 04074 No. of sheets .....

Proposed use of building ... retail clothing ..... No. families .....

Last use ..... same ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$..... Appeal Fees \$ .....

FIELD INSPECTOR—Mr. .... Base Fee ... 22.00 .....

@ 775-5451

Late Fee .....

TOTAL \$ ... 22.00 .....

To erect 2'0" x 32' sign on <sup>side</sup> front of side of bldg, over river building as per plans 1 sheet of plans. Stamp of Special Conditions

send permit to # 1 Christopher William, Clothier

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... NO ... Is any electrical work involved in this work? ... NO ...
Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...
Has septic tank notice been sent? ... Form notice sent? ...
Eight average grade to top of plate ... Height average grade to highest point of roof ...
Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ...
No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...
Framing Lumber—Kin' ... Dressed or full size? ... Corner posts ... Sills ...
Size Girder ... Columns under girders ... Size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ... 2nd ... 3rd ... roof ...
On centers: 1st floor ... 2nd ... 3rd ... roof ...
Maximum span: 1st floor ... 2nd ... 3rd ... roof ...
If one story building with masonry walls, thickness of walls? ... height? ...

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

MISCELLANEOUS
Will work require disturbing of any tree on a public street? .....
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

***Remraf LLC***

P. O. Box 3041, Portland, Maine 04104

November 1, 2011

Susan Gage Knedler, President  
Bay Area Title Services, LLC  
66 Pearl Street ~ Suite 200  
Portland, Maine 04101

RE: Sign – 1711 Congress Street

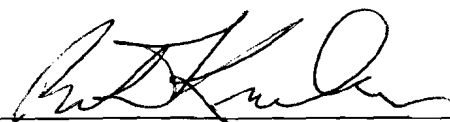
Dear Susan:

You have permission to use one-half (1/2) of the existing sign located on the easterly side of the building at the above address. The current sign measures 2 ½' x 32'. Your sign will be allowed to occupy one-half of this space or 2 ½' x 16' and shall be that half of the sign closest to Congress Street.

You are responsible for obtaining all necessary permits from the City of Portland and for payment of any fees involved, as well as the cost of signage and installation.

Sincerely,

*Remraf LLC*



Richard D. Knedler, Member

**RICHARD D. KNEDLER & SUSAN GAGE KNEDLER**

Residence: 85 Cole Hill Road, Sebago Lake, Maine 04084

Mail: P. O. Box 15432, Portland, Maine 04112-5432

Tel: Rick Cell ~ 207-712-0201 Sue Cell ~ 207-632-3149

December 6, 2011

Jeanie Bourke, Code Enforcement Officer  
City of Portland  
Planning & Urban Development  
Inspection Services Division  
389 Congress Street  
Portland, Maine 04104-3509

RE: Signage Permit  
1711 Congress Street

Dear Jeanie:

Enclosed with this letter is my application to replace the panels on the existing sign at the above address.

I have done a bit of research through the records in your computer system to determine the history of the sign. It appears that it the original 30" x 32' sign was permitted to Livada Securities. This permit was assigned to John Perry, Atlantic Foot & Ankle in 2005 when the property was sold to Marshview Properties, LLC and a permit was granted on August 12, 2005. Coldwell Banker Prudential Properties was granted a sign permit when they took over the second floor space vacated by Cornerstone Mortgage.

When we purchased the property in September, Marshview Properties, LLC assigned their interest in and any all permits to us (see attached Assignment).

A copy of the attached permit package was emailed today to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov). Please don't hesitate to let me know if you have questions or need further documentation.

Thanks for your help!

Sincerely,



Susan Knedler

Enclosures

**RECEIVED**  
DEC - 6 2011  
Dept. of Building Inspections  
City of Portland Maine

Marshview Properties, L.L.C.

1711 Congress Street  
Portland, Maine 04102

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September 28, 2011

Susan Gage Knedler, Member  
Remraf LLC  
PO Box 3041  
Portland, Maine 04104

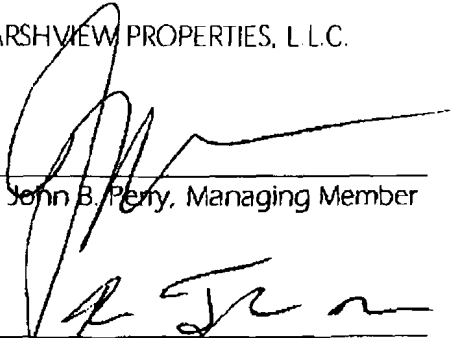
RE: Permits relating to 1711 Congress Street, Portland

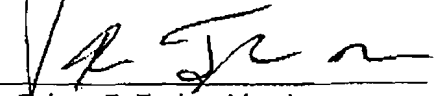
Dear Susan:

Marshview Properties, L.L.C. hereby assigns without recourse any and all permits, including the building sign and awning permits relating to property at 1711 Congress Street, which property was acquired by Marshview Properties, L.L.C. from Evan Livada, et als, in 1993. Please refer to Assignment from Evan Livada dated June 9, 2005 [copy attached].

Sincerely,

MARSHVIEW PROPERTIES, L.L.C.

  
By: John B. Perry, Managing Member

  
By: Robert B. Taylor, Member

---

Evan Livada  
997 Shore Road  
Cape Elizabeth, Maine 04107

June 9, 2005

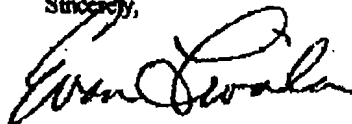
Dr. John Perry  
44 Atlantic Place  
South Portland, Maine 04106

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