

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PORTLAND PROPERTY HOLDINGS LLC

Located at

2282 CONGRESS ST

PERMIT ID: 2015-02697

ISSUE DATE: 12/28/2015

CBL: 237 A012001

has permission to **Install a pylon sign, one attached building wall sign, and three canopy signs.** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 cloed-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 procured prior to occupancy.

N/A

/s/ Tammy Munson

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Building Inspections

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final Inspection

Final - Electric

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02697	Date Applied For: 11/04/2015	CBL: 237 A012001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Convenience Store & Gas Station ("Irving Gas Oil Station")		Proposed Project Description: Install a pylon sign, one attached building wall sign, and three canopy signs.		
Dept: Zoning	Status: Approved	Reviewer: Christina Stacey	Approval Date: 12/24/2015	
Note: C60 Contract Zone (I-M underlying zone)		Ok to Issue: <input checked="" type="checkbox"/>		
<p>Freestanding sign - allowed height 18', proposed 22' - requested waiver -</p> <p>Freestanding sign: Principal use 40 sf allowed, proposed "Irving" - 26 sf - OK Auxiliary use 15 sf allowed, proposed "Rusty Lantern" - 15.6 sf, "Rewards" 13 sf, "Market" 4.9 sf = 33.5 sf - oversize, requested waiver Gas prices 24 sf, proposed 15 sf - OK</p> <p>Canopy - allowed 2 total on opposing planes, requested 2 but on two adjacent planes - would need waiver Canopy - each sign max 20 sf, max vertical dimension 2', each proposed 31.7 sf w/ vertical dimension of 4'3" - waiver requested</p> <p>Building - allowed one sign for each activity - 30 sf for principal use & 10 sf for auxiliary, not to exceed 2' vertical dimension. Proposing two signs, both for auxiliary use - front 30.25 sf, 3'8" vert; side 11.63 sf, 2'1" vert</p> <p>*Planning approved the signs with conditons on 12-23-15.</p>				
Conditions:				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 12/24/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> 1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code. 2) Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009. 3) The sidewalk sandwich sign shall not infringe on the City Right of Way 4) Separate Permits shall be required for any new signage. 				
Dept: Planning	Status: Approved w/Conditions	Reviewer: Jean Fraser	Approval Date: 12/23/2015	
Note: Under 14-526 (d) the Planning Authority grants a cond. waiver for the canopy and building signs (as submitted) and for a modified pylon sign max 19.8 ft high (see conds).		Ok to Issue: <input checked="" type="checkbox"/>		
Context of CZA for this site which specifies a campus like setting; also no large signs along this section of Congress St.				
Conditions:				

- 1) That although the submitted sketch site plan shows two pylon signs on this site, only one pylon sign has been approved (as outlined above) for the one nearest to Congress Street.
- 2) That the bottom panel of the submitted pylon sign is removed (that refers to "save on gas" with card shape) and the remaining upper section is lowered by 2' 2.5" giving a maximum height of 19.8 feet (with no change to the distance of the sign from the ground, which has been reviewed in relation to sightlines). The 19.8 feet represents a waiver being granted for the increase of 1.8 feet above the standard. This waiver reflects the unique characteristics of the site which limit the location of the sign to a short section of the frontage some ways from the rest of the gas station development; and