

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		CBL:
Permit No: 02-0092	Issue Date: APR 30 2002	265 B005001

Location of Construction: 1150 Brighton Ave	Owner Name: Portland Inn Inc	Owner Address: 1150 Brighton Ave CITY OF PORTLAND	Phone: 207-775-3711
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Comercial / Motel	Proposed Use: Commercial / Motel; Erect 13'12" Sign 22, 30 ft	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Erect 13'12" Sign 22, 30 ft		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: V-Sign Type: BOCA 1999 Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 01/29/2002	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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK with conditions 5/11/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

Application ID Number: 2-0092

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

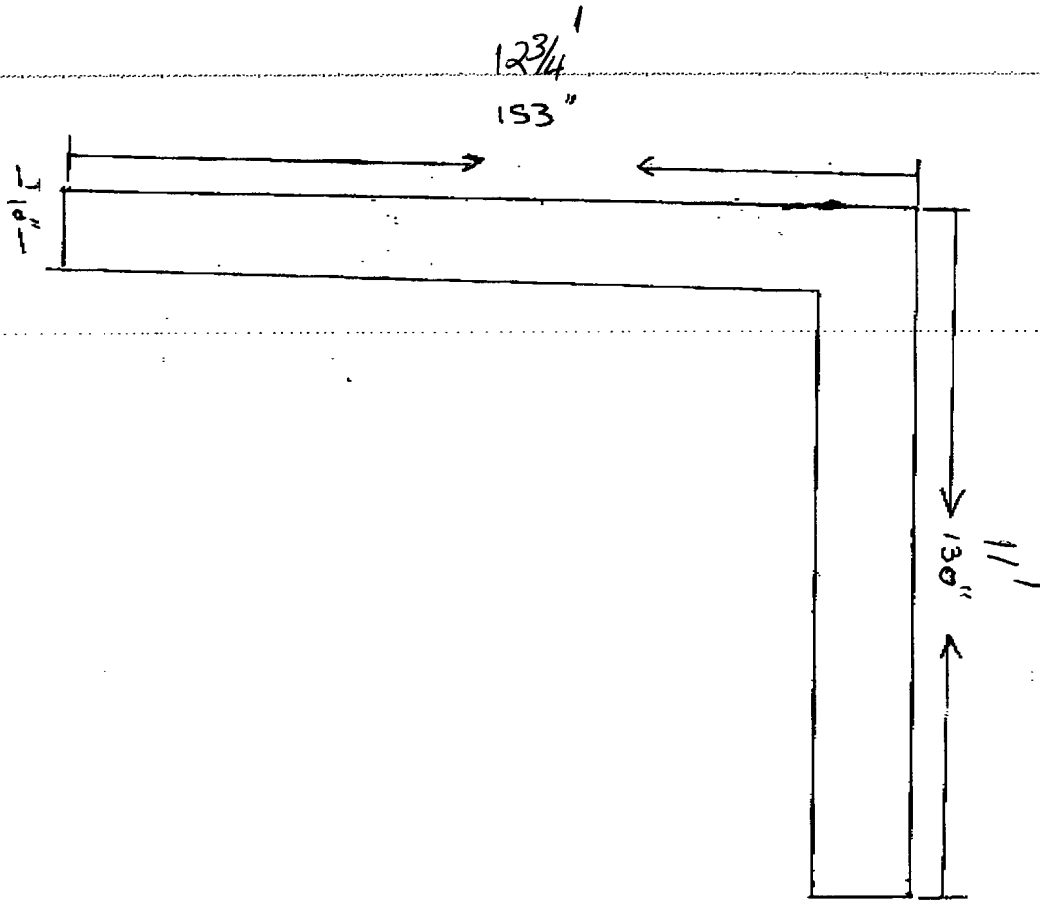
Comments: 3/11/02 I have had several on site visits and conversations with Mr. Patel. Denial of permit see letter 3/22/02 brought in some revised plans Approval Date: 04/16/2002

Citizen File Date: 02/01/2002

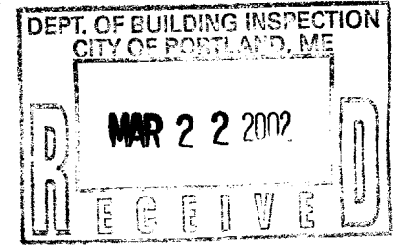
OK to Issue Permit Name: Marge Schmuckal Date: 04/16/2002

This permit for a new attached sign to your building is based upon your submittal that shows that the existing back-lit awning SHALL BE modified to extinguish the back-lighting to all but the existing signage area (10' x 153' & 10' x 130'). If the existing back-lit awning can not be modified to meet Fire codes and BOCA codes, then this permit is no longer valid. At that point the square footage of signage would be over the allowable amount for the B-2 zone.

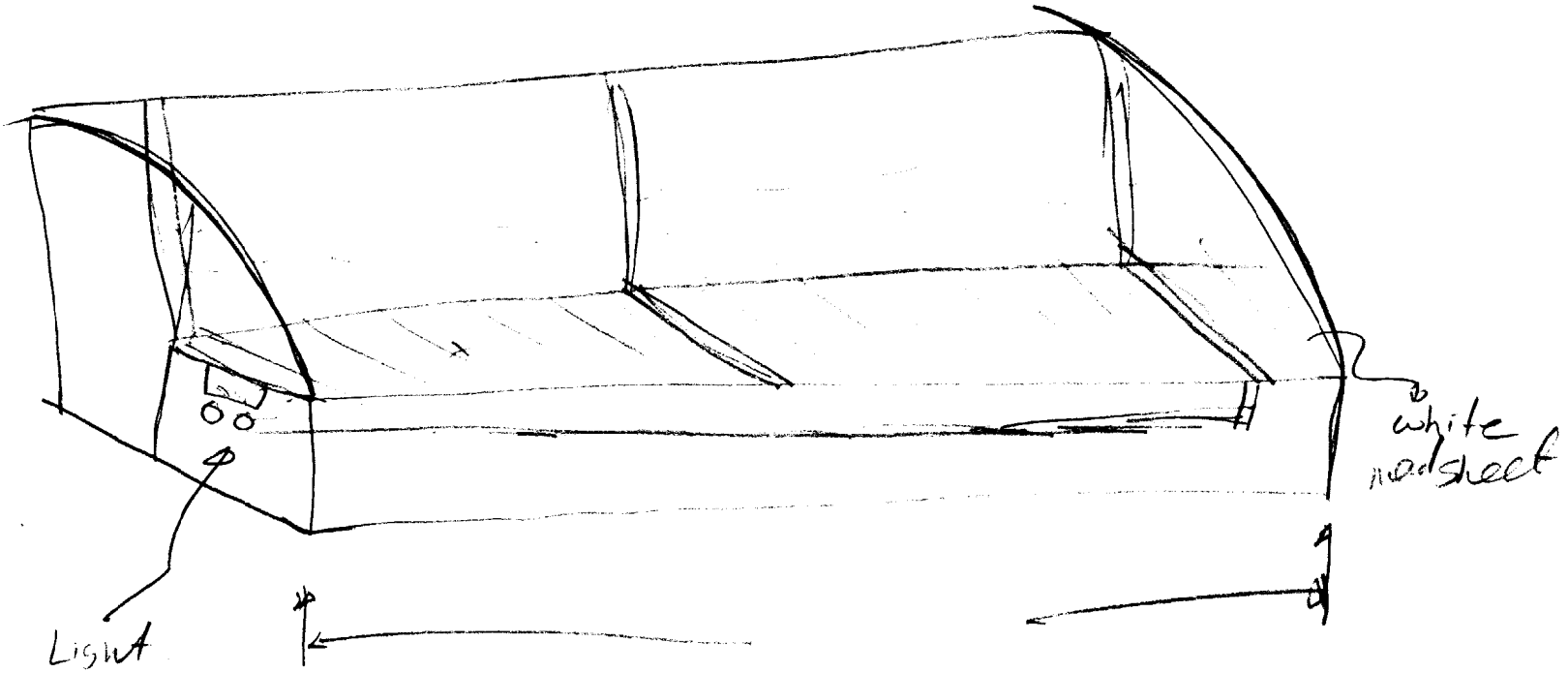
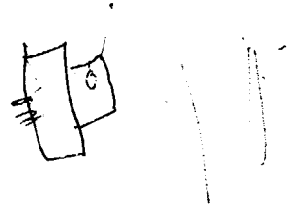
Create Date: 02/01/2002 By: gg Update Date: 04/16/2002 By: mes



$10'' \times 153'' = 1530''$
 $1530'' \div 10 = 153$
 Existing
 Sign



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 22 2002
RECEIVED





CITY OF PORTLAND

March 11, 2002

Ranjit Patel, General Manager
C/O Ramada Limited
1150 Brighton Avenue
Portland, ME 04102

3/22/02

RE: 1150 Brighton Avenue – 264-A-001 – 265-B-002 & 5 – B-2 Zone

See
Revised
Drawings

Dear Mr. Patel,

First of all I want to thank you for your co-operation in resolving the issues concerning the freestanding sign at the front of your property. We agreed that you would remove all sign panels, electrical wiring and lights for the lower “Valles” sign.

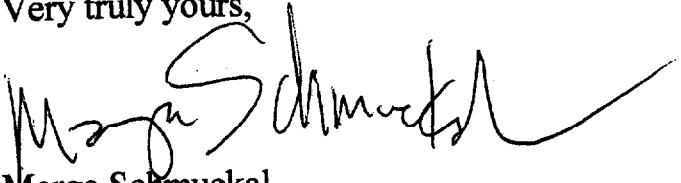
Subsequently, you have applied for a permit for building signage attached to your office building. As per my conversations with you, when I compute building sign area I must include all existing and new signage. Currently you have an internally illuminated awning with a sign attached to your building. Section 14-369 of the zoning ordinance requires that I include the entire area of the translucent illuminated portion along with the new signage area. This puts you over the allowable area of signage allowed.

I had thought that perhaps we solved the complication by removing all lighting beneath this awning. However, your latest phone message indicated that you require that lighting.

Therefore, I must deny your permit application because it exceeds the maximum allowable square footage of signage.

Under the current sign ordinance, you have the right to appeal my decision of a permit denial thru the Planning Division under section 14-368.5.g. You would need to show them that there are unique or special circumstances to your particular sign that would prohibit you from meeting the current sign ordinance standards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal stroke at the end.

Marge Schmuckal
Zoning Administrator

Cc: Deb Andrews & Jonathan Spence, Planning Division
Mark Adelson, Housing & Neighborhood Services
File

0 2 0092

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

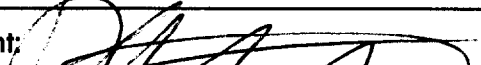
Signage Application

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>1150 Brighton Ave Portland ME</u>		
Total Square Footage of Proposed Structure <u>1392 sq ft office</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>265</u> Block# <u>B</u> Lot# <u>005</u>	Owner: <u>Kamlesh Patel</u>	Telephone: <u>775-3711</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>775-3711</u> <u>Kamlesh Patel</u> <u>1150 Brighton Ave.</u>	Total s.f. of signage <u>13.12</u> 1.00 per s.f. \$ <u>13.12</u> plus \$30.00 base fee Fee: \$ <u>43.12</u>
Current use: <u>motel</u>		
If the location is currently vacant, what was prior use: <u>Ramada LTD.</u>		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Ranjit Patel</u>		
Mailing address: <u>1150 Brighton Ave.</u> <u>Portland, ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>775-3711</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

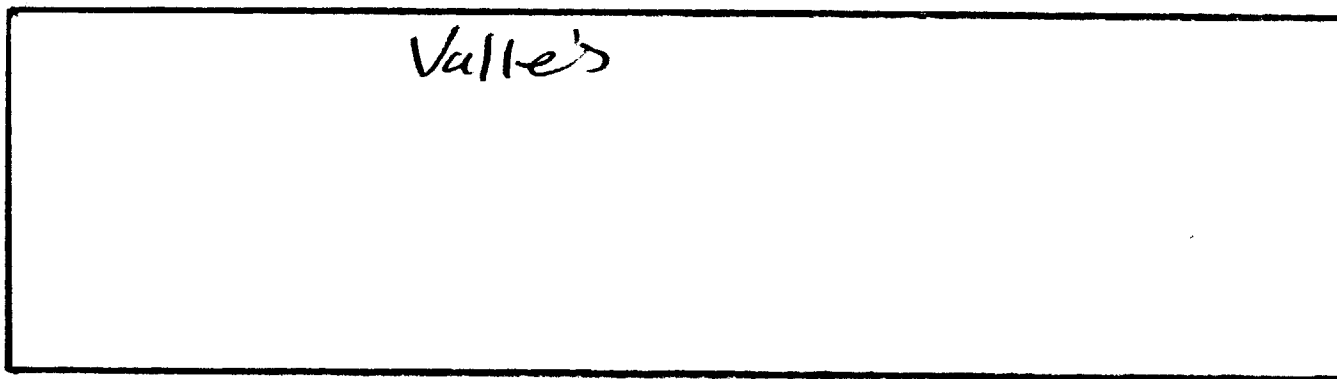
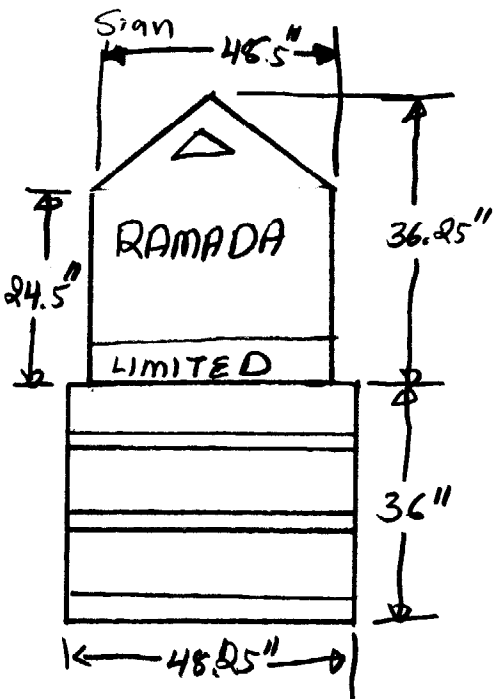
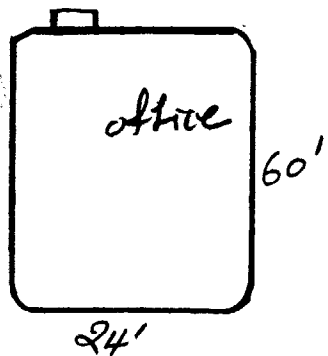
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the person who has signed this application and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this 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: 	Date: <u>1/29/01</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Brighton Ave.

Sign Addition.





CITY OF PORTLAND

January 25, 2002

Ranjit Patel, General Manager
C/o Ramada Limited
1150 Brighton Avenue
Portland, ME 04102

RE: 1150 Brighton Avenue -264-A-001 - 265-B-002 & 005 - B-2 Zone

Dear Mr. Patel,

It has come to my attention that within the last week you have changed your Ramada signage by adding a reader board. In doing so you have increased the size of your legally nonconforming sign. You did not submit a required sign application prior (section 14-368.b) to any of your anticipated changes. If you had, you would have been advised that you would not be permitted to increase your existing sign.

Because the new signage is not permitted under the current zoning ordinance, it will be necessary to remove this new reader board immediately within 10 days of the date of this letter, or February 5, 2002.

Under the current sign ordinance, you have the right to appeal my decision of a permit denial thru the Planning Division under section 14-368.5.g. You would need to show them that there are unique or special circumstances to your particular sign that would prohibit you from meeting the current sign ordinance standards.

If you have any questions, please do not hesitate to call. I have left my card with your office on this date.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Deb Andrews, & Jonathan Spence, Planning Division



CITY OF PORTLAND

January 25, 2002

Ranjit Patel, General Manager
C/o Ramada Limited
1150 Brighton Avenue
Portland, ME 04102

*Hand Delivered to
Ranjit Patel at our front
counter on 1/25/02*

RE: 1150 Brighton Avenue -264-A-001 - 265-B-002 & 005 - B-2 Zone

Dear Mr. Patel,

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Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Deb Andrews, & Jonathan Spence, Planning Division

From: Marge Schmuckal
To: DEB ANDREWS; Jonathan Spence
Subject: 1150 Brighton Ave - Ramada Limited

Deb & Jonathan,
FYI:

I am sending a copy of a letter to you concerning Ramada Inn's sign. They have recently removed a sign for Vallees and expanded the infamous Red Sign by adding a reader board. No permits were ever applied for, nor approved. I have sent the manager's of Vallees a letter stating that he needs to remove the new reader board. The reader board looks larger than the smaller Vallees sign that was beneath before, but he is arguing that point. I am saying that it really doesn't matter because he enlarged his Ramada Sign with his reader board. Barbara B. may have some pictures of the old sign when she did the Brighton Avenue corridor study a few years ago. He knows that he can appeal this thru you folks and will most likely try to do that.

Personally, I would like to redeem myself to this neighborhood who think that original sign never should have been allowed. Certainly an expansion of it should not. However, you will probably be thrown into the fray.

Thanks
Marge

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development



CITY OF PORTLAND

January 25, 2002

Ranjit Patel, General Manager
C/o Ramada Limited
1150 Brighton Avenue
Portland, ME 04102

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Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", is written over a horizontal line.

Marge Schmuckal
Zoning Administrator

Cc: Deb Andrews, & Jonathan Spence, Planning Division

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1150 Brighton Portland ME 04114 ZONE: B-2

OWNER: Kamish Patel

APPLICANT: same

ASSESSOR NO. 265-B-5

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO

MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS _____ HEIGHT _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

shall be modified backlit awning

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: *→ There is Signage on Awning*

*** TENANT BLDG. FRONTAGE (IN FEET): 24 x 1.5 = 36 # of Signage Allowed on The Bldg

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

Existing signage on modified Awning = 10.64 #

New Signage 22.30

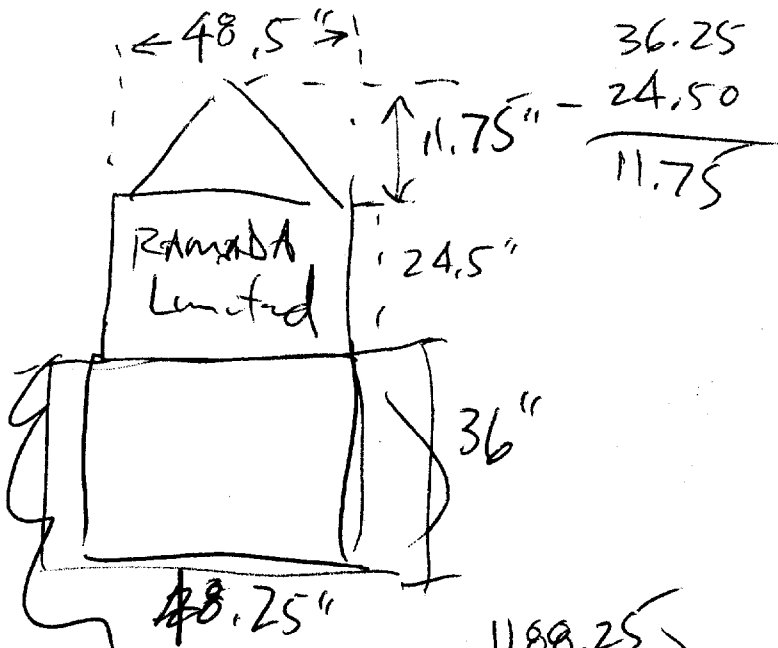
32.94

0.33 #

YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] 1/29/02 DATE:



$$\begin{aligned}
 & \frac{1}{2} (48.5 \times 11.75) + (24.5 \times 48.5) + (36 \times 48.25) = \\
 & \quad \begin{array}{r} 569.875 \\ 204.94 \end{array} + 1188.25 + 1737 =
 \end{aligned}$$

~~297 2562~~

$$3210.19 \div 144 = 22.30^{\#}$$

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

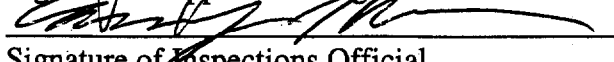
_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X 

Signature of applicant/designee

04/30/02

Date



Signature of Inspections Official

4/30/02

Date

CBL: 265 B 005 Building Permit #: 020092