

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ENERGY NORTH GROUP

Located At 55 RIVERSIDE ST

Job ID: 2012-06-4166-SIGN

CBL: 266- A-003-001

has permission to replace two 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 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

A handwritten signature in black ink, appearing to read "A. B. H.", written over a horizontal line.

6/29/12

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

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

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

|   |  |   |   |
|---|--|---|---|
| Job No:<br>2012-06-4166-SIGN  | Date Applied:<br>6/6/2012  | CBL:<br>266- A-003-001  |   |
| Location of Construction:<br>55 RIVERSIDE ST                              | Owner Name:<br>ENERGY NORTH GROUP  | Owner Address:<br>1700 SHAWSHEEN ST FLOOR 2<br><br>TEWKSBURY, MA 01876  | Phone:<br><br>207-443-2192  |
| Business Name:  | Contractor Name:<br>NH Signs /Rick Donnelly  | Contractor Address:<br>60 Old Derry RD LONDONDERRY NH 03053   | Phone:<br><br>(603) 437-1200  |
| Lessee/Buyer's Name:  | Phone:   | Permit Type:<br>SIGN - PERM - Signage - Permanent   | Zone:<br><br>B-4  |
| Past Use:<br><br>Gas Station/Convenience Store                            | Proposed Use:<br><br>Same - replace two canopy signs - changing from Citgo to Gulf - each sign 7'x2'6" | Cost of Work:   | CEO District:   |
|   |  | Fire Dept:<br><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input checked="" type="checkbox"/> N/A<br><br>Signature: | Inspection:<br>Use Group:<br>Type:<br><br>Sign<br>Signature: <i>ARM</i> |
| Proposed Project Description:<br>replace 2 canopy signs with larger signs |  | Pedestrian Activities District (P.A.D.)   |   |
| Permit Taken By: Brad   |  | <b>Zoning Approval</b>  |   |

|  |  |   |   |
|--|--|---|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building Permits do not include plumbing, septic or electrical work.<br>3. 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. | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetlands<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><br><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM<br>Date: <i>OK 6/29/12 ARM</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input type="checkbox"/> Not in Dist or Landmark<br><input type="checkbox"/> Does not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|  | <b>CERTIFICATION</b>   |   |   |

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 appication 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 |

## 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.



# PORTLAND MAINE

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

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4166-SIGN

Located At: 55 RIVERSIDE ST

CBL: 266- A-003-001

## **Conditions of Approval:**

### **Building**

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

B4.

Canopy Signs. 202-2244672

Entirely ~~6/6/12~~



# Signage/Awning Permit Application

6/6/12

(B)

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.

# 2012-06-4166 sign #4

B4

|  |  |  |
|--|--|--|
| Location/Address of Construction: <u>55 Riverside St</u>   |  |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# Block# Lot#<br><u>200 A003 001</u>   | Owner: <u>Energy North Group</u><br><u>104 Court St</u><br><u>Bath, Maine</u>  | Telephone:<br><u>207-</u><br><u>443-2192</u>   |
| Lessee/Buyer's Name (Applicable)<br><b>RECEIVED</b><br><b>JUN 06 2012</b><br>Dept. of Building Inspections<br>City of Portland Maine   | Contractor name, address & telephone:<br><u>NIT Signs</u><br><u>60 Old Derry Rd</u><br><u>London Derry, NH</u><br><u>03053</u> | Total s.f. of signage x \$2.00 <u>192.00</u><br>Per s.f. plus \$30.00<br>For H.D. signage \$75.00 <u>30.00</u><br>Fee: \$ _____<br>Awning Fee= cost of work _____<br>Total Fee: \$ <u>222.00</u> |
| Who should be contacted when the permit is ready: <u>Rick Donnelly</u> phone: <u>603-437-1200</u><br><u>NH, Signs</u>  |  |  |
| Tenant/allocated building space frontage (feet): Length: <u>30'</u> Height: <u>19'</u><br>Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Single</u>  |  |  |
| Current Specific use: <u>Gas station, convenience store, car wash</u><br>If vacant, what was prior use: _____<br>Proposed Use: <u>Same</u>   |  |  |
| Information on proposed sign(s):<br>Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Height from grade: _____<br>Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions proposed: <u>Two at 6'x8', 48 sq ft each</u><br><u>Canopy</u> Fasten with bolts and nuts.<br>Proposed awning? Yes ___ No ___ Is awning backlit? Yes ___ No ___<br>Height of awning: _____ Length of awning: _____ Depth: _____<br>Is there any communication, message, trademark or symbol on it? Yes ___ No ___<br>If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f. <u>96' + 2.00 = 192 + 30 = 222</u> |  |  |
| Information on existing and previously permitted sign(s):<br>Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions: _____<br>Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions: _____<br>Awning? Yes ___ No ___ Sq. ft. area of awning w/communication: _____<br><u>Canopy Two sets of channel letters there now (CITGO) 16'59 sq ft. each</u>   |  |  |
| A site sketch and building sketch showing exactly where existing and new signage is located must be provided.<br>Sketches and/or pictures of proposed signage and existing building are also required.   |  |  |

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: Rick P.

Date: \_\_\_\_\_

This is not a permit; you may not commence ANY work until the permit is issued.



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 10237

**Tender Amount:** 222.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 6/6/2012

**Receipt Number:** 44673

## Receipt Details:

|   |        |                |                                      |
|---|--------|----------------|--------------------------------------|
| Referance ID:   | 6783   | Fee Type:      | BP-Signs                             |
| Receipt Number:   | 0      | Payment Date:  |                                      |
| Transaction Amount:   | 222.00 | Charge Amount: | 222.00 <i>2 canopy signs plus 83</i> |
| Job ID: Job ID: 2012-06-4166-SIGN - 2 Permanent Canopy signs from CITGO to GULF <i>Canopy Signs</i> |        |                |                                      |
| Additional Comments: 55 Riverside; 1 of 5   |        |                |                                      |

Thank You for your Payment!



Design • Manufacture • Install • Service

Indaba Holdings, Inc. dba NH Signs  
60 Old Derry Road  
Londonderry, NH 03053  
p: 603.437.1200  
f: 603.437.1222  
www.nhsigns.com

Sign Permit Application-55 Riverside Street

The attached requests sign permits for this location, primarily new faces in existing frames.

*canopy signs - two*

*② citeo - sign. 7  
led pylon sign.*

The application covers the canopy (new signs to replace those there), new faces in the pylon sign, new vinyl on the convenience store, new faces in the two pole signs, new inserts in the existing frames on the five pumps. All other signs remain the same.

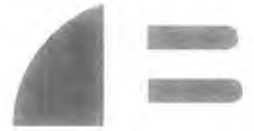
*(only allowed 1 ♂ (incidental)  
not need to be permitted.*

*(not originally permitted  
not allowed*

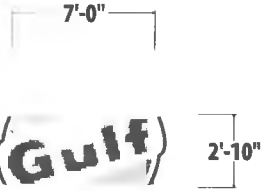
RECEIVED

JUN 28 2012

Dept. of Building Inspections  
City of Portland Maine



BLAIR COMPANIES  
ARCHITECTURAL IMAGING  
SIGNS • FIXTURES • LOGISTICS



address: 5107 Kissell Avenue  
Allouez PA 16601

telephone: 814.949.8287

fax: 814.949.8293

web: blaircompanies.com

**project information**

client: GLF

address: 55 Riverside Street  
Portland, ME

store #:

m number: 26388

date: 05.30.12

rendered: JD

file name: GLF 26388\_12

**revisions**

a. n/a

b.

c.

d.

e.

These drawings are not for construction. The information contained herein is intended to express design intent only.

This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



**EXISTING CONDITIONS**



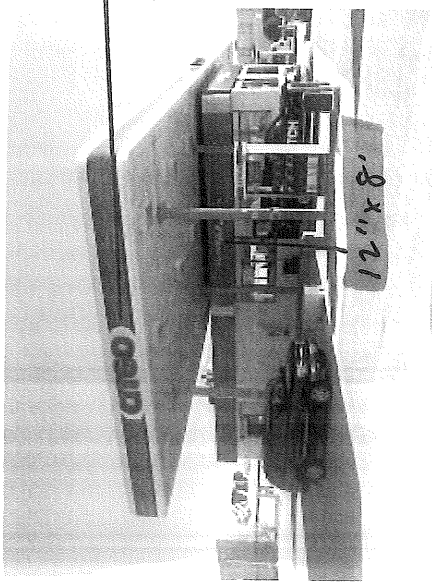
**PROPOSED SIGNAGE**

*left side canopy*

GULF CANOPY LOGO  
45" X 64" = 20 SQ. FT.



Left side of canopy



54ft  
16

24" x 96"

Internally illuminated channel letters

### EXISTING CONDITIONS

54ft

Left side of canopy 48'  
Approximately 6' x 8'  
Internally illuminated

### RECOMMENDATIONS

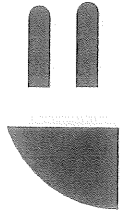
- SIGN 1: Remove and replace w/ new 66" Gulf cabinet and clouds (GLF-66-CAB)
- SIGN 2: Remove and replace w/ new 48" ACM panels (ACM-48-BLO, ACM-48-LCL)
- SIGN 3: Add clearance decals (CAN-CLR-DEC)
- SIGN 4: Add corner cap (CAN-CR-CAP)
- SIGN 5: Add white vinyl stripe (VIN-6-WHT)
- SIGN 6: Add white vinyl letters (Energy North)

Paint note:

- Columns to be white
- Bollards to be painted gray
- Curbs to be painted gray



### PROPOSED SIGNAGE



**BLAIR COMPANIES**  
ARCHITECTURAL IMAGING  
SIGNS • FIXTURES • LOGISTICS

address: 5107 Kissell Avenue  
Altoona PA 16601  
telephone: 814.949.8287  
fax: 814.949.8293  
web: blaircompanies.com

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### revisions

- a. N/A
- b.
- c.
- d.
- e.

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June 6, 2012

To: Portland Maine Planning and Urban Development

389 Congress St, Portland, Maine 04101

This authorizes NH Signs of Londonderry, NH to apply for sign permits for the CITGO station at 55 Riverside St. The convenience store building frontage is 30'. Once the permits are approved, NH Signs will be implementing the sign project

Sincerely,

A handwritten signature in black ink that reads "Dutch Holland".

Dutch Holland

Operations Manager

ENERGY NORTH INC  
ABS FUEL SYSTEMS LLC

1700 SHAW SHEEN ST  
TEWKSBURY, MA 01876  
T: 978-640-1100  
F: 978-640-1101  
[www.energynorthgroup.com](http://www.energynorthgroup.com)



# PORTLAND MAINE

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Greg Mitchell – Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

June 14, 2012

Rick Donnelley  
NH Signs  
60 Old Derry Rd  
Londonderry NH 03053

Re: 1199 Congress Street – 078 A001 – B-1 – Permit #2102-06-4167 & 55 Riverside Street – 266 A003 – B-4 Permit - #2012-06-4166

Dear Mr. Donnelley,

At this point I cannot issue the sign permits for either 1199 Congress Street or 55 Riverside Street for various reasons.

#### 1199 Congress Street:

- The only sign that meets the ordinance is the wall sign - 30 sf is allowed & 23 sf is proposed
- Only one pylon sign is allowed per property. I researched the property and did not find permits for two pylon signs. The maximum square footage is 62 sf. The sign on the corner is 75 sf. One pylon sign needs to be removed and the remaining one needs to be in compliance.
- Two canopy signs are allowed but the maximum square footage per sign is 20 sf. Each proposed canopy sign is 48sf.
- Signs on individual pumps are incidental and don't need to be permitted but a sign can't exceed 1 sf.

#### 55 Riverside Street

- The three Energy North signs are legally nonconforming but they are the same size as what has been permitted before, so they can be permitted.
- The two panels can be replaced in the pylon sign, but I question the dimensions that you have given. They have changed slightly from the sign permit for the pylon sign that was issued last year (2011-12-2856).
- Two canopy signs are allowed but the maximum square footage per sign is 20 sf. Each proposed canopy sign is 48sf.
- The 70" x 44" Clipper Mart sign on the light pole was not permitted. It cannot be replaced. Only one freestanding sign is permitted per lot.


- Signs on individual pumps are incidental and don't need to be permitted but a sign can't exceed 1 sf.

I tried to leave you a voicemail, but there was no message at your extension, just a beep. I'm not sure if it recorded or not.

Please call me at your earliest convenience so we can address these issues. I have included Table 2.14 from section 14-369.5 to show the requirements for signage at gas stations.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,



Ann B. Machado  
Zoning Specialist  
(207) 874-8709

|   |   |
|---|---|
| Maximum permitted area  | 30 sq. ft. for principal building sign/10 sq. ft. for each additional major activity/20 sq. ft. for canopy sign |
| Square feet per linear foot of building facade on which sign will be placed | Na  |
| Maximum vertical dimension  | 2 feet  |
| Number permitted per lot  | 1 building sign for each major activity/2 canopy signs (a)  |

- (a) Maximum two (2) signs allowed on large canopy; one (1) each on opposite facing planes.

### **Miscellaneous Signs**

Signs placed on individual pumps shall be considered incidental signs and shall not be calculated in total allowable sign area. Incidental signs shall not be limited in number. However, no individual sign shall exceed one (1) square foot. (Ord. No. 252-94, § 2, 4-4-94; Ord. No. 164-97, § 10, 1-6-97; Ord. No. 37-06/07, 9-6-06)

### **Sec. 14-369.6. Signs prohibited under this division.**

All signs not expressly permitted under this division or exempt from regulation hereunder in accordance with section 14-371 are prohibited. (Ord. No. 252-94, § 2, 4-4-94)

### **Sec. 14-370. Portable/temporary signs.**

(a) *On private property.* Portable and temporary signs shall meet, in addition to the other requirements of this division, the following requirements:

- (1) *Number of signs.* There shall be no more than one (1)

TABLE 2.14 GAS STATIONS - ALL ZONES WHERE PERMITTED

**Freestanding Signs**

|                          | B-1, IB  | B-4                                  | All Other Zones                      |
|--------------------------|--|--------------------------------------|--------------------------------------|
| Area                     | 32 sq. ft./10 sq. ft./20 sq. ft. (a)                       | 60 sq. ft./20 sq. ft./30 sq. ft. (a) | 40 sq. ft./15 sq. ft./24 sq. ft. (a) |
| Height                   | 16 feet  | 35 feet                              | 18 feet                              |
| Setback                  | 5 feet   | 5 feet                               | 5 feet                               |
| Number permitted per lot | 1/major principal and auxiliary use + 1 price sign (a) (b) | Same                                 | Same                                 |

(a) Area limits are broken down according to sign types, as follows: Sign area for principal use/sign areas for additional major auxiliary use(s) on site (for example, car wash, repair garage, convenience store)/sign area for gas prices. In the B-1 and IB zones, for example, the maximum permitted sign area for the principal use is twenty-five (25) square feet. The maximum permitted sign area for each auxiliary use is ten (10) square feet and the maximum permitted area for the gas price sign is twenty (20) square feet.

(b) All signs shall be mounted on the same base.

**Building/Canopy Signs**

|           |
|-----------|
| All Zones |
|-----------|