

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: 2012-06-4266-SIGN

CBL: 266- A-003-001

has permission to Replace 3 wall 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

Fire Prevention Officer

[Signature]

Code Enforcement Officer / Plan Reviewer

6/19/12

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: 2012-06-4266-SIGN	Date Applied: 6/6/2012	CBL: 266-A-003-001	
Location of Construction: 55 RIVERSIDE ST	Owner Name: ENERGY NORTH GROUP	Owner Address: 1700 SHAWSHEEN ST FLOOR 2 TEWKSBURY, MA 01876	Phone: 207-443-2192
Business Name:	Contractor Name: NH Signs /Rick Donnelly	Contractor Address: 60 Old Derry RD LONDONDERRY NH 03053	Phone: (603) 437-1200
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-4
Past Use: Gas Station/Convenience Store	Proposed Use: Same - Change 3 Clipper Mart wall signs to Energy North signs - each sign is 12' x 8'	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: Signature: Signature: <i>APM</i>
Proposed Project Description: Replacing 3 wall signs		Pedestrian Activities District (P.A.D.) <i>6/15/12</i>	
Permit Taken By: Brad		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: <i>Orwicordifens</i> <i>6/19/2012 APM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>APM</i>

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4266-SIGN

Located At: 55 RIVERSIDE ST

CBL: 266- A-003-001

Conditions of Approval:

Zoning

1. One building sign is allowed for each major activity; it can be 30 sf for the principal sign. The proposed Energy North signs are 12" x 8'. There are three existing Clipper Mart wall signs (same size as the proposed Energy North signs) that are were previously permitted, so these signs are also allowed although they are legally nonconforming.

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.

B-4

Wall signs - Cliper Mart
→ Energy North Entend 6/6/12 (33)



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.

2012-06-4116-Sign #2

#5

Location/Address of Construction: <u>55 Riverside St 4266</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>266 A003 001</u>	Owner: <u>Energy North Group</u> <u>104 Court St</u> <u>Bath, Maine</u>	Telephone: <u>207-</u> <u>443-2192</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>NH Signs</u> <u>60 Old Derry Rd</u> <u>London Derry, NH</u> <u>03053</u>	Total s.f. of signage x \$2.00 <u>48.00</u> Per s.f. plus \$30.00 For H.D. signage \$75.00 <u>30.00</u> Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ <u>78.00</u>
Who should we contact when the permit is ready: <u>Rick Donnelly</u> phone: <u>603-437-1200</u> <u>NH Signs</u>		
Tenant/allocated building space frontage (feet): Length: <u>30'</u> Height: <u>19'</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Single</u>		
Current Specific use: <u>Gas station, convenience store, car wash</u> If vacant, what was prior use: _____ Proposed Use: <u>Same</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>12"x8' x 3 locations</u> <u>White vinyl</u> replacing white vinyl currently there		
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. <u>Graphics on 16</u> <u>Store front</u> <u>48.00</u>		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions: _____ 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.		

RECEIVED

JUN 06 2012

Dept. of Building Inspections
City of Portland Maine

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.portland.gov or 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: [Signature] Date: 6/6/12

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



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Receipts Details:

Tender Information: Check , Check Number: 10237
Tender Amount: 78.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 6/6/2012
Receipt Number: 44675

Receipt Details:

Referance ID:	6787	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	78.00	Charge Amount:	78.00
Job ID: Job ID: 2012-06-4166-SIGN - 2 Permanent Canopy signs from CITGO to GULF <i>Wall Signs</i>			
Additional Comments: 55 Riverside; 2 of 5			

Thank You for your Payment!

Riverside

\$ 626

total

Congress

\$ 404

1030.00



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.

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.

canopy signs / two

*② city → sign. 7
led pylon sign.*

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

*not originally permitted
not allowed*

Interior/exterior signage • Vehicle graphics • Wood, carved, sandblasted • Directory systems
Neon channel letters • Electric signs • Building awnings • Internally illuminated cabinets • L.E.D. message centers



2



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CM-4
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CAN-C
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letters (

ray
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55 Riverside St

Current White Vinyl on building

Front

~~BY 1/28/88~~



Left Side

~~BY 1/28/88~~



Right Side





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 SHAWSHEEN ST
TEWKSBURY, MA 0187
T: 978-640-1100
F: 978-640-1101
www.energynorthgroup.com

TABLE 2.14 GAS STATIONS - ALL ZONES WHERE PERMITTED

Freestanding Signs

	<i>B-1, IB</i>	<i>B-4</i>	<i>All Other Zones</i>
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

	<i>All Zones</i>
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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)



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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