

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4268-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 – replace 70" x 44" Clipper Mart Sign on light pole with Gulf sign - DENIED	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Signature:
Proposed Project Description: 2nd pole sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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 informatin 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"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___Min ___MM</p> <p>Date:</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 type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Require Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	DENIED		

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 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

6-14-12 The ordinance does not allow more than one free standing sign at a gas station. Section 14-369.5, Table 2.14 note (b) under Freestanding Signs, states that "all signs shall be mounted on the same base." There is already a freestanding pylon sign existing. The existing Clipper Mart sign on the light pole was not permitted and not allowed. It needs to be removed and no new sign can replace it.

DENIED

Ann Machado - Re: 55 Riverside & 1199 Congress St in Portland, ME

From: Rick Donnelly <rdonnelly@NHSigns.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 6/27/2012 12:31 PM
Subject: Re: 55 Riverside & 1199 Congress St in Portland, ME

Thank you Ann.

Riverside Street

We will remove the existing 70" x 44" snap frame from the light pole
The size of the new panel going on the pylon sign is 73 x 73...good catch.
I plan on re-submitting the canopy signs tomorrow to meet the 20 sq ft requirement.

Congress Street

We will remove the 70" x 44" snapframe from the main ID sign.
We will remove the secondary pylon sign completely.
I plan on re-submitting the canopy signs tomorrow to meet the 20 sq ft requirement.

Ann, do I need entirely new permit applications for the canopies or can I merely give you a new drawing tomorrow. Will the other permits be issued with the above in place?

Rick Donnelly

NH Signs
603-437-1200 Ext. 307

RECEIVED

JUN 27 2012

Dept. of Building Inspections
City of Portland Maine

From: "Ann Machado" <AMACHADO@portlandmaine.gov>
To: <rick.donnelly@nhsigns.com>
Date: 06/14/2012 04:06 PM
Subject: 55 Riverside & 1199 Congress St in Portland, ME

Rick -

Here is the letter & attachments.



BY

Unpermitted pole sign - can't permit this
one freestanding sign per property

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 - 4466 # 3

#3

Location/Address of Construction: <u>55 Riverside St 4268</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>260</u> Block# <u>A003</u> Lot#	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): RECEIVED JUN 06 2012	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>84.00</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>114.00</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): <u>Two</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>70" x 44"</u> Height from grade: <u>5'</u> Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>21 sq ft each</u> <u>42 sq ft total</u>		
Proposed awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: Length of awning: Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>42' x 2.00</u> <u>84.00</u>		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions: Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions: Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> 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.		

DENIED

Existing frames, new graphics

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, 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: Don Board 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: 114.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/6/2012

Receipt Number: 44677

Receipt Details:

Reference ID:	6788	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	114.00	Charge Amount:	114.00
Job ID: Job ID: 2012-06-4166-SIGN - 2 Permanent Canopy signs from CITGO to GULF 2nd free standing signs			
Additional Comments: 55 Riverside; 3 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 *also -> 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*

35 Riverside St

POP - Pole Mounted Sign

SIGN 7

New graphics for existing frames (2)
21 sq ft each
42 total sq ft



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

project information

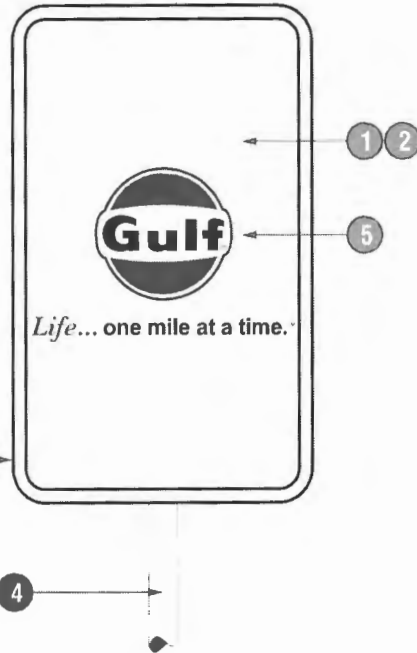
client: GLF
address: 55 Riverside Street
Portland, ME
store #:
m number: 26388
date: 05.30.12
rendered: JO
file name: GLF 26388_12

revisions

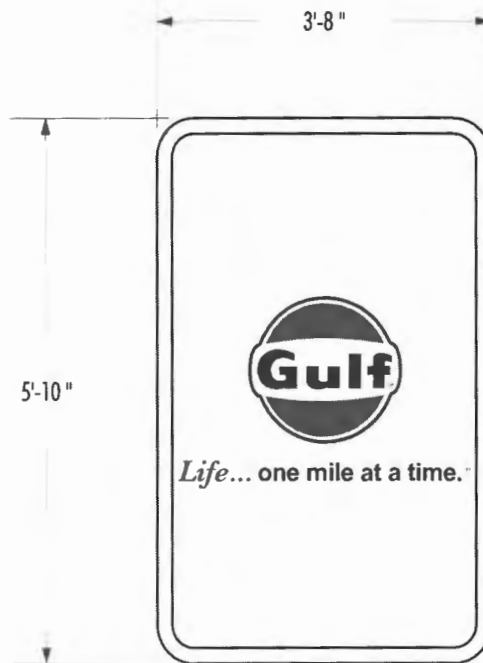
- a. n/a
- b.
- c.
- d.
- e.

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.



Gulf Merchandising Sign



Front View

DENIED

SIGN SPECIFICATIONS:

- 1. Gulf White
- 2. 70" x 44"
- 3. All metal, two sided sign with a patented snap-frame system and enclosed side panels.
- 4. Easily mounts to square and round poles from 3" to 6" wide.
- 5. Signs preprinted with a permanent 2-color message on aluminum face panels.

COLOR SCHEDULE

- A. White
- B. Vivid Blue: PMS 301
- C. Bright Orange: PMS 165
- D. Black

35 Riverside St



Existing





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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.

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
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- 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)