



# PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

November 24, 2009

Mark Dube  
Dube Signs  
190 Shaker Road  
Gray, ME 04039

Re: 150 Riverside Street – 267 A006 – B-4 – freestanding sign – Permit #09-1315

Dear Mr. Dube,

In reviewing the sign permit application to replace an existing sign cabinet on the freestanding sign at 150 Riverside Street, I had to check the maximum square footage of all the sign panels. The total square footage for the existing signs adds up to 74.76 square feet. In the B-4 zone, the maximum square footage allowed on a freestanding sign for a single tenant lot with street frontage of less than two hundred feet is sixty-five square feet (section 14-369.5, Table 2.10), so the existing freestanding sign exceeds the maximum allowable square footage.

In researching the previous permits, there was a permit issued in 2002 (#02-1245) to change the sign from Verizon to Upscale. On that permit there was a 30" by 12' panel, an 8" x 84" panel and an 84" by 40" panel. The total square footage added up to 56.89 square feet. After this permit was issued, the bottom 30" x 84" panel was added without a permit. Since this bottom panel was added without a permit, it is not legal, and it has made the sign nonconforming. The bottom panel must be removed to bring the sign into compliance.

Until the sign is brought into compliance, a permit cannot be issued to change the 40" by 84" panel to an electronic message center.

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

Yours truly,

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