

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|--|---|---|
| Job No: 2011-12-2985-SIGN | Date Applied: 12/27/2011 | CBL: 274- D-001-001 | |
| Location of Construction: 1041 BRIGHTON AVE | Owner Name: 1041 BRIGHTON AVE LLC | Owner Address: 1 CANAL PLAZA PORTLAND, ME 04101 | Phone: |
| Business Name: Xclusive Salon | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name: Tammy Morales | Phone: 207-749-9312 | Permit Type: SIGN - PERM - Signage - Permanent | Zone: B-2 |
| Past Use: Salon permit # 2011-09-2277 | Proposed Use: Same - salon - install 18" x 8' panel in pylon sign & install sign box with 2.5' x 12' sign | Cost of Work: | CEO District: |
| Proposed Project Description: panel in pylon sign & wall sign | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group: <input checked="" type="checkbox"/> Type: Sign Signature: <i>IBC 09</i> |
| Permit Taken By: | | Pedestrian Activities District (P.A.D.) | |
| | | 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 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"/> 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: <i>[Signature]</i> 2.27.12</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"/> 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:</p> |
| | <p><i>pylon sign approved sending with sign to planning authority - Hector 14-368.565</i></p> <p>CERTIFICATION</p> | | |

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 |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Panda Gardens
Tsai-Chao HO
1041 Brighton Ave
Portland, ME 04102

274-D1

2. Article Number
(Transfer from service label)

7005 1160 0000 4787 3355

PS Form 3811, February 2004

Domestic Return Receipt

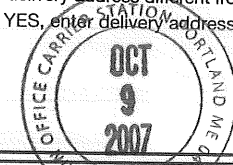
102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature X *[Signature]* Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type Certified Mail Registered Insured Mail Express Mail Return Receipt for Merchandise C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

55EE 1824 4787 0000 0171 5007

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

PORTLAND ME 04102

| | | |
|--|---------|------------------------------------|
| Postage | \$ 0.41 | 0104 04 10/03/2007 274-D1 |
| Certified Fee | \$2.65 | |
| Return Receipt Fee (Endorsement Required) | \$2.15 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 5.21 | |

Postmark Here

Sent To: Panda Gardens
Street, Apt. No., or PO Box No.: 1041 Brighton Ave
City, State, ZIP+4: Port ME 04102

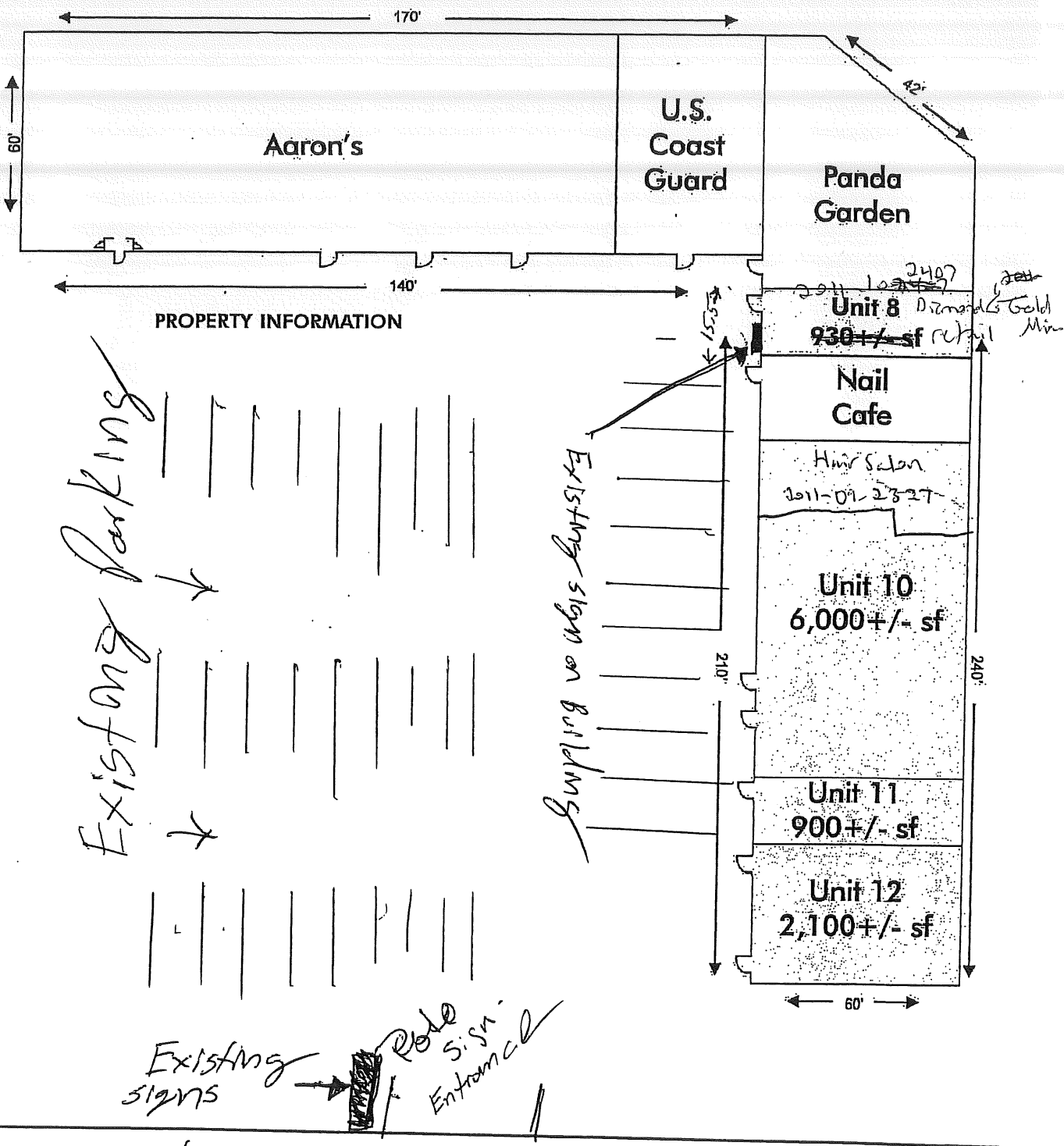
PS Form 3800, June 2002 See Reverse for Instructions



1041 BRIGHTON AVENUE

RETAIL SPACE FOR LEASE

PORTLAND, ME 04102



Brighton Ave

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **1041 Brighton Ave LLC**

Located At **1041 BRIGHTON AVE**

Job ID: **2011-12-2985-SIGN**

CBL: **274- D-001-001**

has permission to Signage for Xclusive Salon

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

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**

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.**

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2985-SIGN

Located At: 1041 BRIGHTON
AVE

CBL: 274- D-001-001

Conditions of Approval:

Zoning

1. Panel for pylon sign meets zoning and is approved.
2. The 2'6" x 12' proposed wall sign does not meet the zoning requirement. Applicant is appealing to the Planning Division under section 14-368.5(g).

Zoning

1. Sent to planning under section 14-368.5(g). Proposed wall sign was over the maximum allowed square footage by .75 square feet.

B-2

2011-12-24

entered 12/29/11



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.

| | | |
|--|--|---|
| Location/Address of Construction: <u>1041 Brighton Ave Suite 10 Portland ME 04102</u> | | |
| Tax Assessor's Chart, Block & Lot Chart# <u>274</u> Block# <u>D201</u> Lot# <u>001</u> | Owner: <u>Barlas Thomas Toyle III</u> | Telephone: <u>Salon (207) 775-2299</u> |
| Lessee/Buyer's Name (If Applicable) <u>Tammy Morales Exclusive Salon</u> | Contractor name, address & telephone: <u>Dube Signs (657) 459 190 Shaker Rd Gray ME 04103</u> | Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____ |
| Who should we contact when the permit is ready: <u>Tammy Morales</u> phone: <u>749 9312</u> | | |
| Tenant/allocated building space frontage (feet): Length: <u>18'</u> Height: <u>9'6"</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____ | | |
| Current Specific use: <u>Salon</u> If vacant, what was prior use: _____ Proposed Use: _____ | | |
| Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>18' x 8'</u> Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>2'6" x 12'</u> _____ | | |
| 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. | | |
| 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

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.

DEC 27 2011

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.

Dept. of Building Inspections
City of Portland Maine

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: Tammy Morales Date: 12/12/11

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

B-2 multi height sign panel

building sign 18' x 8' = 27 sq ft
18' x 1.5' = 27 sq ft

2' x 1' = 16 sq ft

To Whom it may concern,

This is a request for a variance on my building sign for my business at 1041 Brighton Avenue. The frontage of my business measures 19.5 ft. My sign measures 2'6"x12', which is 30sq ft. I am allowed 29.25sq ft. This puts me over a mere .75 sq ft what is allowed by code.

My business has been in Portland for the last 5 years. Recently I have moved locations from 1124 to 1041 Brighton Avenue. Due to the difficult economy I have strived to reuse as much as possible from my previous location. I would like to reuse my previous sign. This would cost me \$451 dollars to have it mounted, reusing a sign box already mounted on the building. Otherwise I would have to spend \$2061 just for a new sign box and another \$1075 for a new sign.

At \$2685 the cost savings by being able to reuse my current sign is significant. Because of this and along with the fact that we are only talking about a .75 sq ft variance I respectfully request you review and please approve my request to reuse my current sign. If I am unable to reuse my sign it will be a long time before I can afford an entire new sign which will result in lost business.

Sincerely,

Tammy Morales

Xclusive Salon

RECEIVED

FEB 17 2012

Dept. of Building Inspections
City of Portland Maine

See revised letter.
Received 2/17/12

To Whom it may concern,

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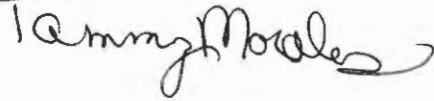
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Sincerely,

Tammy Morales

Xclusive Salon



RECEIVED

FEB 16 2012

Dept. of Building Ins.
City of Portland



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment. *Email to Lennie*
- Certificate of flammability required for awning, canopy or banner.
- A UL# is required for lighted signs at the time of final inspection.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$75.00.

12-30-11 Permit is on hold. Left vcm for Tammy Morales. Maximum square footage allowed for the wall sign is 27 sf (proposing 30sf). Need picture of where sign is going on building, the material that the sign is made out of and how it is being attached. -amachado

1/30/12 Spoke to Tammy Morales. Told her that she could put the panel up in the pylon sign and appeal the wall sign.

2/14/12 Spoke to Scott Morales. He measured the distance of the tenant frontage and it is 19.5'. He will send the appeal request and \$75 check.

2/16/12 Received appeal request and check. The dimensions in the appeal letter for the proposed sign were incorrect. I called Tammy Morales and am waiting for her to call me back.

From: William Morales <moralessss@yahoo.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 1/27/2012 2:23 PM
Subject: Moving forward

Hi Ann,
 Got your message and I would like to move forward with the pylon sign permit. I am with a client so I will call you in an hour to talk about the other sign.

Sincerely,
 Tammy Morales

Sent from my iPhone

RECEIVED

JAN 27 2012

Dept. of Building Inspections
 City of Portland Maine

1/30/12 - Spoke to Tammy Morales
 Told her that she could put the panel up in
 the free standing sign - there is a problem
 where solution ! I can't issue the permit
 at this point

2/14/12 Spoke to Scott Morales
 he is putting together the appeal
 he said the distance is 19.5'
 I told him to send me the letter ! check
 ! I would get it to planning.

From: Xclusive <xclusivesalon1@gmail.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 1/3/2012 9:33 AM
Subject: Re: Sign application

Desr Ann,

The picture I sent you before the one that had the reflection is the store front. I am not using Dube Sign anymore, I am going to have to find another sign company. They did not have the proper insurance. So I will have to get back to you.

There are several boxes already on the building where I am located but as of right not I am unsure which box will work for the 2'x8' sign. I have had a very difficult time finding a sign company in my budget range or that is just helpful.

I will however take a better photo of the sign I have for you. Still unsure, I may have to have all new signs made. The sign I have is a piece is plexy that inserts into the sign box.

Sincerely,
Tammy Morales

Sent from my iPhone

On Jan 3, 2012, at 9:03 AM, "Ann Machado" <AMACHADO@portlandmaine.gov> wrote:

> Tammy -
>
> The 2' x 8' sign will meet the maximums area requirement.
>
> The picture you sent did not really come out though because of the reflection of the window. I need a better picture of it and a picture of the building that shows your space and where the sign is going. I also need to know the material that sign is made out of and how it is being attached. Your application said that you were using Dube Signs. Are they installing the sign for you? Can they help you with the required information?
>
> Thanks.
>
> Ann
>
> Ann Machado
> Zoning Specialist
> (207) 874-8709
>

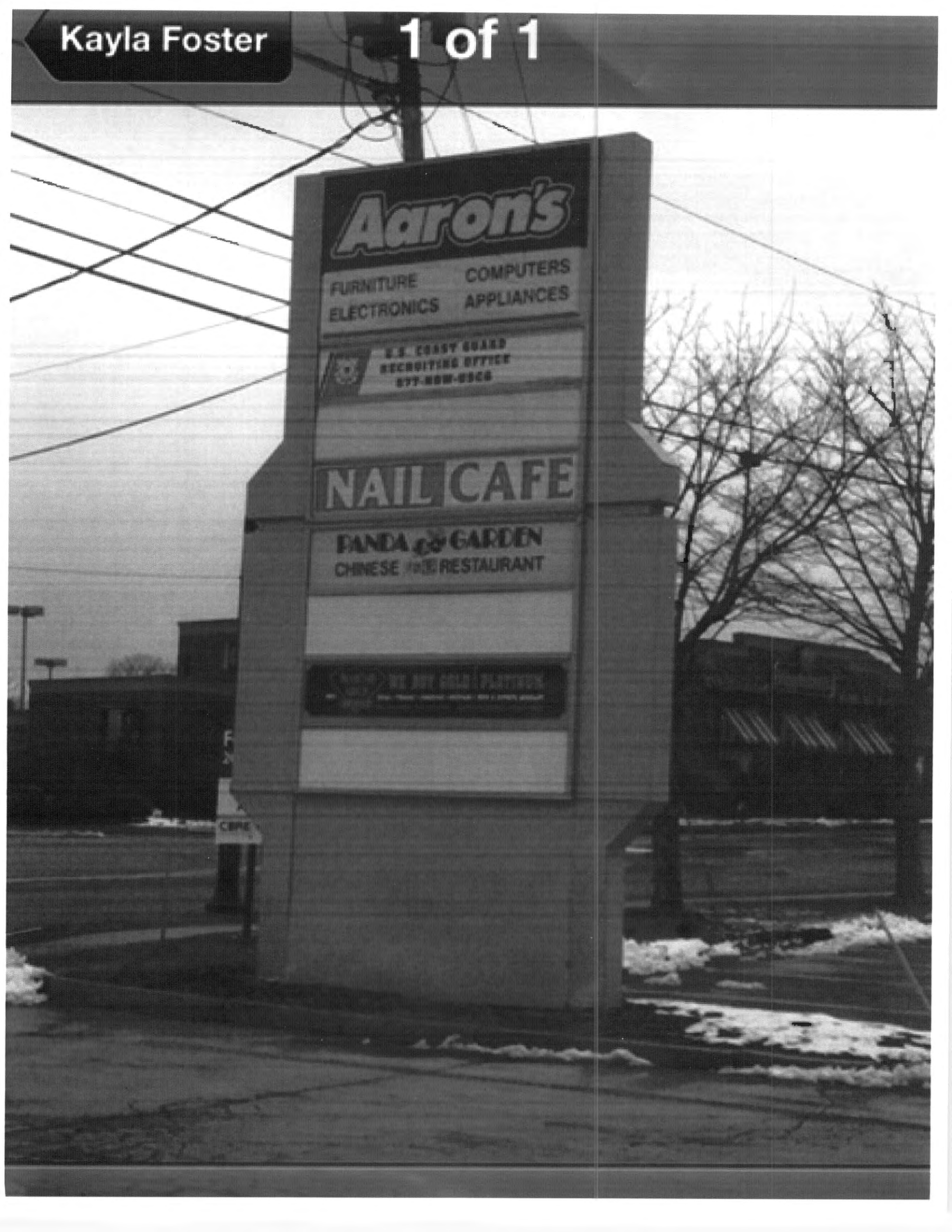
From: Xclusive <xclusivesalon1@gmail.com>
To: <ldobson@portlandmaine.gov>
Date: 12/30/2011 3:27 PM
Subject: Xclusive salon sign
Attachments: photo.JPG; Part.002

This is another sign I have it is 8ft x 2ft
Trying to keep cost down by reusing sign

RECEIVED

JAN - 1 2012

Dept. of Building Inspections
City of Portland Maine



freestanding - sign panel

18" x 4'



NOTES SALON

66

11/12/21

One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

www.boulos.com

October 31, 2011

Marge Schmuckal
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

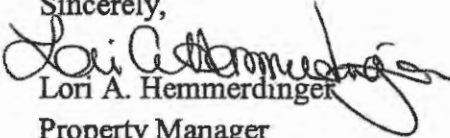
**RE: Signage Consent
Xclusive LLC, 1041 Brighton Avenue, Portland, ME**

Dear Marge:

This letter serves as the Landlord's approval to install building and pylon signage at the above referenced-location.

Please do not hesitate to contact me at 207-871-1290 with any questions related to this or any other mater.

Sincerely,


Lori A. Hemmerdinger
Property Manager

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



CMP-4795 ADDITIONAL INSURED — DESIGNATED PREMISES

This endorsement modifies insurance provided under the following:
BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Policy Number: 99-BB-V920-2

Named Insured:

XCLUSIVE LLC
1041 BRIGHTON AVE STE 10
PORTLAND ME 04102-1042

Name And Address Of Additional Insured Person Or Organization:

PORTLAND, CITY OF PORTLAND
COMMUNITY DEVELOPMENT DEPT
389 CONGRESS ST
PORTLAND ME 04101-3509

Interest Of Additional Insured:

Location Of Premises:

This endorsement provides only those coverages indicated by an "X" below:

SECTION I

Coverage A – Buildings

When a Limit Of Insurance is shown in the Declarations for **Coverage A – Buildings** for the premises described above, any person or organization shown in the Schedule is included as an additional insured, as interests may appear, but only with respect to coverage provided under **Coverage A – Buildings** for that premises described above.

Coverage B – Business Personal Property

When a Limit Of Insurance is shown in the Declarations for **Coverage B – Business Personal Property** for the premises described above, any person or organization shown in the Schedule is included

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



CMP-4795 ADDITIONAL INSURED — DESIGNATED PREMISES

This endorsement modifies insurance provided under the following:
BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Policy Number: 99-BB-V920-2

Named Insured:

XCLUSIVE LLC
1041 BRIGHTON AVE STE 10
PORTLAND ME 04102-1042

Name And Address Of Additional Insured Person Or Organization:

PORTLAND, CITY OF PORTLAND
COMMUNITY DEVELOPMENT DEPT
389 CONGRESS ST
PORTLAND ME 04101-3509

Interest Of Additional Insured:

Location Of Premises:

This endorsement provides only those coverages indicated by an "X" below:

SECTION I

Coverage A – Buildings

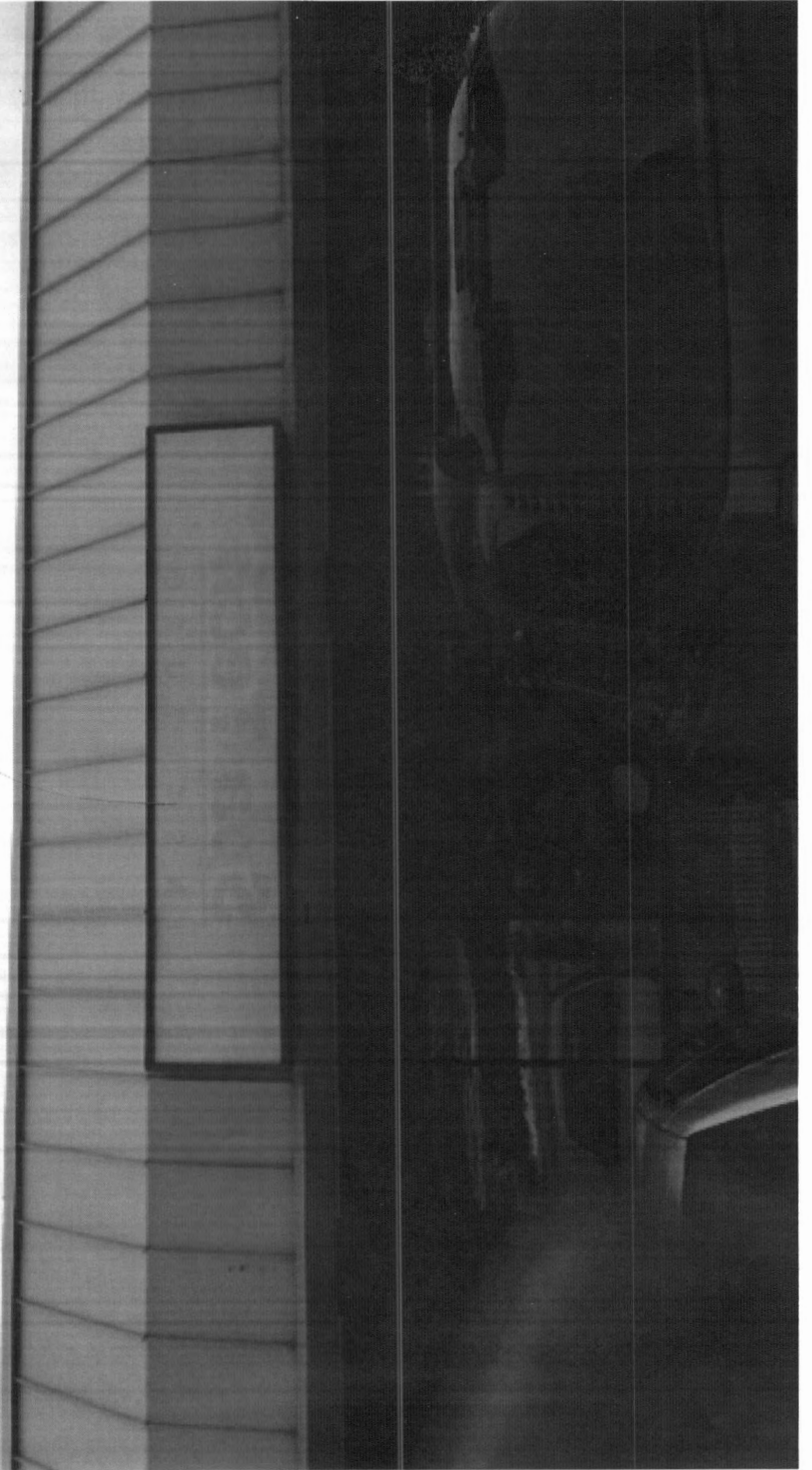
When a Limit Of Insurance is shown in the Declarations for **Coverage A – Buildings** for the premises described above, any person or organization shown in the Schedule is included as an additional insured, as interests may appear, but only with respect to coverage provided under **Coverage A – Buildings** for that premises described above.

Coverage B – Business Personal Property

When a Limit Of Insurance is shown in the Declarations for **Coverage B – Business Personal Property** for the premises described above, any person or organization shown in the Schedule is included

11/25/21

Relocating this box over to front space.



۱۱/۳/۱۵



Wall Sign

775-2299
Xclusive
SALON

12/2/14

775-2299

Xclusive

RTI



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12/27 2011

Received from Tony Morales DBA Xcurves

Location of Work 1041 Brighton Side 10

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Sign Certificate of Occupancy Fee: _____

Total: 114.00

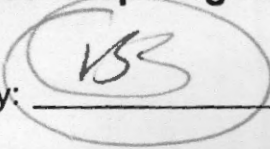
Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 274 Dool 001

Check #: 2238 Total Collected \$ 114.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: 

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy