

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GROVE CORPORATION THE

Located at

865 BRIGHTON AVE

PERMIT ID: 2015-02342

ISSUE DATE: 10/16/2015

CBL: 284 G001001

has permission to **Rebrand station from Citgo to Shell. Replace canopy colors and install two non-illuminated canopy signs (each 4' by 4'). Replace the face plates in the existing freestanding sign (50 sf) and install new LED price signs within the freestanding sign.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 procured prior to occupancy.

N/A

/s/ Laurie Leader

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Building Inspections

Fire Department

Minor auto service station and retail

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02342	Date Applied For: 09/28/2015	CBL: 284 G001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Minor auto service station and retail convenience store ("Xtra Mart").		Proposed Project Description: Rebrand station from Citgo to Shell. Replace canopy colors and install two non-illuminated canopy signs (each 4' by 4'). Replace the face plates in the existing freestanding sign (50 sf) and install new LED price signs within the freestanding sign.		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 10/16/2015	
Note: B-1 zone				Ok to Issue: <input checked="" type="checkbox"/>
<p>Canopy signs - allowed two signs one each on opposite facing planes, max 34 sf total (existing nonconforming size). Proposed canopy signs - (2) non-illuminated signs 4' by 4' each (32 sf total) on opposing planes - OK</p> <p>Freestanding sign - allowed 62 sf total, broken down into 32 sf principal use, 10 sf auxiliary use, and 20 sf gas prices. Existing freestanding sign is 50 sf, new faceplates broken down into: 24 sf principal use (Shell/V-Power), 8 sf auxiliary use (Xtra Mart), 16 sf gas prices - OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 2) The current use of the property as a gas station is legally nonconforming. If the use is changed to a permitted use, the legal nonconforming use is lost, and it cannot be changed back in the future. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 4) Any LED display SHALL NOT continuously flash, nor continuously blink, and SHALL NOT scroll. Electronic message board signs SHALL NOT change messages more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced. 				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 10/16/2015	
Note:				Ok to Issue: <input checked="" type="checkbox"/>
<p>Conditions:</p> <ol style="list-style-type: none"> 1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code. 				