

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0090	Issue Date:	CBL: 296 E001001
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Location of Construction: 306 Warren Ave	Owner Name: 33 Properties Llc	Owner Address: Po Box 207	Phone:
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-4

Past Use: commercial	Proposed Use: commercial erect a new 110 sf sign	Permit Fee: \$250.00	Cost of Work: \$250.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Erect a new 110 sf sign	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 01/26/2005	Zoning Approval		
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<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District 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:
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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

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Location of Construction: 306 Warren Ave	Owner Name: 33 Properties Llc	Owner Address: Po Box 207	Phone:
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone (207) 856-2600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: commercial erect a new 110 sf sign	Proposed Project Description: Erect a new 110 sf sign
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Dept: Zoning	Status: Denied	Reviewer: Marge Schmuckal	Approval Date:
Note: 3/3/05 I just received this permit and the plans are very inaccurate and the size of the sign is well over the allowed amount permitted by ordinance - see letter. In my hold 8/9/05 never received a response. The application has expired and is void			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
3/1/2005-dmartin: Talked with Doug again today, he will be faxing over proof of insurance today.

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>306 Warren Ave</u>		
Total Square Footage of Proposed Structure <u>110 sq. ft</u>	Square Footage of Lot <u>108,000 sq. ft +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>296</u> Block# <u>E</u> Lot# <u>001</u>	Owner: <u>33 Properties 306 Warren Ave.</u>	Telephone: <u>858-2601</u>
Lessee/Buyer's Name (If Applicable) <u>SAME</u>	Applicant name, address & telephone: <u>Sign Design Inc.</u> <u>306 Warren Ave</u> <u>Portland ME 04103</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>110.50</u> Awning Fee = Cost Of Work: \$ <u>150.00</u> Total Fee: \$ <u>250.00</u>
Current use: <u>SAME multi tenant</u>		
If the location is currently vacant, what was prior use: <u>N/A no.</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>NEW signage</u>		
Project description: <u>See Attached</u>		
Contractor's name, address & telephone: Whom should we contact when the permit is ready: <u>Doug Sign Design</u> Mailing address: <u>P.O. Box 207</u> <u>Westbrook ME 04098</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME This is NOT a permit, you may not commence ANY work until the permit is issued. JAN 24 2005 RECEIVED	Date: <u>1/24/05</u>
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SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 306 Waller Ave. Dallas ZONE: B-4

CBL: _____

SINGLE TENANT LOT? YES _____ NO MULTI TENANT LOT? YES NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):
Length: 500' +/- Height: 14'
how does this work?

INFORMATION ON PROPOSED SIGN(S):
FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS PROPOSED: 11' x 10'
BLDG. WALL SIGN? (attached to bldg) YES _____ NO DIMENSIONS PROPOSED: N/A

There is an existing free standing sign
←

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):
FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS: _____
BLDG. WALL SIGN(attached to bldg) ? YES NO _____ DIMENSIONS: 4' x 12' +/-
AWNING? YES _____ NO DIMENSIONS: _____
LOT FRONTAGE (FEET): 120' +/-

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 WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 1/24/05

***** FOR OFFICE USE ONLY *****



PORTLAND MAINE

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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

March 3, 2005

Sign Design
PO Box 207
Westbrook, ME 04098
Attn: Doug

RE: 306 Warren Avenue – 296-E-001 – B-4 Business Zone – Application #05-0090

Dear Doug,

Your permit is being denied because the submitted information is insufficient and because it does not meet the zoning requirements for B-4 zone.

The information that you submitted does not appear to be accurate. Your submitted plot plan shows a lot width of 120 feet with a building width of 500 feet. Your plans also do not show an existing free standing sign on site. According to the Assessor's records, there currently is a freestanding sign on site. Our sign application requests that you show all existing signage. It would also be helpful to know whether this existing sign is to be removed or whether this is a request for a second free standing sign. The sign ordinance under Table 2.10 only permits one freestanding sign for each property. This office will also need a more accurate plan showing exactly where the front property line is located. There is a requirement that the proposed sign be a minimum of five (5) feet from the front property line. You must be very accurate on the setbacks. The Code Enforcement Officer will be checking this dimension in the field prior to placement of any concrete. It is your responsibility to contact the Code Enforcement Officer for an inspection prior to the placement of any concrete.

Because this lot is under an acre in size, and your given lot frontage is 120 feet, a free standing sign in the B-4 zone can be no more than 65 square feet in size. Your submitted information shows your proposed sign to be 110 square feet in size.

Your plans are also showing an electronic message center as part of the proposed sign. I will need a statement from the owner that they are aware of the State guidelines limiting the time period to change copy on signs.

This permit will be on hold for thirty (30) days if you wish to resubmit your application. After such time your permit application will be void.

Very truly yours,

Marge Schmuckal

Zoning Administrator

Cc: Mike Nugent, Inspection Services

NO PERMIT
REC'D

This Design Is The Property Of:

Sign Design Inc.

306 Warren Ave. Portland, ME
207-856-2600

11058-L1

120"

27"



Iron Age Workplace Footwear

4"

INNOVATIVE DISTRIBUTION SERVICES
Professional Third Party Labor
(207) 797-2520
www.innovativedistributionservices.com

48"

Sign Design Inc.

4"

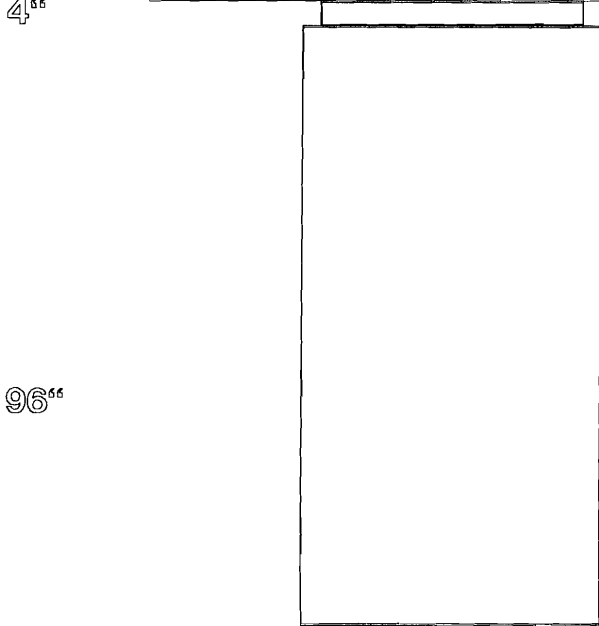
44"

ELECTRONIC
MESSAGE
CENTER

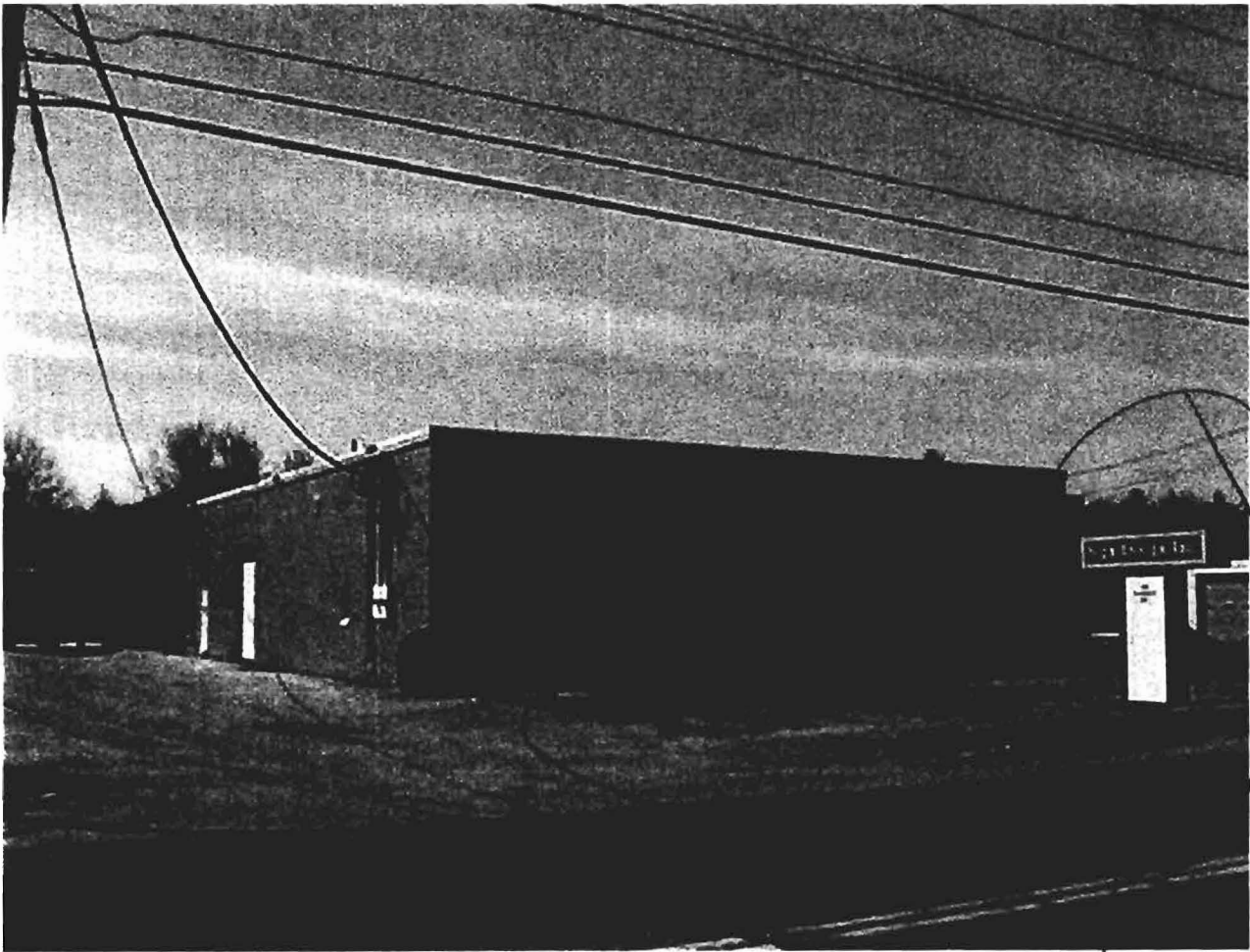
MESSAGE CENTER
IS 37" X 72"

227"

18.92'



Customer:
Job Name:
Date:
Approval:



Not an Applicant

Table 2.10

Commercial Corridor (B-4) Zone - Single Tenant Lots

Freestanding Signs

	Facing street frontage < 200'	Facing street frontage ≥ 200'
Area	65 sq. ft.	100 sq. ft.
Height	25 ft.	35 ft.
Setback	5 ft.	same
# permitted per lot	1 (a)	same

51.1204

- (a) If lot fronts on more than one street, one freestanding sign is permitted for each additional frontage, provided such signs are not readily concurrently visible.

Building Signs

	Bldg. face < 150 linear feet
Maximum cumulative area of all building signs	na
Sq. ft. per linear ft. of bldg. facade on which sign will be	2 sq. ft. - or -

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 296 E001001
Location 306 WARREN AVE
Land Use MANUFACTURING & CONSTRUCTION

Owner Address 33 PROPERTIES LLC
 PO BOX 207
 WESTBROOK ME 04098

Book/Page 16982/213
Legal 296-E-1-2-3-7 TO 12
 WARREN AVE 302-308
 FERN ST
 29805 SF

less than an acre

Valuation Information

Land	Building	Total
\$118,550	\$261,760	\$380,310

Building Information

Bldg # 1	Year Built 1950	# Units 1	Bldg Sq. Ft. 15360	Identical Units 1
Total Acres 0.684	Total Buildings Sq. Ft. 15360	Structure Type PREFAB WAREHOUSE	Building Name SIGN DESIGN INC	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	2560	MULTI-USE SALES
1	01/01	2560	WAREHOUSE
2	01/01	5120	WAREHOUSE
2	02/02	5120	MULTI-USE OFFICE

Height	Walls	Heating	A/C
18	CONC. BLOCK	NONE	
18	CONC. BLOCK	NONE	
10	METAL-LIGHT	UNIT HEAT	
10	METAL-LIGHT	UNIT HEAT	NONE

Building Other Features

Line	Structure Type	Identical Units
3	OVERHEAD DOOR - WD/MT	4
2	OVERHEAD DOOR - WD/MT	1
2	OVERHEAD DOOR - WD/MT	1
3	OVERHEAD DOOR - WD/MT	1
1	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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