

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070333

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
APR 10
304 B032001

This is to certify that 424 WARREN AVENUE L property

has permission to 4' x 8' bldg sign

AT 429 WARREN AVE 304 B032001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. FOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Thomas M. Markley 4/10/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0333	Issue Date:	CBL: 304 B032001
-----------------------	-------------	---------------------

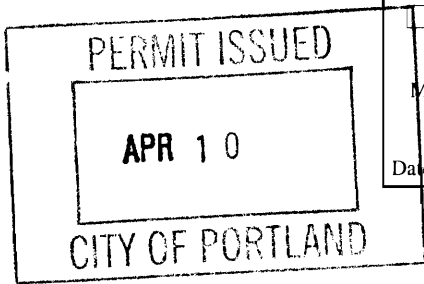
Location of Construction: 429 WARREN AVE	Owner Name: 424 WARREN AVENUE LLC	Owner Address: 401 WARREN AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B4

Past Use: Commercial / Property Masters	Proposed Use: Commercial / Property Masters 4' x 8' bldg sign (after the fact)	Permit Fee: \$94.00	Cost of Work: \$94.00	CEO District: 5
Proposed Project Description: 4' x 8' bldg sign (after the fact)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>Commercial</i> Type: <i>5B</i> <i>FBC 2003</i> Signature: <i>Jm 4/10/07</i>	
		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: 03/30/2007	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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: <i>4/2/07</i> <i>APR</i>	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 <i>APR</i> Date: _____
--	---	--



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0333	Date Applied For: 03/30/2007	CBL: 304 B032001
------------------------------	--	----------------------------

Location of Construction: 429 WARREN AVE	Owner Name: 424 WARREN AVENUE LLC	Owner Address: 401 WARREN AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial / Property Masters 4' x 8' bldg sign (after the fact)	Proposed Project Description: 4' x 8' bldg sign (after the fact)
--	--

Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 04/02/2007
Note: This permit is to permit the existing sign that is already hanging on the building. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 04/10/2007
Note: **Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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>429 Warren Ave, Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>304 B 32</u>	Owner: <u>Peter Holmes</u>	Telephone: <u>329-7879</u>
Lessee/Buyer's Name (If Applicable) <u>Property Masters</u>	Contractor name, address & telephone: <u>Property Masters</u>	Total s.f. of signage x \$2.00 <u>325</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>74.00</u> <u>call 30</u> Awning Fee= cost of work _____ Total Fee: \$ <u>94.</u>
Who should we contact when the permit is ready: <u>Joe Brames</u> phone: <u>329-7879</u>		
Tenant/allocated building space frontage (feet): Length: <u>60'</u> Height: <u>25'</u> Lot Frontage (feet) <u>50'</u> Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>Storage</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: <u>4x8</u> Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>Rounded = 32φ</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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.		

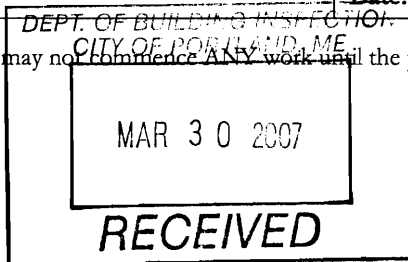
Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

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: [Signature] Date: 3/14/07

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



cc

multitenant < 150φ
15x60 = 90φ - 32φ OK.
per business



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

February 22, 2007

Property Masters
429 Warren Avenue
Portland, ME 04103

RE: 429 Warren Avenue – 304-B-032 – B4 – illegal signs for Property Masters

To Whom It May Concern,

On January 12, 2006, Jeanie Bourke, one of our inspectors, visited 429 Warren Avenue. She found that Property Masters had a building sign that was not permitted. Jeanie Bourke wrote a letter to Peter Holmes January 19, 2006 addressing this violation and giving Property Masters ten days to remove the illegal sign or file an application to legalize the sign.

I inspected the property on February 21, 2007 and found that the building sign for Property Masters is still on the building and a permit has never been issued for it. You have fourteen days from the date of this letter to file an application for the building sign or remove it. We will inspect the site on March 8, 2007. If we have not received an application for a sign permit and the sign is still up, we will turn the matter over to our Corporation Counsel for legal proceedings.

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

Sincerely,

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

March 15, 2007

TO: Mary Costigan

FROM: Ann Machado

RE: Illegal signs at 429 Warren Avenue (304 B032) B-4 Zone

On January 10, 2006 Jeanie Bourke inspected the property at 429 Warren Avenue. She sent a letter on January 19, 2006 to the landlord, Peter Holmes, citing the various sign violations.

After the letter was sent some of the signs were brought into compliance.

On February 5, 2007, I inspected the property and found that some of the original signs were still in violation. I wrote letters to the landlord, Peter Holmes and the various tenants (Aamco, Western Tool Supply and Key Bank) that were in violation.

I inspected the property again on February 21, 2007. Both Key Bank and Western Tool Supply were in compliance. Aamco was not in compliance. I also noted that Huntington Home Company and Property Masters (who were originally cited in Jeanie's January 19, 2006 letter) were also in violation. I wrote another letter to the landlord, Peter Holmes, and to the tenants that were in violation. The letter to Property Masters was returned, but Joe Brenner from Property Masters had left me a phone message on February 23, 2007 asking about getting a sign permit for his building sign because Peter Holmes had called him and told him that he needed to do it. I called him back and left him a message that he could pick the application up at City Hall, download it off the website or I could fax or mail him one. I never heard back from him.

I inspected the property again on March 8, 2007. I spoke to James Spinelli at Aamco. He had removed the four service signs and covered the individual freestanding sign. He still has not applied to permit the second panel in the freestanding sign. I also spoke to Steve Huntington, Jr. of Huntington Home Company. He had received my letter dated February 21, 2007, and intended to get the application in for the building sign and the tenant panel in the freestanding sign. He still has not applied. No one was at Property Masters. The door was open, so I left my card, a copy of the February 21 letter and a sign application on the table. We still have not received an application for their sign.

Since these three tenants have not applied for permits to legalize the signs, I am turning the matter over to Corporation Counsel.

Cc. Marge Schmuckal

3/27/08



HARBOUR AUTO BODY, INC.

401 Warren Avenue • Portland, Maine 04103 • (207) 878-2121 • FAX (207) 878-5757

I Peter Holmes have
given permission to
property masters to install
a 4x8 plywood sign at
429 Warren location.

A handwritten signature in black ink, appearing to be "Peter Holmes", written in a cursive style.

Sign Material = Sign Board

attached with 13 sheet metal screws
sealed with silicone.