

311-A-12

#2007-0035

31 Waldron Way

Appeal of Sign Location
Approval

Daniel Skinner

43

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1668	Date Applied For: 11/14/2006	CBL: 311 A012001
-----------------------	---------------------------------	---------------------

Location of Construction: 31 WALDRON WAY	Owner Name: DAC LLC	Owner Address: 31 WALDRON WAY	Phone:
Business Name:	Contractor Name: Sinnett Signs & Graphics	Contractor Address: 332 New Portland Rd Portland	Phone: (207) 854-4999
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - New Commercial Tenant Directory - free standing sign	Proposed Project Description: New Commercial Tenant Directory - free standing sign
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/17/2006
Note: Does not meet 5' setback from property lines. Appeal to Deb Andrews under section 14-368.5(g). **Ok to Issue:**
 1) This permit is being approved with the understanding that the sign will not be lit.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/20/2006
Note: **Ok to Issue:**
 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
 2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Dept: Planning **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 11/17/2006
Note: Sign placement approved, based on practical difficulties in meeting standard requirements. **Ok to Issue:**

Comments:
 11/17/2006-amachado: Does not meet the zoning requirements. Appealing it to Deb Andrews under section 14-368.5 (g)

APPEAL OF SIGN LOCATION APPROVAL
INTERSECTION OF WALDRON WAY AND RIVERSIDE STREET
MINOR SITE PLAN REVIEW
DANIEL SKINNER, APPELLANT (ABUTOR)
ENPRO SERVICES, INC. (DAC LLC.), SIGN APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine
for February 27, 2007 Public Hearing

Prepared by: Deborah Andrews
February 22, 2007

I. INTRODUCTION

The appellant, owner of the above property at 619 Riverside Street

Daniel Skinner, abuttor to the property owner at 31 Waldron Way, is appealing Planning Staff's decision to approve a sign proposed for the above address. Mr. Skinner is appealing the approved location of the sign, at the intersection of Waldron Way and Riverside Street (south side). The sign applicant's property includes a narrow, 3 1/2'-wide strip of land that extends from their place of business at 31 Waldron Way approximately 300 feet to Riverside Street. The proposed sign would be located within the sign applicant's property.

Mr. Skinner is the immediate abuttor to the subject property.

The subject sign was granted minor site plan approval under Section 14-526 (23) of the site plan ordinance.

Letters from the appellant and the property owner are enclosed as ATTACHMENTS 5 and 6. Also enclosed are the original sign permit application (ATTACHMENT 4), excerpts from the applicable sign regulations, a boundary survey and other items relevant to the application.

157 notices were sent to area residents. A legal ad also appeared in the February 21st edition of the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	IM
Parcel Size:	3.449 acres
Applicant's Use:	Warehouse and offices
Appellant's Use:	Single family home (appears unoccupied)
<i>Allowed</i> Permitted Sign Area, Height:	70 sq. ft., 15' tall
Requested Sign Area, Height:	44 sq. ft., 10'tall
Required Setback:	5'

Applicable Sign Ordinance and Site Plan Regulations:

Division 22 (Signs) Section 14-368.5 (g) – see ATTACHMENT 2
Article V. (Site Plan) Section 14-526 (23) – see ATTACHMENT 3

III. SUMMARY OF SIGN PERMIT REVIEW AND APPROVAL

In November 2006, Enpro Services, Inc. (DAC LLC.) submitted to the Building Inspections Division a sign permit application for 31 Waldron Way. The application called for a 10' tall freestanding tenant directory sign with a total sign area of 44 square feet. As proposed, the sign would be located on a portion of the applicant's Waldron Way land that extends to Riverside Street. This strip of land is approximately 3 1/2' wide and runs approximately 300' along the southeast side of Waldron Way, up to Riverside Street.

The Zoning Administrator reviewed the application under Division 22 (Signs) of the Land Use Code and found that it satisfied all applicable zoning requirements, except for the 5' setback requirement. Because the proposed location did not meet the setback requirement, the application was denied.

As provided under Section 14-368.5(g) of the sign ordinance, the applicant, citing practical difficulties, appealed the decision to the planning authority for review as a minor site plan. Section 14-526 (23) of the site plan ordinance sets forth standards for the review of signs that do not meet the otherwise applicable requirements. When the sign ordinance was revised in 1990, this provision was created to respond to unique circumstances associated with a given property that might otherwise preclude a reasonable sign solution and/or to provide for signs of special design merit.

As is standard practice, the application was forwarded to Planning Staff for minor site plan review under Section 14-526 (23). In reviewing the application as a minor site plan, Staff found that the characteristics of the subject lot presented practical difficulties that warranted the exception and that all other standards for a special exception had been met (see standards in ATTACHMENT 3). Also considered in the review was the fact that the proposed sign was replacing a deteriorated sign that had stood in this location since the late 1980's. (Following notice of the appeal, Staff researched permit files for the property and was unable to find a sign permit issued for this location.)

IV. APPEAL

The appellant, Daniel Skinner, owns a single-family home immediately abutting the strip of land proposed for the sign. ATTACHMENT 5 is a letter from Mr. Skinner appealing the sign approval for Enpro Services, Inc. Note that Mr. Skinner is requesting that the proposed location be denied and that the sign be moved to the 15'-wide strip of land on other (north) side of Waldron Way.

According to the original subdivision approval for Waldron Way, the 15' strip of land on the north side of Waldron Way was specifically designated a "preservation area" to maintain a vegetated buffer. It is unclear whether the placement of a sign would be consistent with this designation. Also, the applicant does not own the land on the north side of Waldron Way.

Note that on both sides of Waldron Way there is a 15'-wide City right-of-way inside the curblines which is grassed. Private signs cannot be erected in the public right-of-way.

Enclosed as ATTACHMENT 6 is a letter from the sign applicant, Enpro Services, Inc.. The applicant also supplied for clarification purposes the annotated boundary survey enclosed as ATTACHMENT 7.

VI. MOTION FOR THE BOARD TO CONSIDER

On the basis of sign permit application # 06-1668, materials submitted by the appellant, information contained in Planning Report # 8-07 relevant to sign regulations, and other evidence presented at the public hearing, the Board finds as follows:

1. That the sign is (is not) in conformance with the sign standards set forth in Section 14-526 (23) of the site plan ordinance of the land use code; and therefore
2. The appeal is denied (approved).

Attachments:

1. Sign Dimensional Requirements for IM Zone
2. Section 14-369.5 (g) of Sign Ordinance
3. Section 14-526 (23) of Site Plan Ordinance
4. Approved Sign Permit Application, with Attachments
5. Letter from Appellant
6. Letter from Enpro in Response to Appeal
7. Annotated Boundary Survey
8. Aerial View

City of Portland, Maine
 Code of Ordinances
 Sec 14-369

Land Use
 Chapter 14
 Rev. 2-21-01

Building Signs

	<i>Single Tenant Buildings</i>	<i>Multi-Tenant Buildings</i>
Maximum permitted sign area	na	na
Maximum percent of wall area on which sign(s) is(are) to be placed	6%	8%
Number of building signs permitted per lot	1	1 per tenant

TABLE 2.12 INDUSTRIAL I-L, I-Lb, I-M, I-Ma, I-Mb, I-H, I-Hb AND WATERFRONT PORT DEVELOPMENT ZONES

Freestanding Signs

	<i>Single Tenant Buildings</i>	<i>Multi-Tenant Buildings</i>
Maximum permitted area	35 sq. ft.	70 sq. ft.
Height	10 ft.	15 ft.
Setback	5 ft.	5 ft.

City of Portland, Maine
Code of Ordinances
Sec 14-368

installed or created only in accordance with a duly issued and valid sign construction permit issued by the department. Such permits shall be issued only in accordance with the requirements and procedures of subsection (f) of this section.

(e) *Application for new sign or for sign modification.* An application for construction, creation or installation of a new sign or for modification of an existing sign shall be accompanied by drawings to show the dimensions, design, source of illumination, construction method and location of each particular sign. One (1) application and construction permit may include more than one (1) sign on the same lot.

(f) *Assignability of sign permits.* A current and valid sign permit issued under this division shall be freely assignable to a successor as owner of the property or operator of the premises. The assignment shall not require approval by the department. This provision shall also apply to signs lawfully in existence on April 4, 1994, which are further subject to the provisions of section 14-372.

(g) *Issuance pursuant to minor site plan review.* An applicant for a permit or other approval under this division whose application has been denied for failure to meet the regulations contained in section 14-369.5 may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14-526(a)(22), provided, however, that no site plan fee shall be required for this review and no site plan submission materials shall be required beyond those necessary to allow review under this section.

(Ord. No. 252-94, § 2, 4-4-94)

Sec. 14-369. Computations.

Sign area, sign height and number of signs shall be computed in accordance with the following principals:

(a) *Computation of area of individual signs:* For all signs other than awning signs, the area of a sign face shall be computed by means of the smallest square, circle,

City of Portland, Maine
Code of Ordinances
Sec 14-526

Land Use
Chapter 14
Rev. 2-21-01

(22) Signs: Signs shall meet the following requirements:

- a. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of all permanent freestanding and building signs shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed and mode of travel of the viewing public.
- b. In the case of freestanding signs, such signs shall relate to the architecture of the buildings they identify and shall be integrated with other site and landscape features.
- c. Sign lighting shall be designed to avoid glare, unshielded light sources and light spillover toward the sky. All light sources shall be shielded or provided with a diffuser lens so that lamps and bulbs are not visible to pedestrians or drivers of vehicles.

(23) An applicant for minor site plan review of a sign denied for failure to comply with the requirements of section 14-369.5 shall meet the following standards for approval of such a sign under this division:

- a. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of any signage approved shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or to which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;

*applicat
skid last
satisfy
b/c
5 in favor - deny sign permit
1 oppo
1 stated*

- b. The signage shall either be of special design merit or shall respond to unique circumstances associated with the subject property;
- c. The signage shall have no detrimental impact upon the neighborhood;
- d. The provisions of this subsection shall be limited to commercial uses in business or industrial zones, industrial uses or institutional uses.

(24) All major or minor businesses shall meet the following requirements:

- a. **Signs:** Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.
- b. **Circulation:** No ingress or egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.
- c. **Drive-up features:** Drive-up features, such as gasoline pumps, vacuum cleaners and menu/order boards, shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
- d. **Car washes:** Car washes shall be designed to avoid the tracking of residual waters into the street.

(25) Development in the industrial zones shall meet the following additional requirements:

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 061668
PERMIT ISSUED
DEC 13 2006

This is to certify that DAC LLC /Sinnett Signs & Graphics

has permission to New Commercial Tenant Directory

AT 31 WALDRON WAY

311 A012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 work on permit on procedure before this building or part thereof is altered or closed-in. FOUR HOUR 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. Malley 11/20/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

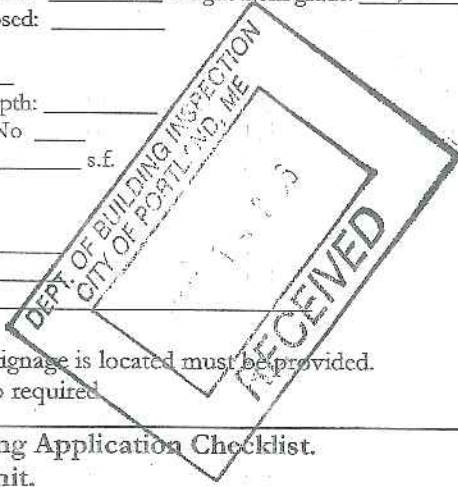


Signage/Awning Permit Application

Ac

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: WALDRON WAY		
Tax Assessor's Chart, Block & Lot Chart# 311 Block# A Lot# 12		Owner: WALDRON WAY ASSOCIATION 31 WALDRON WAY
Lessee/Buyer's Name (If Applicable)		Telephone:
Contractor name, address & telephone: Sinnett Signs + Graphics 75 MIGHTY ST. GORHAM ME 04038		Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>128.00</u> Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: Sinnett Signs phone: 854-4999 19x2130		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: RIGHT OF WAY Commercial tenant Directory If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): nonilluminated Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: 6' x 88" Height from grade: 10' Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
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): NONE 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.

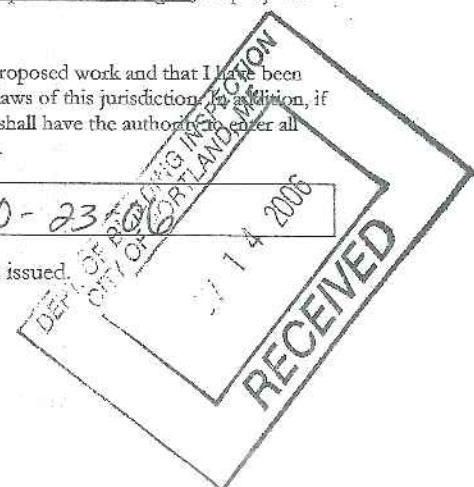
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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: **Mick Christ** Date: **10-23-06**

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

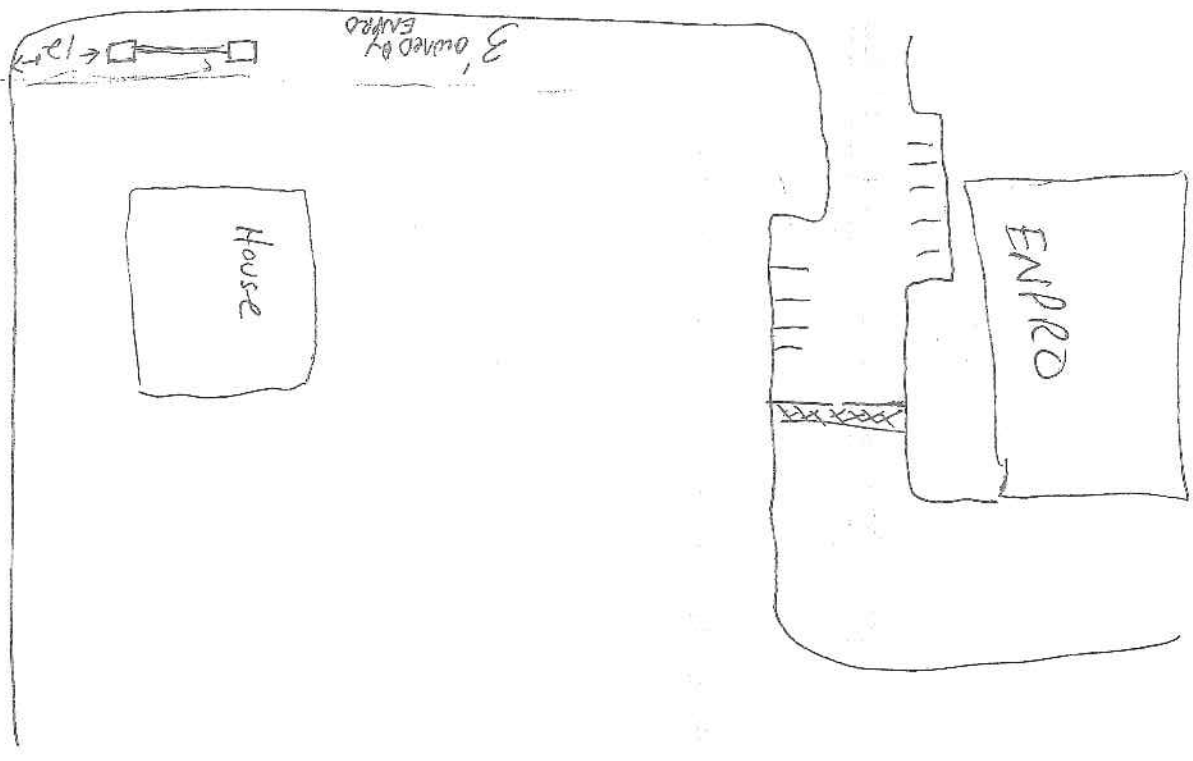
IM multi tenant building.
max area = 70' ϕ - 44' ϕ
height = 15' - 10'
setback 5' - 12' from Riverside
- not enough from Waldron Way



↑ North

Riverside Street

WALDRON WAY



PROPERTY OF



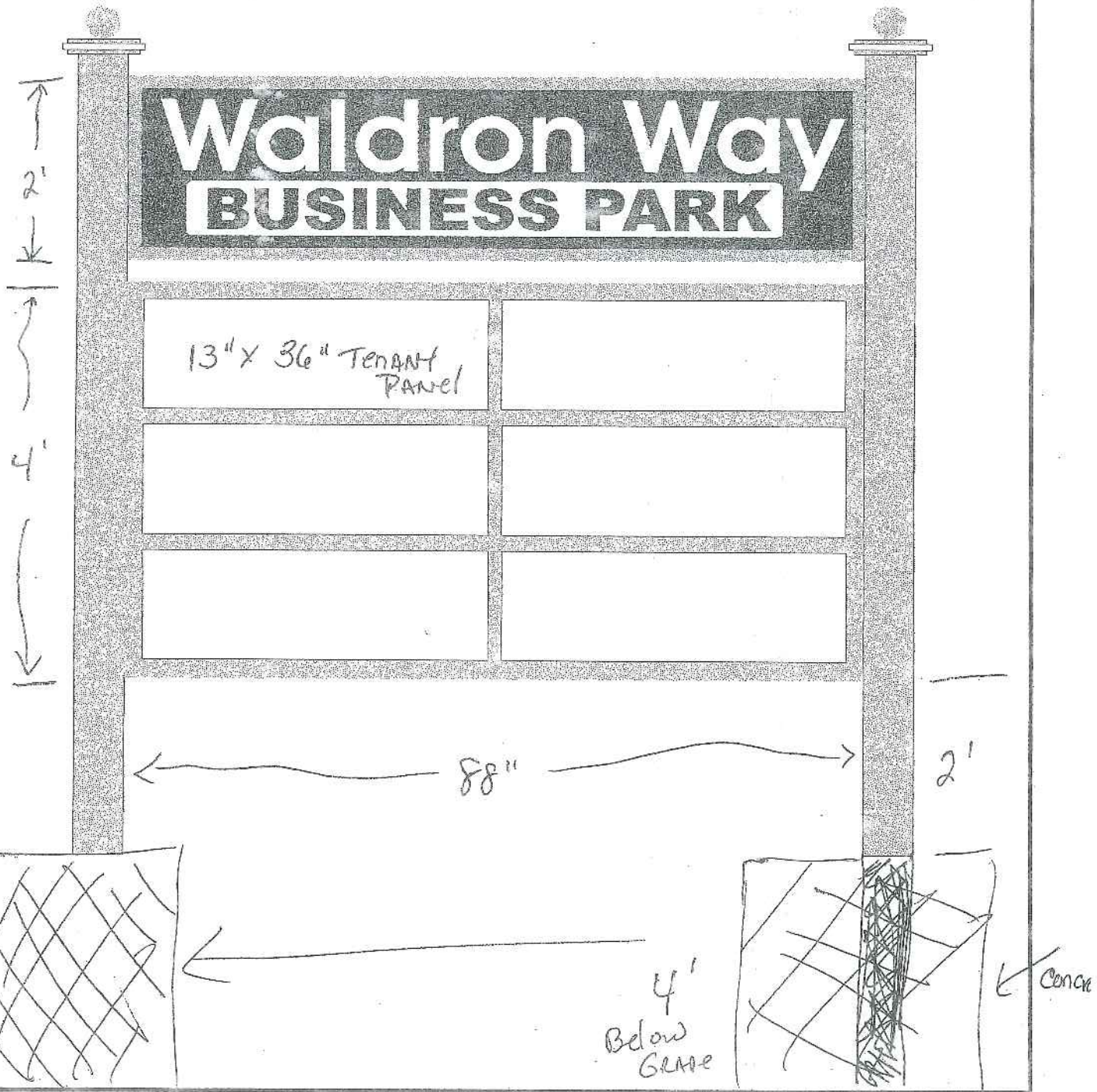
207-854-4999

This design is the sole ownership of Sinnett Signs & Graphics and cannot be duplicated without expressed written permission from Michael Sinnett, Owner.

APPROVED BY:

DRAWN BY:

DATE:



Direct Burial

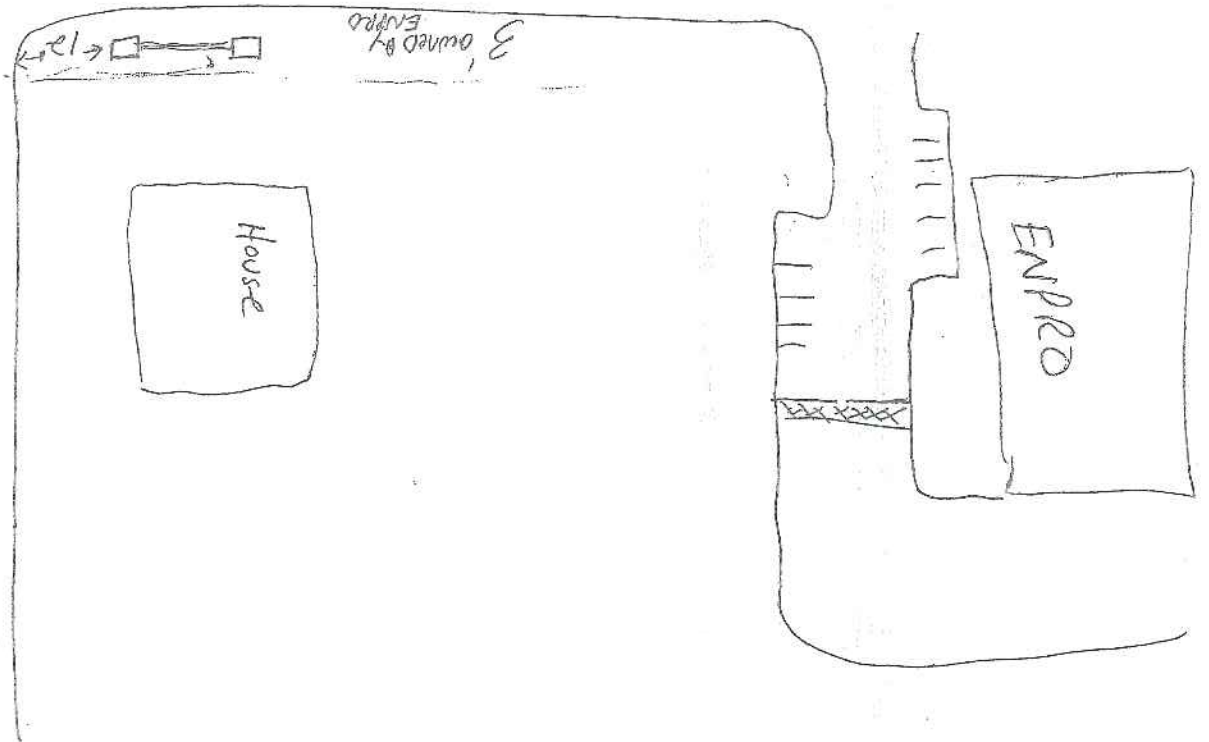
4F

↑ North

Riverside Street

Riverside Street

WALDRON WAY





November 9, 2006

To Whom It May Concern,

Enpro Services, Inc. (DAC LLC), being the rightful owner of property located at the junction of Riverside Street and Waldron Way, gives permission for the placement of one (1) sign on the property for usage by tenants of the industrial park. Please note, this sign is being built and constructed by Sinnett Signs, Gorham, Maine solely for this purpose and ENPRO does not grant permission at this time for any other signs and/or structures to be placed on this parcel owned by ENPRO.

ENPRO maintains the right to with draw permission in writing with 60 days of notice, should the property be sold, therefore possibly requiring relocation of the sign.

Should there be any questions regarding the onetime permission granted for placement of the sign, please feel free to call me at (207) 878-3031.

Sincerely,

Darryl R. Verville
General Manager, Northern New England
ENPRO Services, Inc.
31 Waldron Way
Portland, Maine 04103

ENPRO Services, Inc.

Dec 22 - 2006

FROM: DANIEL SKINNER 878. 8834
619 Riverside St,
PORTLAND ME 04103

TO: ALEX JAGERMAN
PLANNING DIVISION
CITY OF PORTLAND

DEAR SIR:

I AM following up on our
telephone conversation earlier today
in regard to a sign permit issued to
Empire Corp. on the corner of Walden
Road and Riverside St. in Portland.

Empire owns 3/10 of a foot strip
of land that borders 625 Riverside
St. and Walden Rd. out to the Southern
Extension. The sign is the property
of all lot owners on Walden Rd.
The north-south section of Walden &
Riverside has a 15 foot +/- strip
which is much more feasible and
would adhere to all the sign ordinances.
This 15 ft strip is covered by one of
the four lot owners putting up the sign.
Respectfully Yours Daniel Skinner



December 29, 2006

Mr. Alex Jaegerman
Division Director
City of Portland Planning Department
City Hall
389 Congress Street
Portland, Maine 04101

Reference: Replacement Sign for Waldron Way, Portland, ME

Dear Mr. Jaegerman,

Thank you for taking the time to discuss our request to replace the sign at the entrance to Waldron Way. As you are aware ENPRO Services, Inc, (ENPRO) is the current tenant of 31 Waldron Way and the designated representative of the Waldron Way Association of Businesses.

It is my understanding that installation of a replacement sign at the entrance to Waldron Way is being protested by Mr. Daniel Skinner, Sr., who abuts our property. The purpose of this letter is to provide you with additional information regarding our request.

DAC LLC, purchased the property located at 31 Waldron Way on or about January, 2005. The real estate includes a 3½ foot strip of land running from Riverside approximately 300 +/- feet down the southeastern side of the Waldron Way to 31 Waldron Way. At the time of the purchase there was an existing sign installed at the entrance to Waldron Way. From what we can gather that was the original sign that was installed in conjunction with the property developments on Waldron Way. The sign listed the names of the companies located on Waldron Way.

The sign was rather weathered in appearance and in casual conversation Mr. Skinner offered to remove the sign sometime in 2006 until such time that a new sign was installed. Accordingly, I find it quite ironic that Mr. Skinner is now making this protest knowing full well that we had every intention of replacing the original sign.

ENPRO Services, Inc.

31 Waldron Way, Portland, ME 04103
(207) 878-3031 - FAX (207) 878-3043

12 Mulliken Way, Newburyport, MA 01950
(978) 465-1595 - FAX (978) 465-2050

www.enpro.com

When the original sign was installed Waldron Way was a private roadway. At some point prior to our involvement the City of Portland took ownership of the right of way. The City of Portland owns the verge of grass measuring approximately 15 feet either side of the granite curbing. On the southeastern side of Waldron Way the 15 feet verge of grass abuts the 3½ foot strip of land owned by DAC LLC. With the City's permission this leaves an 18½ foot strip of land to house the replacement sign.

I have enclosed photographs of the entry to Waldron Way, a blue print from 2002 defining property boundaries, easements and the preservation area at the end of Waldron Way, along with a schematic of the replacement sign. The construction and layout of the new sign is a modern day replacement of the original sign.

In closing, we respectfully ask that you consider our request for a replacement sign and we would be willing to meet at your convenience to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. R. Verville', written over a horizontal line.

Darryl R. Verville

Designated Representative of Waldron Way Association

From: Barbara Barhydt
To: Deb Andrews
Date: 2/10/2007 12:50:17 PM
Subject: Fwd: Map 311 slivers...

I am just cleaning files and came across this regarding Waldron Way. The sign appeal is on for the Feb. 27th meeting.

>>> Todd Reynolds 1/4/2007 12:11:14 PM >>>
Hi Barbara,

I have researched the two slivers on map 311 which run along the entrance to Waldron Way from Riverside and they were at one time part of 311 A010 which was an abutting lot to 09 and 11 and according to the site plan, formerly owned by last name of Corbin. As you know, it is now a right of way into Waldron Way and the two slivers appear to be preservation area for a tree break. There are no current cbl numbers or ownership information for the two small pieces as it stands now. I can only assume they are/were owned by the developer at one time which I believe again according to the site plan was the Sawyer Group of Companies. Other than that, I can't offer you much more. Leslie, are these two pieces worthy of cbl's?? This site plan was recorded at the Registry under Book #178, Page 50.

Thanks much and I hope this helps at least a little.

Todd
8756

**APPEAL OF SIGN LOCATION APPROVAL
INTERSECTION OF WALDRON WAY AND RIVERSIDE STREET
MINOR SITE PLAN REVIEW
DANIEL SKINNER, APPELLANT (ABUTOR)
ENPRO SERVICES, INC. (DAC LLC.), SIGN APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine
for February 27, 2007 Public Hearing

Prepared by: Deborah Andrews
February 22, 2007

I. INTRODUCTION

Daniel Skinner, abuttor to the property owner at 31 Waldron Way, is appealing Planning Staff's decision to approve a sign proposed for the above address. Mr. Skinner is appealing the approved location of the sign, at the intersection of Waldron Way and Riverside Street (south side). The sign applicant's property includes a narrow, 3 ½'-wide strip of land that extends from their place of business at 31 Waldron Way approximately 300 feet to Riverside Street. The proposed sign would be located within the sign applicant's property.

The subject sign was granted minor site plan approval under Section 14-526 (23) of the site plan ordinance.

Letters from the appellant and the property owner are enclosed as ATTACHMENTS 5 and 6. Also enclosed are the original sign permit application (ATTACHMENT 4), excerpts from the applicable sign regulations, a boundary survey and other items relevant to the application.

157 notices were sent to area residents. A legal ad also appeared in the February 21st edition of the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	IM
Parcel Size:	3.449 acres
Applicant's Use:	Warehouse and offices
Appellant's Use:	Single family home (appears unoccupied)
Permitted Sign Area, Height:	70 sq. ft., 15' tall
Requested Sign Area, Height:	44 sq. ft., 10'tall
Required Setback:	5'

Applicable Sign Ordinance and Site Plan Regulations:

Division 22 (Signs) Section 14-368.5 (g) – see ATTACHMENT 2
Article V. (Site Plan) Section 14-526 (23) – see ATTACHMENT 3

III. SUMMARY OF SIGN PERMIT REVIEW AND APPROVAL

In November 2006, Enpro Services, Inc. (DAC LLC.) submitted to the Building Inspections Division a sign permit application for 31 Waldron Way. The application called for a 10' tall freestanding tenant directory sign with a total sign area of 44 square feet. As proposed, the sign would be located on a portion of the applicant's Waldron Way land that extends to Riverside Street. This strip of land is approximately 3 ½' wide and runs approximately 300' along the southeast side of Waldron Way, up to Riverside Street.

The Zoning Administrator reviewed the application under Division 22 (Signs) of the Land Use Code and found that it satisfied all applicable zoning requirements, except for the 5' setback requirement. Because the proposed location did not meet the setback requirement, the application was denied.

As provided under Section 14-368.5(g) of the sign ordinance, the applicant, citing practical difficulties, appealed the decision to the planning authority for review as a minor site plan. Section 14-526 (23) of the site plan ordinance sets forth standards for the review of signs that do not meet the otherwise applicable requirements. When the sign ordinance was revised in 1990, this provision was created to respond to unique circumstances associated with a given property that might otherwise preclude a reasonable sign solution and/or to provide for signs of special design merit.

As is standard practice, the application was forwarded to Planning Staff for minor site plan review under Section 14-526 (23). In reviewing the application as a minor site plan, Staff found that the characteristics of the subject lot presented practical difficulties that warranted the exception and that all other standards for a special exception had been met (see standards in ATTACHMENT 3). Also considered in the review was the fact that the proposed sign was replacing a deteriorated sign that had stood in this location since the late 1980's. (Following notice of the appeal, Staff researched permit files for the property and was unable to find a sign permit issued for this location.)

IV. APPEAL

The appellant, Daniel Skinner, owns a single-family home immediately abutting the strip of land proposed for the sign. ATTACHMENT 5 is a letter from Mr. Skinner appealing the sign approval for Enpro Services, Inc. Note that Mr. Skinner is requesting that the proposed location be denied and that the sign be moved to the 15'-wide strip of land on other (north) side of Waldron Way.

According to the original subdivision approval for Waldron Way, the 15' strip of land on the north side of Waldron Way was specifically designated a "preservation area" to maintain a vegetated buffer. It is unclear whether the placement of a sign would be consistent with this designation. Also, the applicant does not own the land on the north side of Waldron Way.

Note that on both sides of Waldron Way there is a 15'-wide City right-of-way inside the curblines which is grassed. Private signs cannot be erected in the public right-of-way.

Enclosed as ATTACHMENT 6 is a letter from the sign applicant, Enpro Services, Inc.. The applicant also supplied for clarification purposes the annotated boundary survey enclosed as ATTACHMENT 7.

VI. MOTION FOR THE BOARD TO CONSIDER

On the basis of sign permit application # 06-1668, materials submitted by the appellant, information contained in Planning Report # 8-07 relevant to sign regulations, and other evidence presented at the public hearing, the Board finds as follows:

1. That the sign is (is not) in conformance with the sign standards set forth in Section 14-526 (23) of the site plan ordinance of the land use code; and therefore
2. The appeal is denied (approved).

Attachments:

1. Sign Dimensional Requirements for IM Zone
2. Section 14-369.5 (g) of Sign Ordinance
3. Section 14-526 (23) of Site Plan Ordinance
4. Approved Sign Permit Application, with Attachments
5. Letter from Appellant
6. Letter from Enpro in Response to Appeal
7. Annotated Boundary Survey
8. Aerial View

PERMIT # 3220 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: John W. Fay
 Address: 796 Forest Avenue, Portland 04103
 LOCATION OF CONSTRUCTION Lot 2 Waldron Way
 CONTRACTOR: Patterson Company SUBCONTRACTORS: 324-5574
 ADDRESS: 475 Main St., Sanford, Me

Est. Construction Cost: \$220,000 Type of Use: MINOR SITE PLAN
 Past Use: _____
 Building Dimensions L W Sq. Ft. # Stories Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain MINOR SITE PLAN REVIEW. 7 sets of plans submitted. 2 preliminary plans
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE submitted.
 Residential Buildings Only: _____
 # Of Dwelling Units _____ # Of New Dwelling Units Construct new buildings
silk screenprinting

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Sides _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Size: _____
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Material _____
 11. Metal Materials _____

Interior Walls:
 1. Studding _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Date: Sept 8, 1989
 Inside Fire Limits _____
 Bldg. Code _____
 Time Limit _____
 Estimate (cont. \$220,000)
 Value Street View _____
 Fee \$300.00 - Minor site plan

Subdivision: _____ Yes / No
 Name _____
 Lot _____
 Block _____
 Permit Expiration: _____
 Ownership: _____ Public _____ Private _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size: _____
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 Truss or Rafter Size _____
 Sheathing Type _____
 Roof Covering Type _____
 Other _____
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning: District F-1 Street Frontage Req. _____ Provided _____ Side _____
 Review Required: _____
 Required Setbacks: Front _____ Back _____ Side _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved 9/12/89

Permit Received By: Nancy Grossman
 Signature of Applicant: Cynthia Lewis Date: 9/8/89
 Signature of Assessor: White Tax Assessor Date: 12/5/89
 Inspection Date: _____
 WITH LETTER



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

December 6, 1989

RE: Lot #2 Waldron Way (Sawyer Industrial Park) Riverside Street

Patterson Company
475 Main Street
Sanford, Maine 04073

Dear Sir:

Your application to construct new building for screenprinting has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter is met.

Site Plan Review Requirements

Public Works Approved S. Harris 11/9/89
Fire Department Approved LT. Garroway 9/15/89
Planning Division Approved Mr. Richard Henry 11/9/89
Inspection Services Conditional Approval Must comply with all land use requirements

Building Code Requirements

1. Illumination of means of egress shall be provided in accordance with N.F.P.A. 101 - Section 5-8.
2. Emergency lighting shall be provided in accordance with Section 5-9.
3. Marking of means of egress shall be in accordance with Section 5-10.
4. An additional manual pullstation for fire alarm to be provided at entrance to "future" stairway on the second floor level.
5. Before concrete for foundation is placed, approvals from Public Works and Inspection Services
6. Precaution must be taken to protect concrete from freezing.
7. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

PERMIT 001587

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Mainly Coastal Services

Address: 151 St., John St., Portland

* WILL FOLLOWS

LOCATION OF CONSTRUCTION

419-633 2XX Riverside St. 997-0373

CONTRACTOR: HIA East Construction SUBCONTRACTORS: 961-1170

ADDRESS: Circus Time Rd. So. Pld.

Est. Construction Cost: 550,000.

Type of Use: Office and accessory

garage facility.

Ceiling: \$ 2,770.00

Part Use:

Building Dimensions L W Sq. Ft. # Stories Lot Size:

Proposed Use: Seasonal

Condominium Apartment

Conversion - Explain

MAJOR SITE PLAN REVIEW TO Construct New

Roof:

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Office and accessory Residential Buildings Only: Garage Facility

Of Dwelling Units # Of New Dwelling Units

Foundation:

- 1. Type of Soil: Rear Side(s)
- 2. Set Backs - Front
- 3. Footings Size:
- 4. Foundation Size:
- 5. Other:

Floor:

- 1. Sills Size: Sills must be anchored
- 2. Girder Size:
- 3. Lally Column Spacing:
- 4. Joists Size:
- 5. Bridging Type: Size: Spacing 16" O.C.
- 6. Floor Sheathing Type: Size: Spacing 16" O.C.
- 7. Other Material:

Exterior Walls:

- 1. Standing Size: Spacing
- 2. No. windows
- 3. No. Doors
- 1. Header Size: Yes No Span(s)
- 4. Corner Posts Size
- 7. Insulation Type: Size
- 8. Sheathing Type: Size
- 9. Siding Type: Weather Exposure
- 10. Masonry Materials
- 11. Metal Materials

Interior Walls:

- 1. Standing Size: Spacing
- 2. Header Size: Span(s)
- 3. Wall Covering Type
- 4. Fire Wall if required
- 5. Other Materials

For Official Use Only

Date: October 13, 1988

Inside Fire Limits: Yes No

Subdivision: Yes No

Permit Expiration: City of Portland

Permit Owner/Ship: City of Portland

Public Private: Public

Estimated Cost: 550,000

Value/Structure: 2350,000 - MAJOR SITE PLAN Fee

- 1. Ceiling Joists Size: Spacing PERMITTED
- 2. Ceiling Strapping Size
- 3. Type Ceilings: Size JAN 17 1989
- 4. Insulation Type
- 5. Ceiling Height:

- 1. Truss or Rafter Size
- 2. Sheathing Type
- 3. Roof Covering Type
- 4. Other

Chimneys: Type: Number of Fire Places

Heating: Type of Heat: Smoke Detector Required Yes No

Electrical: Service Entrance Size: 00Y No

Plumbing: 1. Approval of soil test if required 00Y No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories 00-022

5. No. of Other Fixtures 00-011

Swimming Pools: 1. Type: Square Footage

2. Pool Size: 3. Must conform to National Electrical Code and State Law.

Zoning: District: TL Street Frontage Req. Provided Side

Required Setbacks: Front Back Side

Review Required: Zoning Board Approval: Yes No Date: 11/3/88

Planning Board Approval: Yes No Date: 1-10-89

Conditional Use: Yes No Site Plan Subdivision

Shore and Floodplain Mgmt. Special Exception

Other: (Explain) Date Approved: 1-10-89

Permit Received By: Nancy Grossman

Signature of Applicant: [Signature] Date: 11/3/88

Signature of CEO: [Signature] Date: 1-10-89

[Signature] White Tax Assessor Yellow GPOCA

[Signature] White Tag-CEO Copyright GPCOG 1987

Applicant: *Maine Coastal Services* Date: *Jan 17, 1989*

Address: *629-633 Riverside St.*

Assessors No.:

lot #1 lawyer and Park

CHECK LIST AGAINST ZONING ORDINANCE

*Subdivision Approved
By Planning Board.*

Date -

Jan 10, 1989

Zone Location -

I-1

Interior or corner lot -

Interior

*Recorded at Registry
Jan 13, 1989*

Use -

Construct New Office and Storage Facility

Sewage Disposal -

Rear Yards - *76'*

25' required

Side Yards - *80'-100'+ 210±'*

25' required

Front Yards - *38'*

25' required

Projections -

Height - *One story*

Lot Area - *3.44 Acres (150,259 sqft)*

Building Area - *10,900± (9070± scaled)*

Area per Family - *NA*

Width of Lot - *460±'*

Lot Frontage - *600±'*

Off-street Parking - *O.K.*

Loading Bays - *O.K.*

*O.K. as shown
on site plan
W. Turner Jan 17, '89*

Site Plan - *OK*

Shoreland Zoning - *NA*

Flood Plains -

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Jan
December 17, 1989

Maine Coastal Services
151 St. John Street
Portland, Maine 04102

Re: 629-633 Riverside Street

Dear Sir:

Your application to construct a new office and accessory garage facility as per plans has been reviewed and a permit is herewith issued subject to the following requirements:

The Site Plan has been reviewed and reviewed as follows:

- 1.) The Fire Prevention Bureau approved the Site Plan with conditions to "Provide additional hydrants so that no building is over 800' from hydrant - Lt. J. Collins."
- 2.) Public Works Department approved the Site Plan with conditions "Site work shall not commence until applicant has pre-construction meeting with Public Works."
Stephen K. Harris
- 3.) Planning Rev's. approved the Site Plan with no conditions. Sarah Green
- 4.) Zoning Review approved the Site Plan with no conditions. Warren J. Turner

The Fire Prevention Bureau reviewed the construction plans and subjects their approval on the following conditions:

- 1.) Manual Fire Alarm System to be installed with pull stations at all egress doors, and horn light warning devices located throughout the building. A separate permit is required.
- 2.) Emergency lighting located so that the path of travel to all exits will be lighted.
- 3.) Illuminated exit markings located to show location and path of travel to exits.
- 4.) Mezzanine #1 to be allowed with one stairway, only if used for storage. Any other occupied use will require a second means of egress.

It will be necessary to submit to this office, an engineer's statement stating that the live roof load is designed for 50 pounds per square foot with no reductions. Work on the steel should not begin until we have received this statement.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal
Marge Schmuckal
Assistant, Chief of Inspection Services

cc: H T A Oest Construction

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

July 25, 1989

RE: **Corner of Waldron and Riverside St.**

Lee Anderson
30 Milk Street, 2nd Floor
Portland, Maine 04101

Dear Mr. Anderson:

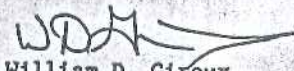
This letter is to acknowledge receipt of your application for a space and bulk variance for the above mentioned property. We understand you are petitioning the Board of Appeals to allow a reduction in the setbacks required under section 14.233 of the land use code. The granting of a variance might allow you to construct a mini self-storage facility there.

You are scheduled to appear before the Board in Room 209 at City Hall on the 10th day of August at 3:30 P.M.

An agenda will be sent to you when copies become available.

Please feel free to contact me if you have any questions.

Sincerely


William D. Giroux
Zoning Codes Enforcement Officer

/el

cc: Merrill S. Seltzer, Chairman of the Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Warren J. Turner, Administrative Assistant
Charles Lane, Associate Corporation Counsel
Hugh Irving, Code Enforcement Officer

Barbara Beatty

Schedule Inspection Switch To Find New Print Delete Print Letter Close

Complaint ID: 8422 Status Open Date 01/05/2007 Time: 12:38 PM

CBL 311 A009001 Street Address: 625 RIVERSIDE ST District: 5

Description of Location: Inspector: Suzanne Hunt

Category Zoning ? + site plan

Complaint Property is being used for commercial purposes, no change of use recorded. He's stripped the land of grass and significant number of trees.

Comments The entire property behind 625 and 617 is torn up via heavy equipment. The area is about the size of a football field. No permits seen on urban insight.

Sydney 1/10/07

Owner SKINNER DANIEL TRUSTEE

Mail Addr 625 RIVERSIDE ST
PORTLAND ME 04103

CreatedBy dmarthin CreateDate 01/05/2007 ModBy smh ModDate 01/10/2007



01 04 2007



01 04 2007



01/04/2007



01 04 2007



01 04 2007



01 04 2007



01 04 2007

01 04 2007



**APPEAL OF SIGN LOCATION APPROVAL
INTERSECTION OF WALDRON WAY AND RIVERSIDE STREET
MINOR SITE PLAN REVIEW
DANIEL SKINNER, APPELLANT (ABUTOR)
ENPRO SERVICES, INC. (DAC LLC.), SIGN APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine
for February 27, 2007 Public Hearing

Prepared by: Deborah Andrews
February 22, 2007

I. INTRODUCTION

Daniel Skinner, abuttor to the property owner at 31 Waldron Way, is appealing Planning Staff's decision to approve a sign proposed for the above address. Mr. Skinner is appealing the approved location of the sign, at the intersection of Waldron Way and Riverside Street (south side). The sign applicant's property includes a narrow, 3 ½'-wide strip of land that extends from their place of business at 31 Waldron Way approximately 300 feet to Riverside Street. The proposed sign would be located within the sign applicant's property.

The subject sign was granted minor site plan approval under Section 14-526 (23) of the site plan ordinance.

Letters from the appellant and the property owner are enclosed as ATTACHMENTS 5 and 6. Also enclosed are the original sign permit application (ATTACHMENT 4), excerpts from the applicable sign regulations, a boundary survey and other items relevant to the application.

157 notices were sent to area residents. A legal ad also appeared in the February 21st edition of the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	IM
Parcel Size:	3.449 acres
Applicant's Use:	Warehouse and offices
Appellant's Use:	Single family home (appears unoccupied)
Permitted Sign Area, Height:	70 sq. ft., 15' tall
Requested Sign Area, Height:	44 sq. ft., 10'tall
Required Setback:	5'

Applicable Sign Ordinance and Site Plan Regulations:

Division 22 (Signs) Section 14-368.5 (g) – see ATTACHMENT 2
Article V. (Site Plan) Section 14-526 (23) – see ATTACHMENT 3

III. SUMMARY OF SIGN PERMIT REVIEW AND APPROVAL

In November 2006, Enpro Services, Inc. (DAC LLC.) submitted to the Building Inspections Division a sign permit application for 31 Waldron Way. The application called for a 10' tall freestanding tenant directory sign with a total sign area of 44 square feet. As proposed, the sign would be located on a portion of the applicant's Waldron Way land that extends to Riverside Street. This strip of land is approximately 3 ½' wide and runs approximately 300' along the southeast side of Waldron Way, up to Riverside Street.

The Zoning Administrator reviewed the application under Division 22 (Signs) of the Land Use Code and found that it satisfied all applicable zoning requirements, except for the 5' setback requirement. Because the proposed location did not meet the setback requirement, the application was denied.

As provided under Section 14-368.5(g) of the sign ordinance, the applicant, citing practical difficulties, appealed the decision to the planning authority for review as a minor site plan. Section 14-526 (23) of the site plan ordinance sets forth standards for the review of signs that do not meet the otherwise applicable requirements. When the sign ordinance was revised in 1990, this provision was created to respond to unique circumstances associated with a given property that might otherwise preclude a reasonable sign solution and/or to provide for signs of special design merit.

As is standard practice, the application was forwarded to Planning Staff for minor site plan review under Section 14-526 (23). In reviewing the application as a minor site plan, Staff found that the characteristics of the subject lot presented practical difficulties that warranted the exception and that all other standards for a special exception had been met (see standards in ATTACHMENT 3). Also considered in the review was the fact that the proposed sign was replacing a deteriorated sign that had stood in this location since the late 1980's. (Following notice of the appeal, Staff researched permit files for the property and was unable to find a sign permit issued for this location.)

IV. APPEAL

The appellant, Daniel Skinner, owns a single-family home immediately abutting the strip of land proposed for the sign. ATTACHMENT 5 is a letter from Mr. Skinner appealing the sign approval for Enpro Services, Inc. Note that Mr. Skinner is requesting that the proposed location be denied and that the sign be moved to the 15'-wide strip of land on other (north) side of Waldron Way.

According to the original subdivision approval for Waldron Way, the 15' strip of land on the north side of Waldron Way was specifically designated a "preservation area" to maintain a vegetated buffer. It is unclear whether the placement of a sign would be consistent with this designation. Also, the applicant does not own the land on the north side of Waldron Way.

Note that on both sides of Waldron Way there is a 15'-wide City right-of-way inside the curbline which is grassed. Private signs cannot be erected in the public right-of-way.

Enclosed as ATTACHMENT 6 is a letter from the sign applicant, Enpro Services, Inc.. The applicant also supplied for clarification purposes the annotated boundary survey enclosed as ATTACHMENT 7.

VI. MOTION FOR THE BOARD TO CONSIDER

On the basis of sign permit application # 06-1668, materials submitted by the appellant, information contained in Planning Report # 8-07 relevant to sign regulations, and other evidence presented at the public hearing, the Board finds as follows:

1. That the sign is (is not) in conformance with the sign standards set forth in Section 14-526 (23) of the site plan ordinance of the land use code; and therefore
2. The appeal is denied (approved).

Attachments:

1. Sign Dimensional Requirements for IM Zone
2. Section 14-369.5 (g) of Sign Ordinance
3. Section 14-526 (23) of Site Plan Ordinance
4. Approved Sign Permit Application, with Attachments
5. Letter from Appellant
6. Letter from Enpro in Response to Appeal
7. Annotated Boundary Survey
8. Aerial View

City of Portland, Maine
 Code of Ordinances
 Sec 14-369

Land Use
 Chapter 14
 Rev. 2-21-01

Building Signs

	<i>Single Tenant Buildings</i>	<i>Multi-Tenant Buildings</i>
Maximum permitted sign area	na	na
Maximum percent of wall area on which sign(s) is(are) to be placed	6%	8%
Number of building signs permitted per lot	1	1 per tenant

TABLE 2.12 INDUSTRIAL I-L, I-Lb, I-M, I-Ma, I-Mb, I-H, I-Hb AND WATERFRONT PORT DEVELOPMENT ZONES

Freestanding Signs

	<i>Single Tenant Buildings</i>	<i>Multi-Tenant Buildings</i>
Maximum permitted area	35 sq. ft.	70 sq. ft.
Height	10 ft.	15 ft.
Setback	5 ft.	5 ft.

installed or created only in accordance with a duly issued and valid sign construction permit issued by the department. Such permits shall be issued only in accordance with the requirements and procedures of subsection (f) of this section.

(e) *Application for new sign or for sign modification.* An application for construction, creation or installation of a new sign or for modification of an existing sign shall be accompanied by drawings to show the dimensions, design, source of illumination, construction method and location of each particular sign. One (1) application and construction permit may include more than one (1) sign on the same lot.

(f) *Assignability of sign permits.* A current and valid sign permit issued under this division shall be freely assignable to a successor as owner of the property or operator of the premises. The assignment shall not require approval by the department. This provision shall also apply to signs lawfully in existence on April 4, 1994, which are further subject to the provisions of section 14-372.

(g) *Issuance pursuant to minor site plan review.* An applicant for a permit or other approval under this division whose application has been denied for failure to meet the regulations contained in section 14-369.5 may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14-526(a)(22), provided, however, that no site plan fee shall be required for this review and no site plan submission materials shall be required beyond those necessary to allow review under this section.

(Ord. No. 252-94, § 2, 4-4-94)

Sec. 14-369. Computations.

Sign area, sign height and number of signs shall be computed in accordance with the following principals:

(a) *Computation of area of individual signs:* For all signs other than awning signs, the area of a sign face shall be computed by means of the smallest square, circle,

City of Portland, Maine
Code of Ordinances
Sec 14-526

Land Use
Chapter 14
Rev. 2-21-01

(22) Signs: Signs shall meet the following requirements:

- a. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of all permanent freestanding and building signs shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed and mode of travel of the viewing public.
- b. In the case of freestanding signs, such signs shall relate to the architecture of the buildings they identify and shall be integrated with other site and landscape features.
- c. Sign lighting shall be designed to avoid glare, unshielded light sources and light spillover toward the sky. All light sources shall be shielded or provided with a diffuser lens so that lamps and bulbs are not visible to pedestrians or drivers of vehicles.

(23) An applicant for minor site plan review of a sign denied for failure to comply with the requirements of section 14-369.5 shall meet the following standards for approval of such a sign under this division:

- a. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of any signage approved shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or to which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;

- b. The signage shall either be of special design merit or shall respond to unique circumstances associated with the subject property;
- c. The signage shall have no detrimental impact upon the neighborhood;
- d. The provisions of this subsection shall be limited to commercial uses in business or industrial zones, industrial uses or institutional uses.

(24) All major or minor businesses shall meet the following requirements:

- a. *Signs:* Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.
- b. *Circulation:* No ingress or egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.
- c. *Drive-up features:* Drive-up features, such as gasoline pumps, vacuum cleaners and menu/order boards, shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
- d. *Car washes:* Car washes shall be designed to avoid the tracking of residual waters into the street.

(25) Development in the industrial zones shall meet the following additional requirements:

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061668

PERMIT ISSUED

DEC 13 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that DAC LLC /Sinnett Signs & Graphics

has permission to New Commercial Tenant Directory

AT 31 WALDRON WAY

311 A012001

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 procured before this building or part thereof is lated or closed-in. 24 HOUR 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. Malley 11/20/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

43

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1668	Date Applied For: 11/14/2006	CBL: 311 A012001
-----------------------	---------------------------------	---------------------

Location of Construction: 31 WALDRON WAY	Owner Name: DAC LLC	Owner Address: 31 WALDRON WAY	Phone:
Business Name:	Contractor Name: Sinnett Signs & Graphics	Contractor Address: 332 New Portland Rd Portland	Phone: (207) 854-4999
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - New Commercial Tenant Directory - free standing sign	Proposed Project Description: New Commercial Tenant Directory - free standing sign
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/17/2006
Note: Does not meet 5' setback from property lines. Appeal to Deb Andrews under section 14-368.5(g). **Ok to Issue:**
 1) This permit is being approved with the understanding that the sign will not be lit.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/20/2006
Note: **Ok to Issue:**
 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
 2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Dept: Planning **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 11/17/2006
Note: Sign placement approved, based on practical difficulties in meeting standard requirements. **Ok to Issue:**

Comments:
 11/17/2006-amachado: Does not meet the zoning requirements. Appealing it to Deb Andrews under section 14-368.5 (g)

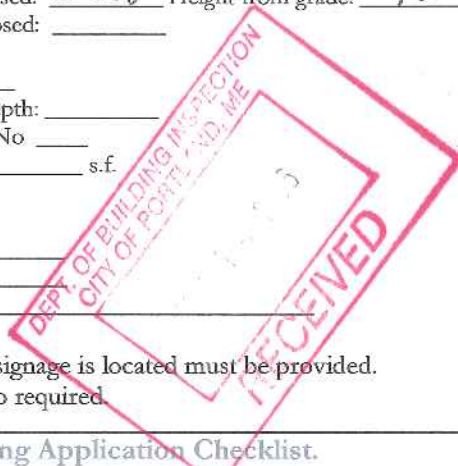


Signage/Awning Permit Application

4c

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>WALDRON WAY</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>311</u> Block# <u>A</u> Lot# <u>12</u>	Owner: <u>WALDRON WAY ASSOCIATION</u> <u>31 WALDRON WAY</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>Sinnett Signs + Graphics</u> <u>75 MIGHTY ST.</u> <u>GORHAM ME 04038</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>128.00</u> Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Sinnett Signs</u> phone: <u>854-4999</u> <u>19x21-30</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>RIGHT OF WAY</u> <u>Commercial tenant Directory</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): <u>non illuminated</u>		
Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>6' x 88"</u> Height from grade: <u>10'</u> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
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): <u>NONE</u>		
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.

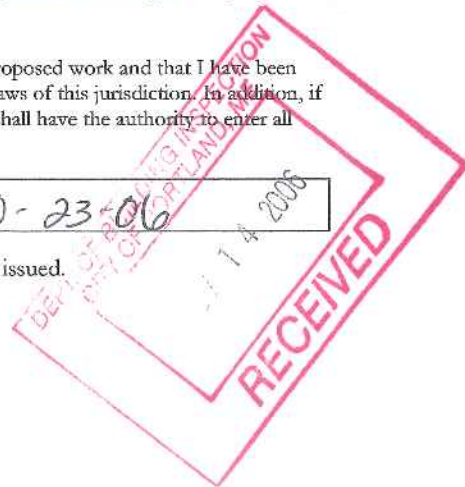
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Michelle Sinnett Date: 10-23-06

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

IM multi tenant building.

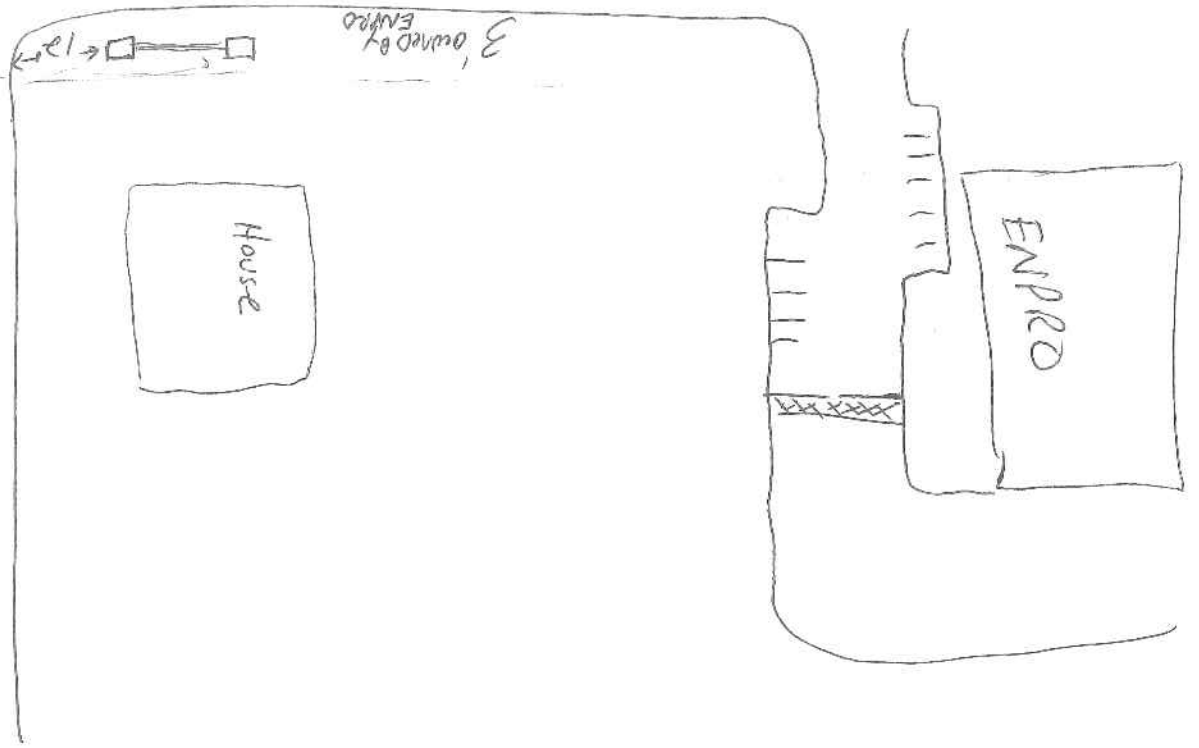
- max area = 700 sq ft
- height = 15'
- setback 5'
- 44' ϕ
- 10'
- 12' from Riverside
- not enough from Waldron Way



↑ North

Riverside Street

WALDRON WAY



PROPERTY OF



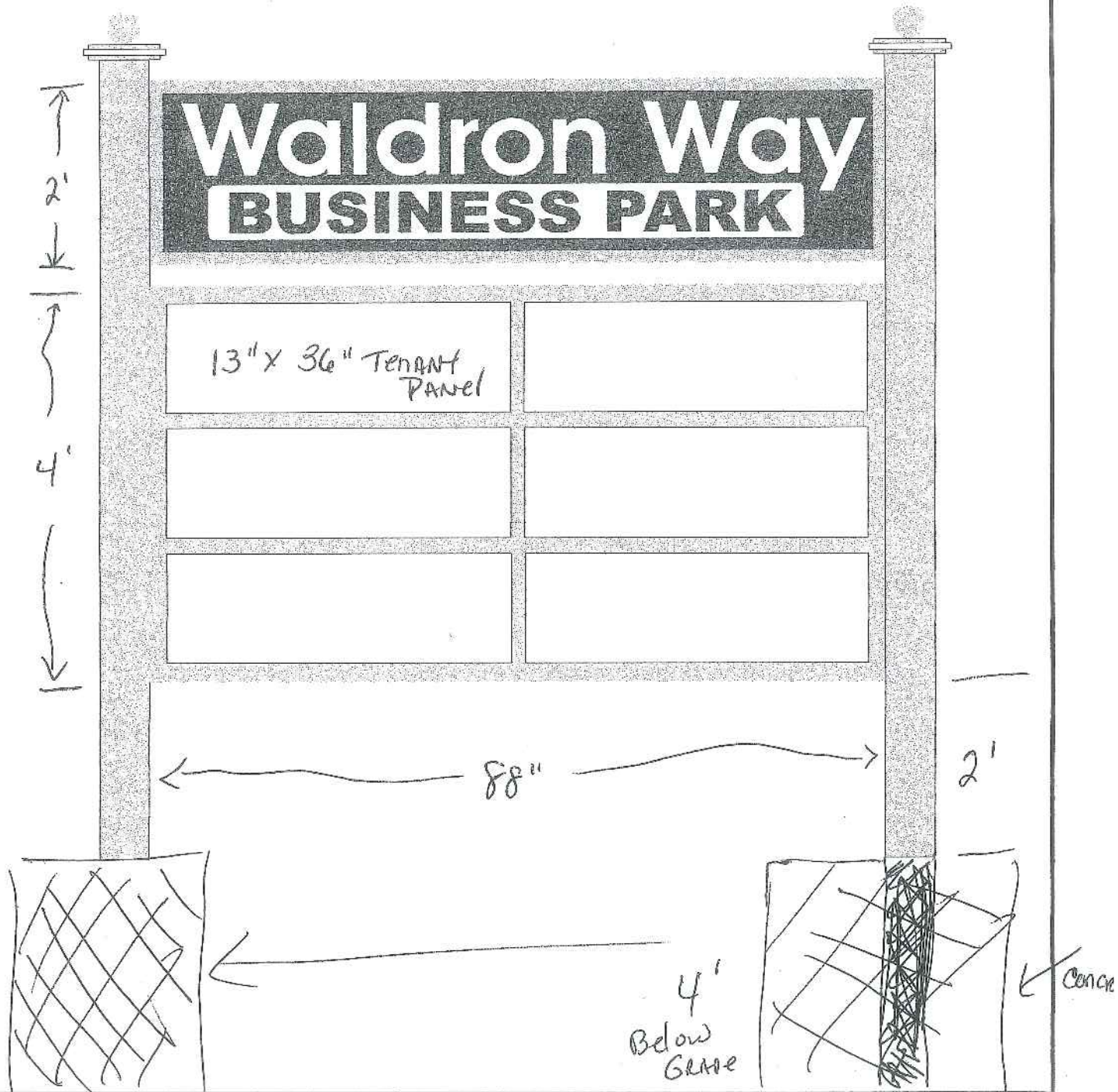
207-854-4999

This design is the sole ownership of Sinnett Signs & Graphics and cannot be duplicated without expressed written permission from Michael Sinnett, Owner.

APPROVED BY:

DRAWN BY:

DATE:



Direct Burial

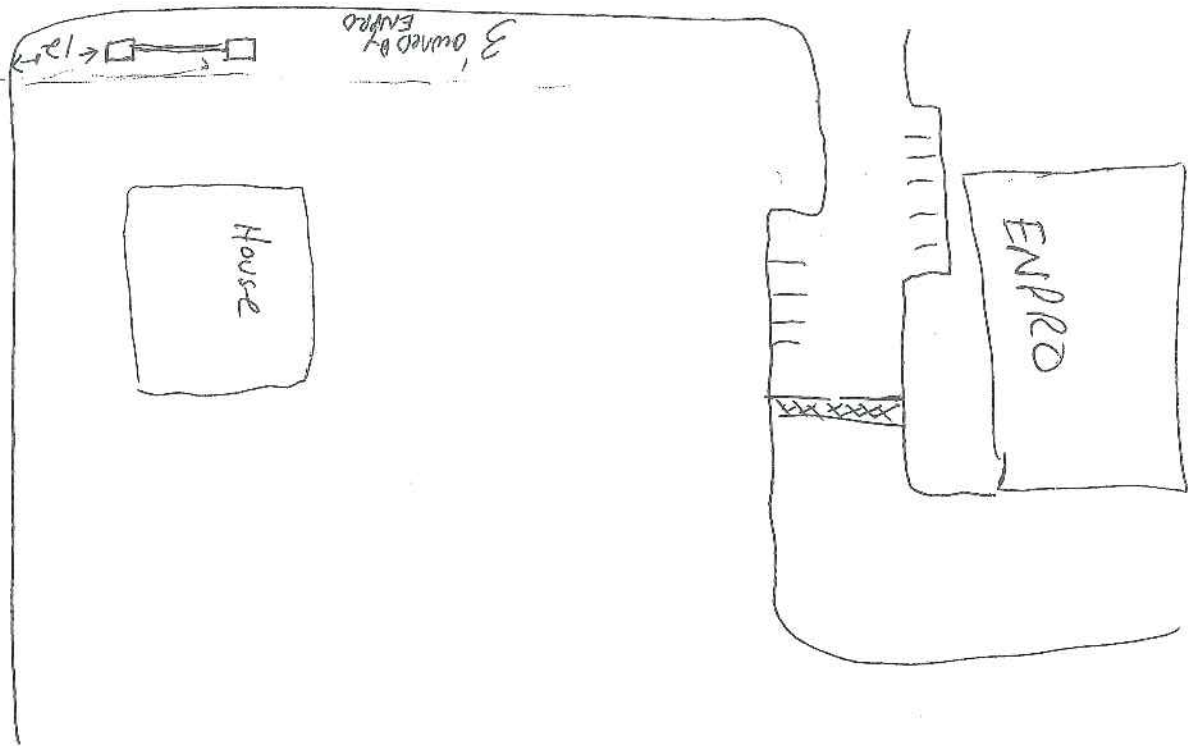
4F

↑ North

Riverside Street

Riverside Street

WALDRON WAY



96



November 9, 2006

To Whom It May Concern,

Enpro Services, Inc. (DAC LLC), being the rightful owner of property located at the junction of Riverside Street and Waldron Way, gives permission for the placement of one (1) sign on the property for usage by tenants of the industrial park. Please note, this sign is being built and constructed by Sinnett Signs, Gorham, Maine solely for this purpose and ENPRO does not grant permission at this time for any other signs and/or structures to be placed on this parcel owned by ENPRO.

ENPRO maintains the right to with draw permission in writing with 60 days of notice, should the property be sold, therefore possibly requiring relocation of the sign.

Should there be any questions regarding the onetime permission granted for placement of the sign, please feel free to call me at (207) 878-3031.

Sincerely,

Darryl R. Verville
General Manager, Northern New England
ENPRO Services, Inc.
31 Waldron Way
Portland, Maine 04103

ENPRO Services, Inc.

Dec 22 - 2006

FROM: DANIEL SKINNER 878. 8834
619 Riverside St.
PORTLAND ME 04103

TO: ALEX JAGERMAN
PLANNING DIVISION
CITY OF PORTLAND

DEAR SIR:

I AM following up on our telephone conversation earlier today in regard to a sign permit issued to Enpro Corp. on the corner of Waldron Road and Riverside St. in Portland.

Enpro owns 3/10 of a 100' strip of land that borders 625 Riverside St. and Waldron Rd out to the Southside Extension. The sign is the property of all lot owners on Waldron Rd. The narrowest section of Waldron & Riverside has a 15 foot +/- strip which is much more feasible and would adhere to all the sign ordinances.

This 15 ft strip is owned by one of the four lot owners putting up the sign.
Respectfully Yours Daniel Skinner



December 29, 2006

Mr. Alex Jaegerman
Division Director
City of Portland Planning Department
City Hall
389 Congress Street
Portland, Maine 04101

Reference: Replacement Sign for Waldron Way, Portland, ME

Dear Mr. Jaegerman,

Thank you for taking the time to discuss our request to replace the sign at the entrance to Waldron Way. As you are aware ENPRO Services, Inc, (ENPRO) is the current tenant of 31 Waldron Way and the designated representative of the Waldron Way Association of Businesses.

It is my understanding that installation of a replacement sign at the entrance to Waldron Way is being protested by Mr. Daniel Skinner, Sr., who abuts our property. The purpose of this letter is to provide you with additional information regarding our request.

DAC LLC, purchased the property located at 31 Waldron Way on or about January, 2005. The real estate includes a 3½ foot strip of land running from Riverside approximately 300 +/- feet down the southeastern side of the Waldron Way to 31 Waldron Way. At the time of the purchase there was an existing sign installed at the entrance to Waldron Way. From what we can gather that was the original sign that was installed in conjunction with the property developments on Waldron Way. The sign listed the names of the companies located on Waldron Way.

The sign was rather weathered in appearance and in casual conversation Mr. Skinner offered to remove the sign sometime in 2006 until such time that a new sign was installed. Accordingly, I find it quite ironic that Mr. Skinner is now making this protest knowing full well that we had every intention of replacing the original sign.

ENPRO Services, Inc.

31 Waldron Way, Portland, ME 04103
(207) 878-3031 - FAX (207) 878-3043

12 Mulliken Way, Newburyport, MA 01950
(978) 465-1595 - FAX (978) 465-2050

www.enpro.com

When the original sign was installed Waldron Way was a private roadway. At some point prior to our involvement the City of Portland took ownership of the right of way. The City of Portland owns the verge of grass measuring approximately 15 feet either side of the granite curbing. On the southeastern side of Waldron Way the 15 feet verge of grass abuts the 3½ foot strip of land owned by DAC LLC. With the City's permission this leaves an 18½ foot strip of land to house the replacement sign.

I have enclosed photographs of the entry to Waldron Way, a blue print from 2002 defining property boundaries, easements and the preservation area at the end of Waldron Way, along with a schematic of the replacement sign. The construction and layout of the new sign is a modern day replacement of the original sign.

In closing, we respectfully ask that you consider our request for a replacement sign and we would be willing to meet at your convenience to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. R. Verville', with a large, sweeping flourish extending to the right.

Darryl R. Verville
Designated Representative of Waldron Way Association



01 04 2007

#



01 04 2007

2

Waldron
Way

Riverside
Street

Proposed
Sign
Location

01 04 2007
#3

SKINNER

ENPRO

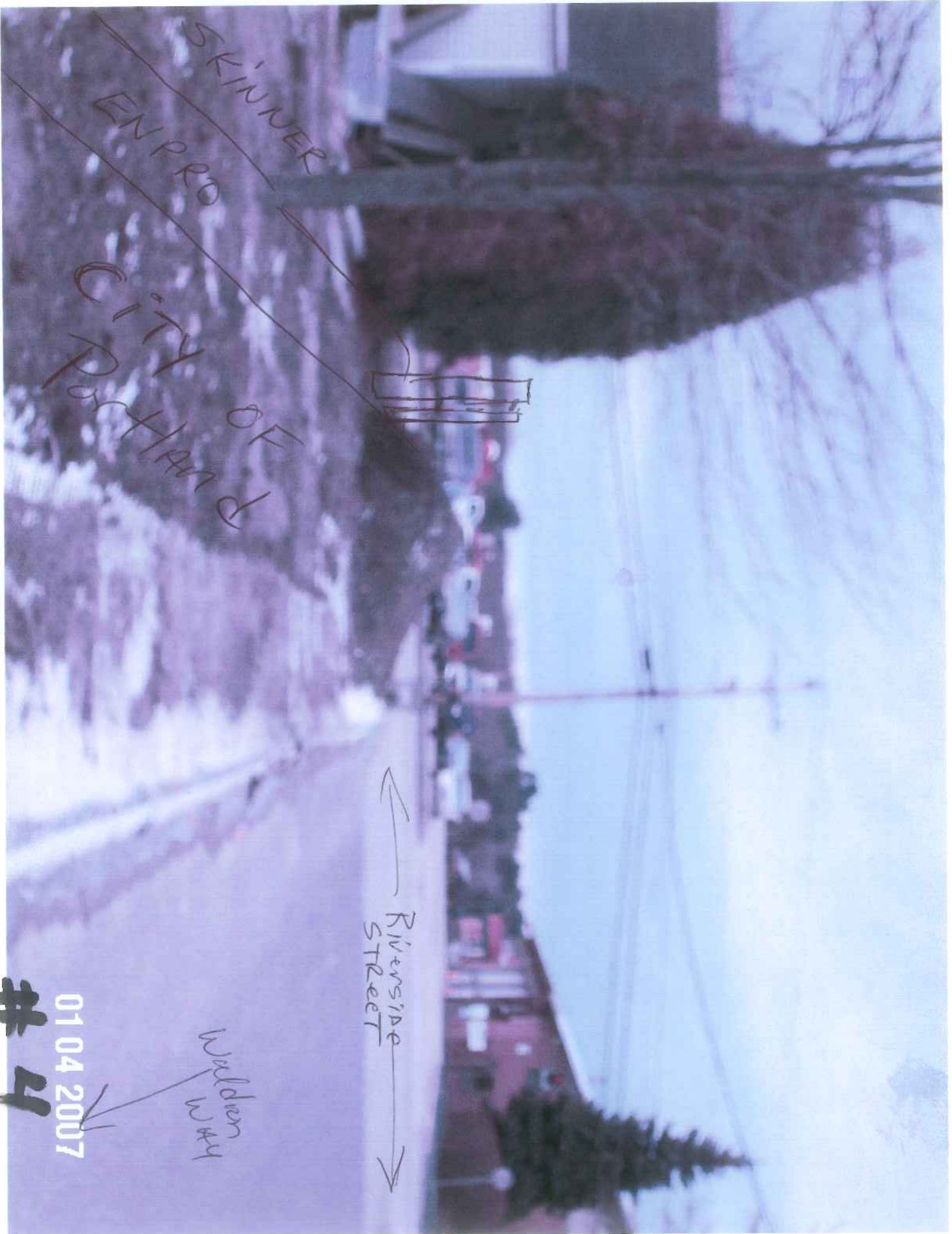
CITY OF
PORTLAND

Riverside
STREET

Walden
WALK

01 04 2007

#4



Preservation
AREA

WALTON
WAY



Riverside Street



01 04 2007

#5

ESTIMATED
PROPERTY
CITY
LINE
Preservation

Area

01 04 2007

#7

WALDRON WAY

RIVERSIDE STREET

Prescription
#12A

#8
01 04 2007



Waldron Way BUSINESS PARK

1

2

3

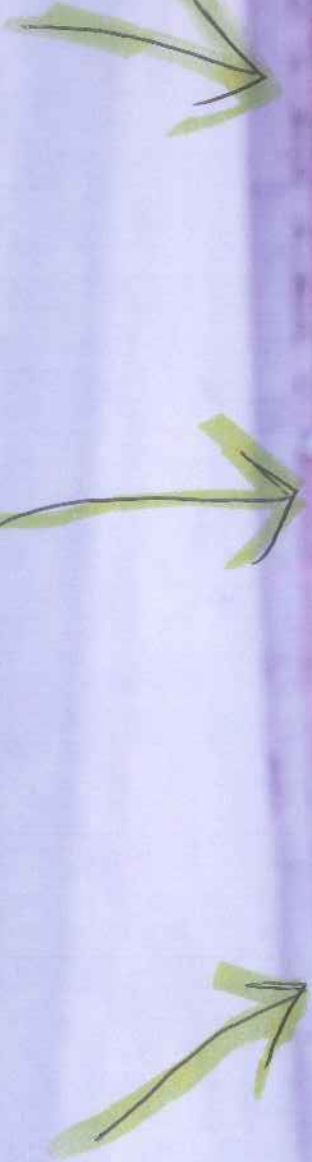
4

5

6

9

Preservation Area Tree Line



01 04 2007
#6



CITY OF PORTLAND, MAINE

PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Kevin Beal
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

March 11, 2007

Harry Verville
ENPRO Services, Inc.
31 Waldron Way
Portland, Maine 04103

Dear Mr. Verville:

This letter will confirm the Portland Planning Board's decision on a recent appeal proceeding affecting your property at 31 Waldron Way.

On February 27, 2007, the Portland Planning Board considered an appeal filed by the owner of 619 Riverside Street, Daniel Skinner, for an approved business directory sign at 31 Waldron Way. As you will remember, the sign was originally granted minor site plan approval by Portland Planning Department staff, based on staff's finding that the sign met the review standards set forth in the City's site plan ordinance. Mr. Skinner challenged the approval, citing concerns about the proposed location.

Following deliberations, the Planning Board voted 5-1-1 (abstained) to support Mr. Skinner's appeal. It was the Planning Board's position that the sign proposal failed to meet the following standards under Sec. 14-526 (23):

- b. The signage shall either be of special design merit or shall respond to unique circumstances associated with the subject property; and
- c. The signage shall have no detrimental impact upon the neighborhood.

Based on the Planning Board's decision, the approval previously granted for the proposed directory sign is formally withdrawn.

Thank you for your patience and understanding during the sign appeal process. If you have any questions about the decision or about alternative avenues open to you, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Andrews". The signature is written in a cursive style with a large initial "D" and a stylized "A".

Deborah Andrews
Portland Planning Department

Cc: Alex Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator
Ana Machado, Assistant Zoning Administrator



December 29, 2006

Mr. Alex Jaegerman
Division Director
City of Portland Planning Department
City Hall
389 Congress Street
Portland, Maine 04101

Reference: Photograph Disk for Sign at Waldron Way, Portland, ME

Dear Mr. Jaegerman,

Please find below a list of photographs taken of the proposed signage area that are found on the attached disk. All pictures were taken recently and I have made notes with each for your better understanding;

Photo Designation

DCP_633- View looking down Waldron Way towards Riverside Street. Lucas Tree property can be seen across Riverside Street.

DCP_634- Preservation area as depicted in blue print dated December 18, 2002 (included as attachment).

DCP_635- View from Riverside of Preservation Area.

DCP_636- Proposed sign location. In area between yellow post indicating gas and corner of red house (Skinner Property).

DCP_637- Directly down Waldron Way.

DCP_638- Proposed sign location to right of yellow gas service pipe.

DCP_639- Preservation area.

DCP_640- Proposed sign area.

Waldron Pylon- Proposed sign currently under construction.

Please note, although gas service is in the area, we have spoken directly to Northern Utilities and placement in proposed area is not an issue. The will be onsite during installation as necessary.

Should you need questions answered, please do not hesitate to call me anytime.

Sincerely,

Darryl R. Verville

Designated Representative of Waldron Way Association

ENPRO Services, Inc.

31 Waldron Way, Portland, ME 04103
(207) 878-3031 - FAX (207) 878-3043

12 Mulliken Way, Newburyport, MA 01950
(978) 465-1595 - FAX (978) 465-2050

www.enpro.com



Providing Turnkey Environmental Solutions

24-HOUR EMERGENCY RESPONSE SERVICES:

- ✓ Monitoring and oversight
- ✓ Spill containment and clean-up
- ✓ Transportation and disposal of bulk or containerized shipments
- ✓ Equipment rentals (fractionation tanks, roll-offs, treatment systems)

FIELD SERVICES:

- ✓ Construction
- ✓ Confined space entry
- ✓ Shoring and Excavation
- ✓ Monitoring and oversight
- ✓ Facility decontamination and closures
- ✓ Dewatering and on-site treatment systems
- ✓ Soil and groundwater remediation systems
- ✓ Investigation (borings, monitoring well installations)
- ✓ Oil/water separator maintenance (pump-out and cleaning)

TRANSPORTATION AND DISPOSAL SERVICES:

- ✓ Front-end loaders
- ✓ Dump trucks and trailers
- ✓ Transporters (bulk liquids)
- ✓ Vacuum trucks (bulk liquids)
- ✓ Vactor trucks (bulk solids, sludge, and liquids)
- ✓ Box trucks and van trailers (containerized waste)
- ✓ Lab-Packs, waste identification, consolidation and packaging
- ✓ Sampling, waste analyses, and disposal characterization
- ✓ Universal waste management (CRTs, mercury containing devices, fluorescent bulbs, etc.)

PETROLEUM AND CHEMICAL STORAGE TANK SERVICES:

- ✓ Integrity testing
- ✓ Retrofit and upgrade
- ✓ Cleaning and inspection
- ✓ Removal and replacement

EQUIPMENT RENTAL SERVICES:

- ✓ Roll-off containers
- ✓ Treatment systems
- ✓ Temporary storage tanks (500-gallon capacity to 21,000-gallon capacity)

ENPRO Services of Maine, Inc. - RCRA Part B Hazardous Waste TSDF, South Portland, ME.

ENPRO Services, Inc.

31 Waldron Way, Portland, ME 04103
(207) 878-3031 - FAX (207) 878-3043

12 Mulliken Way, Newburyport, MA 01950
(978) 465-1595 - FAX (978) 465-2050

www.enpro.com

Dec 22 - 2006

FROM: DANIEL SKINNER 878. 8834
619 Riverside St.
PORTLAND ME 04103

TO: ALEX JAGERMAN
PLANNING DIVISION
CITY OF PORTLAND

DEAR Sir:

I AM following up on our telephone conversation earlier today in regard to a sign permit issued to Enpro Corp. on the corner of Walden Road and Riverside St. in Portland.

Enpro owns 3/10 of a foot strip of land that borders 625 Riverside St. and Walden Rd out to the Southgate Extension. The sign is the property of all lot owners on Walden Rd. The northerly section of Walden & Riverside has a 15 foot +/- strip which is much more feasible and would adhere to all the sign ordinances.

This 15 ft strip is owned by one of the four lot owners putting up the sign.
Respectfully Yours Daniel Skinner

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1668	Date Applied For: 11/14/2006	CBL: 311 A012001
-----------------------	---------------------------------	---------------------

Location of Construction: 31 WALDRON WAY	Owner Name: DAC LLC	Owner Address: 31 WALDRON WAY	Phone:
Business Name:	Contractor Name: Sinnett Signs & Graphics	Contractor Address: 332 New Portland Rd Portland	Phone (207) 854-4999
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - New Commercial Tenant Directory - free standing sign	Proposed Project Description: New Commercial Tenant Directory - free standing sign
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/17/2006

Note: Does not meet 5' setback from property lines. Appeal to Deb Andrews under section 14-368.5(g). **Ok to Issue:**

- 1) This permit is being approved with the understanding that the sign will not be lit.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/20/2006

Note: **Ok to Issue:**

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

Dept: Planning **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 11/17/2006

Note: Sign placement approved, based on practical difficulties in meeting standard requirements. **Ok to Issue:**

Comments:

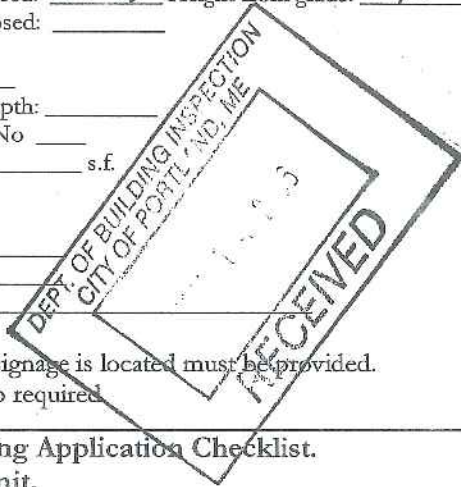
11/17/2006-amachado: Does not meet the zoning requirements. Appealing it to Deb Andrews under section 14-368.5 (g)



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: WALDRON WAY		
Tax Assessor's Chart, Block & Lot Chart# 311 Block# A Lot# 12	Owner: WALDRON WAY ASSOCIATION 31 WALDRON WAY	Telephone:
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: Sinnett Signs + Graphics 75 MIGHTY ST. GORHAM ME 04038	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ 128.00 Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: Sinnett Signs phone: 854-4999 49x2130		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: RIGHT OF WAY Commercial tenant Directory If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): nonilluminated Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: 6' x 88" Height from grade: 10' Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
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): NONE 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.		



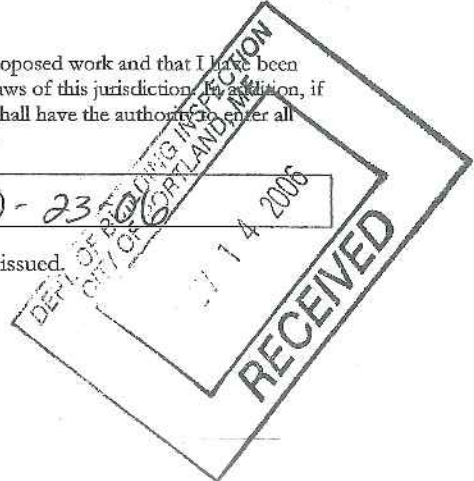
Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

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: **Mick Sinnett** Date: **10-23-06**

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

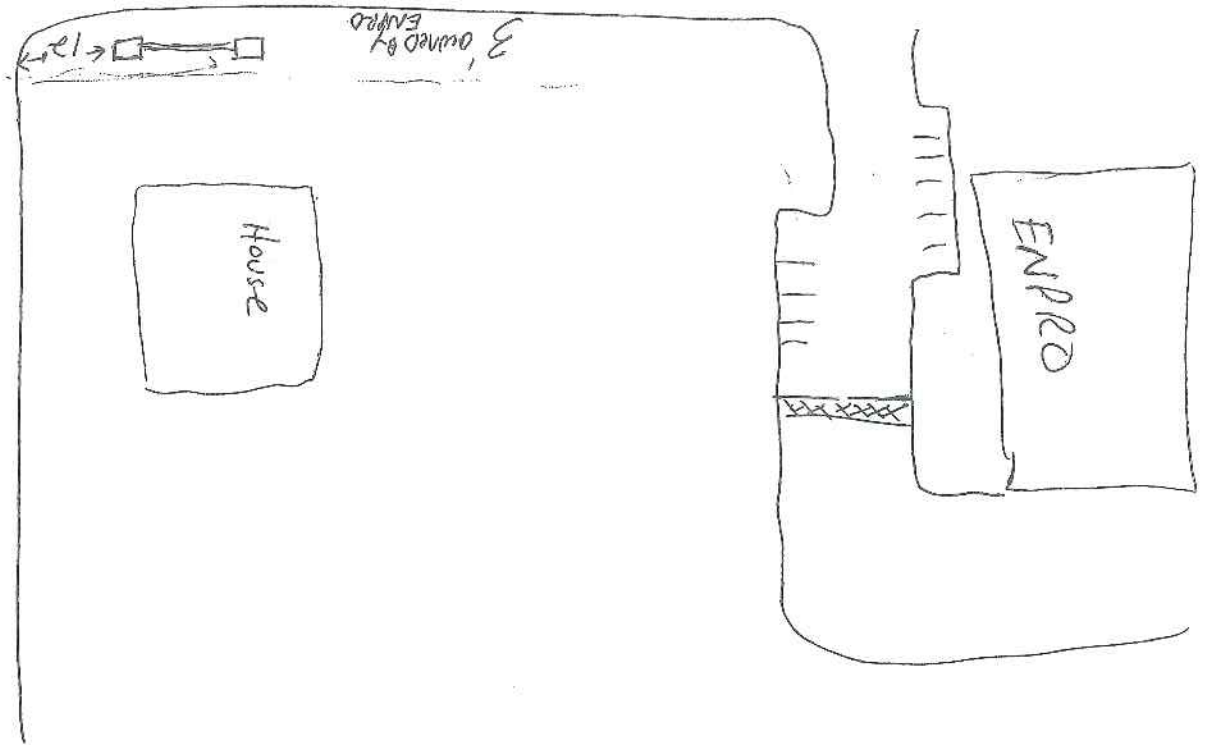


IM multi tenant building.
max area = 70sq ft - 44sq ft
height = 15' - 10'
setback 5' - 12' from Riverside
- not enough from Waldron Way

↑ North

Riverside Street

WALDRON WAY



Waldron Way BUSINESS PARK

ENPRO
SERVICES Inc.

MAINE PARTS
& MACHINE Inc.

ATLANTIC
SPORTSWEAR Inc.

VERIZON
WIRELESS

HARDSHELL
LOBSTER COMPANY

COMMERCIAL SPACE
FOR LEASE

PROPERTY OF



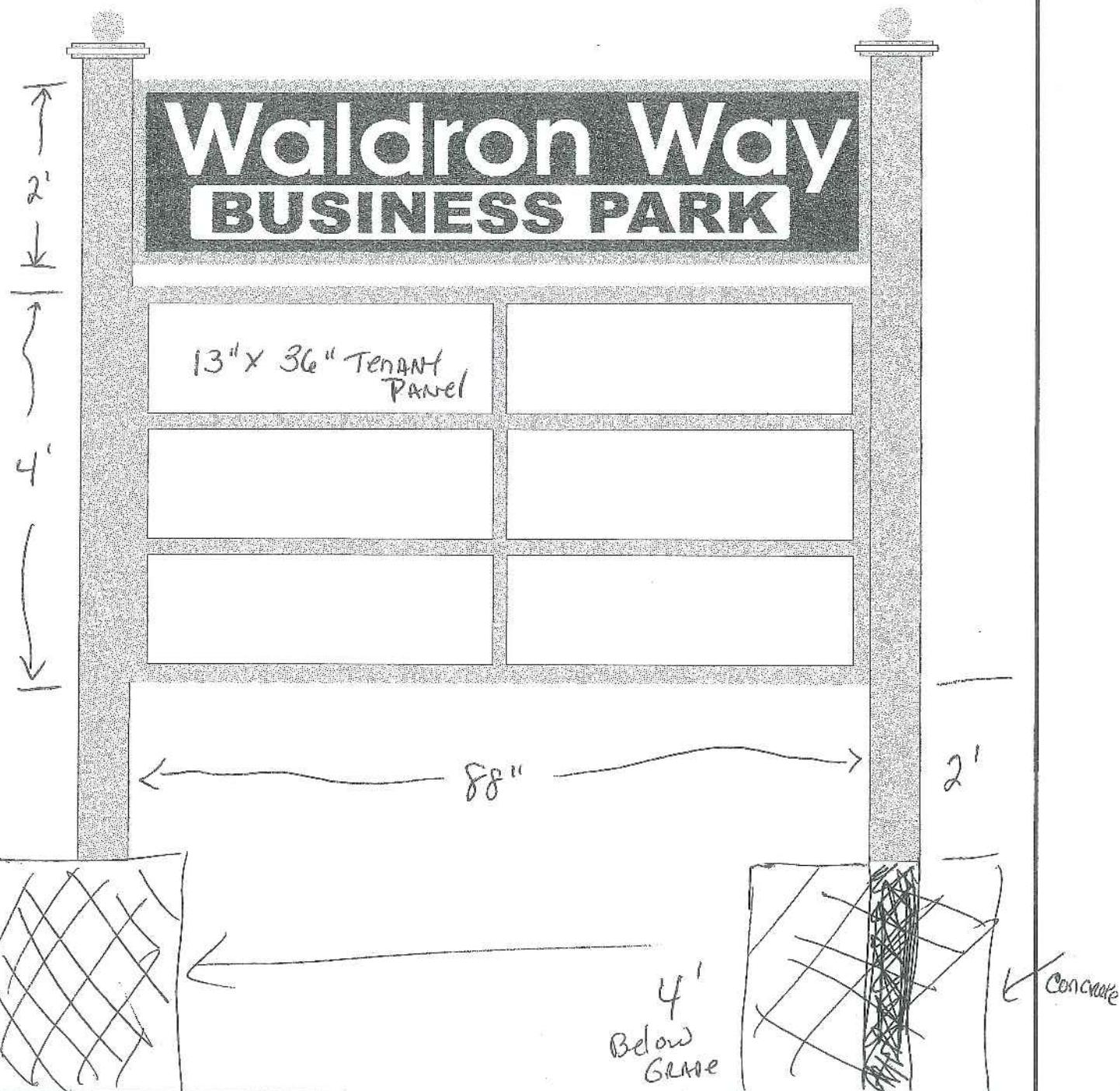
207-854-4999

This design is the sole ownership of Sinnett Signs & Graphics and cannot be duplicated without expressed written permission from Michael Sinnett, Owner.

APPROVED BY:

DRAWN BY:

DATE:



SINNETT SIGNS & GRAPHICS

332 NEW PORTLAND RD
GORHAM, ME 04038
207-854-4999
Fax: 207-854-0155

Proposal

DATE	Proposal NO.
5/10/2006	1207

NAME / ADDRESS
Waldron Way Darryl Verville 31 Waldron Way Portland ME 04103

DESCRIPTION	QTY
Non Illuminated Double Sided Pylon Sign* with Header and Removable tenant panels. (per Layout sent via e-mail) Header Size: 22" x 88" Center Panel Size: 48" x 88" Steel Poles: 6" x 6" x 1/4" All Panels to be Constructed with Baked Enamel Finished Alumilite/Dibond All Hardware to be Stainless Steel Poles to be set 4' Below Grade in Concrete *Sinnett Signs Can Apply for the Necessary Permits but this would incur additional cost Tenant Panel with Full Color Logo 12" x 40" (price is for set of two) SALES TAX	1

A 50% Deposit will initiate a workorder/This quote is good for 30 days.

Dec 22 - 2006

FROM: DANIEL SKINNER 878. 8834
619 Riverside St.
PORTLAND ME 04103

TO: ALEX JAGENMAN
PLANNING DIVISION
CITY OF PORTLAND

DEAR SIR:

I AM following up on our telephone conversation earlier today in regard to a sign permit issued to Enpro Corp. on the corner of Walden Road and Riverside St. in Portland.

Enpro owns 3 $\frac{8}{10}$ of a foot strip of land that borders 625 Riverside St. and Walden Rd out to the Southward Extension. The sign is the property of all lot owners on Walden Rd. The north west section of Walden & Riverside has a 15 foot \pm strip which is much more feasible and would adhere to all the sign ordinances. This 15 ft strip is owned by one of the four lot owners putting up the sign.

Respectfully Yours Daniel Skinner

Waldron Way

BUSINESS PARK

--

--

--

--

--

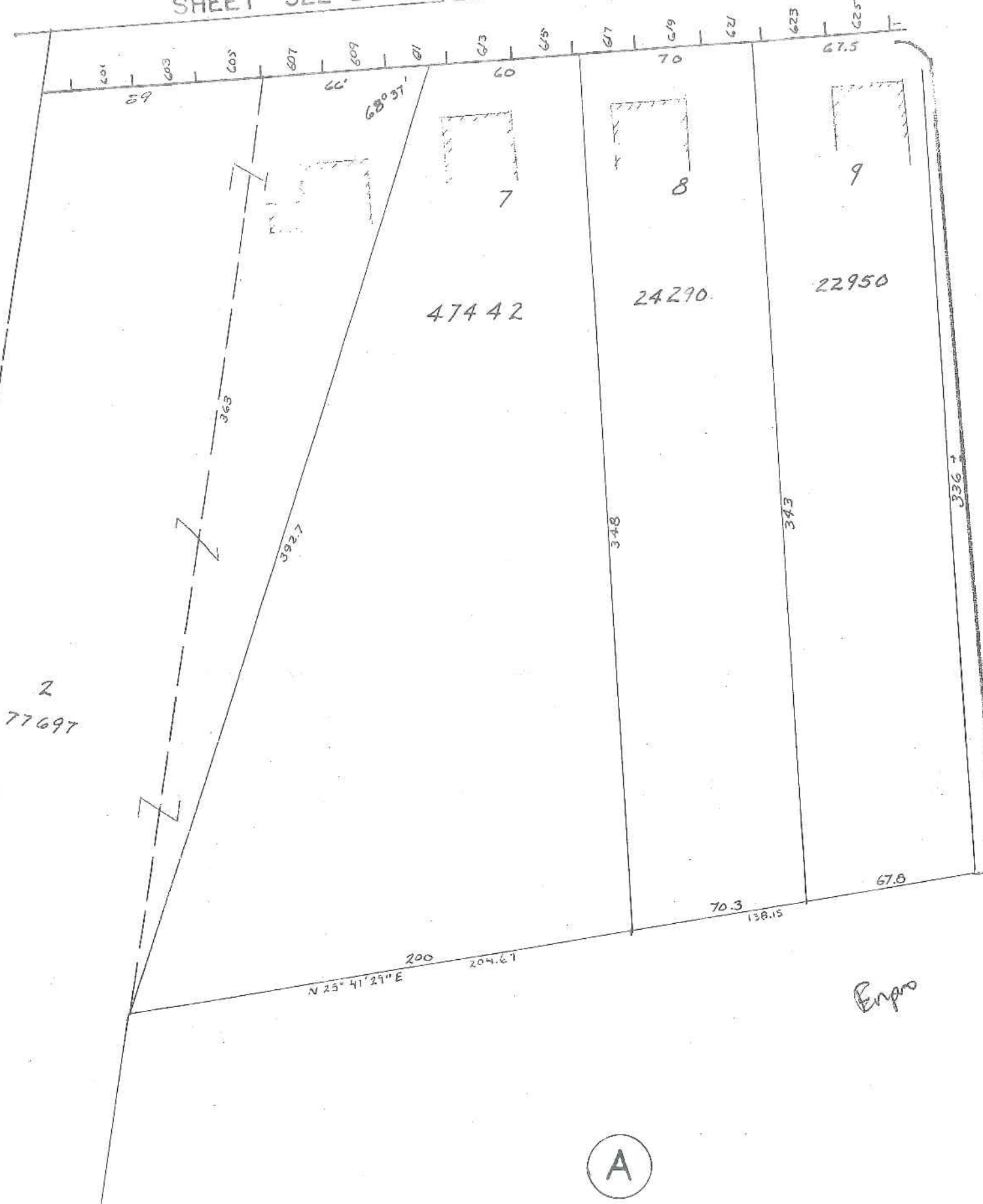
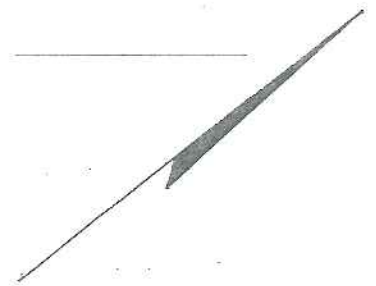
--

ATT. 8

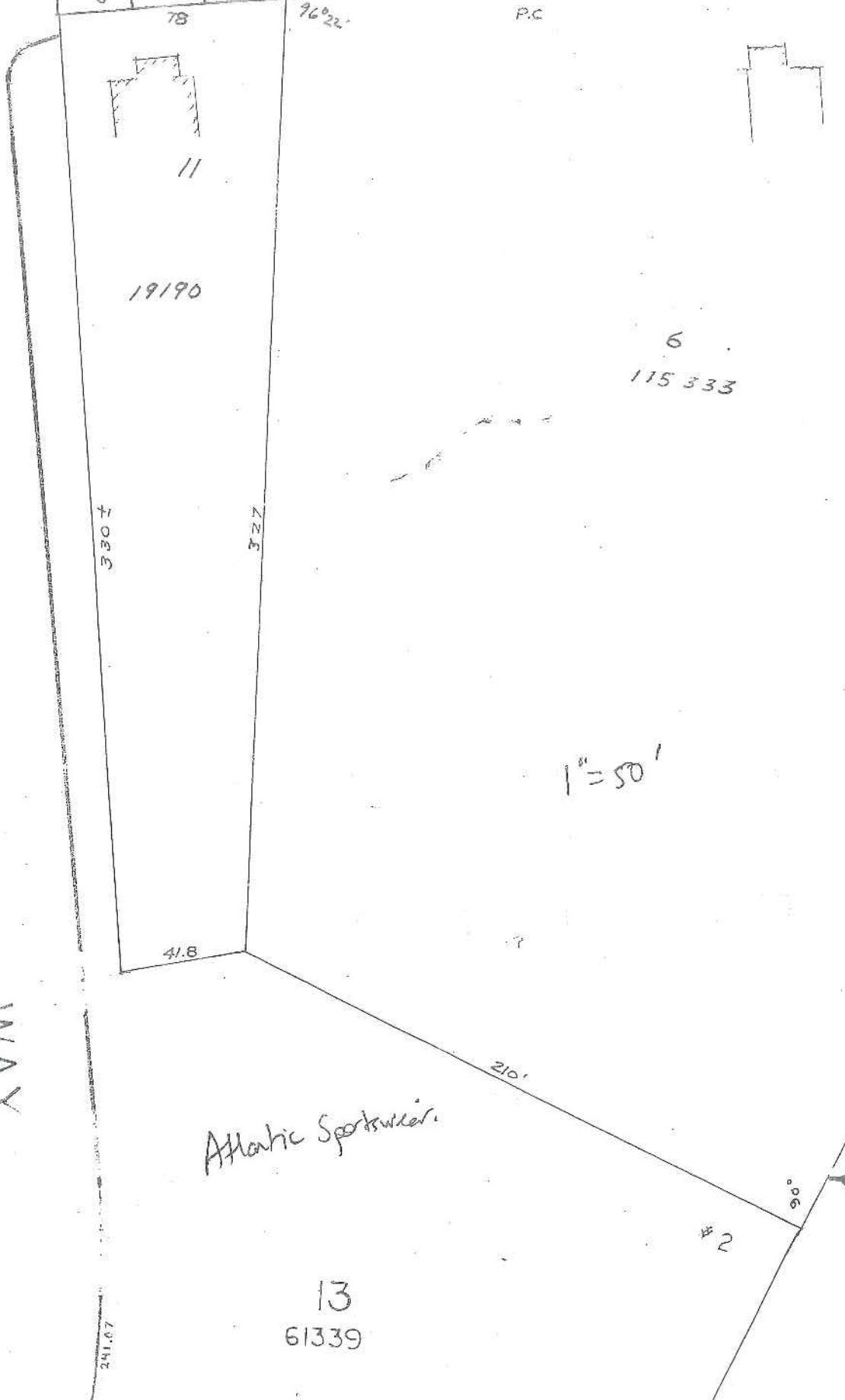


SHEET 322-B

RIVERSIDE



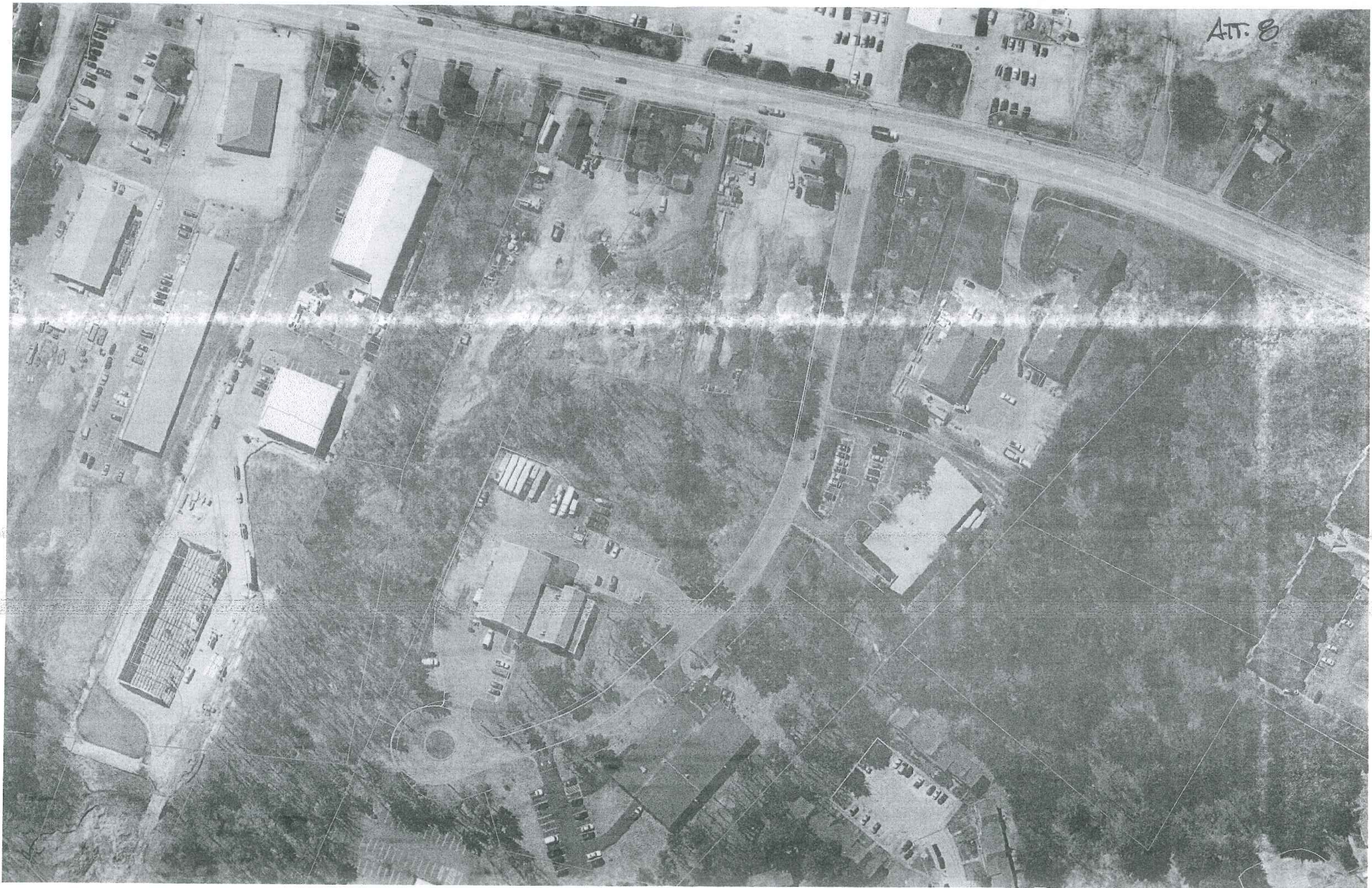
WALDRON WAY



SHEET 312-B

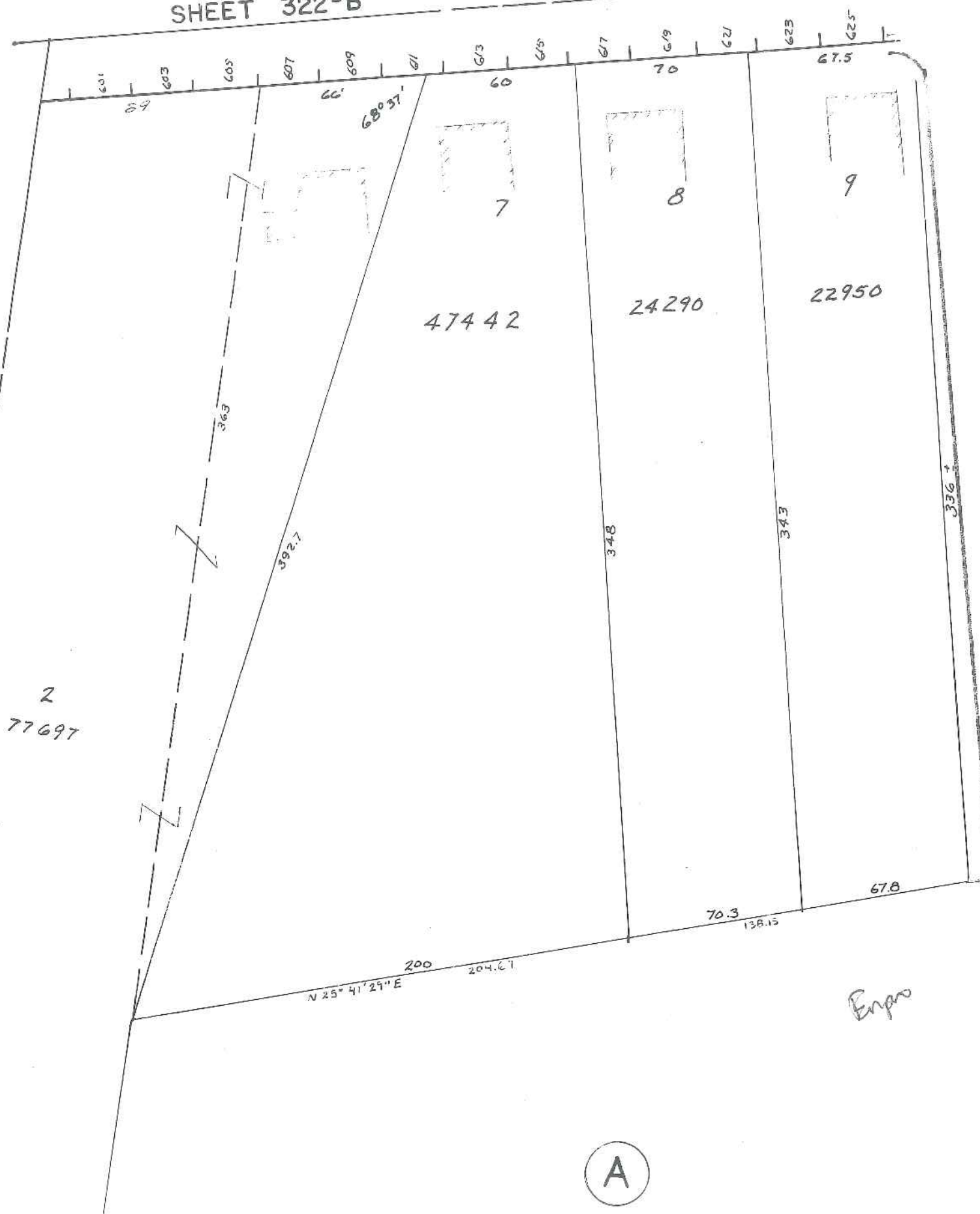
A

ATT. 8

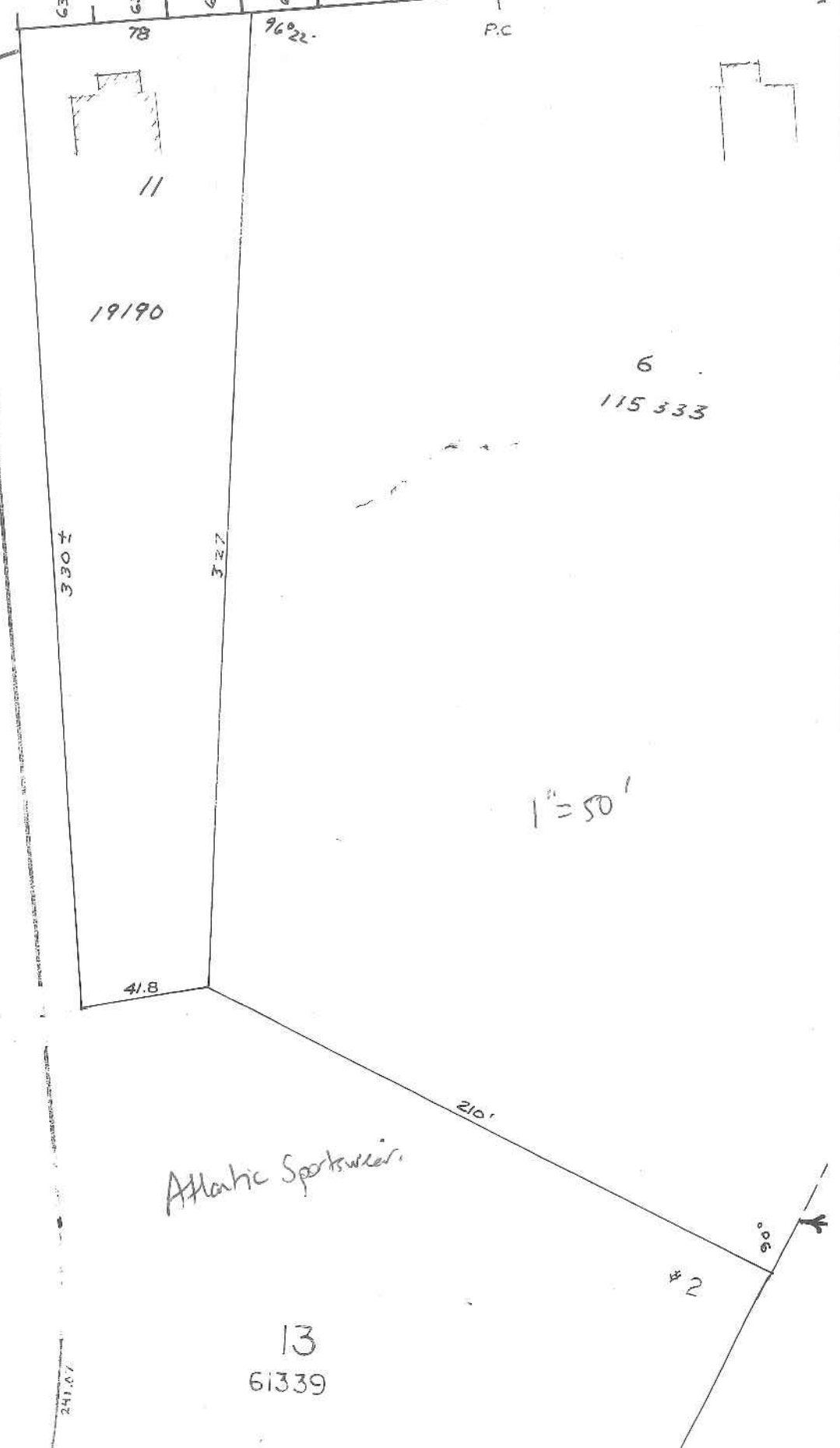


SHEET 322-B

RIVERSIDE



WALDRON WAY



SHEET 312-B

(A)

2