

Location of Construction: <i>270 Riverside St</i>		Owner: <i>Tidy Up Carwash</i>		Phone:	<b>Permit No: 70234</b>
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: <i>Sign Design</i>		Address: <i>743 Broadway So. Portland, ME</i>		Phone: <i>04106 799-2000</i>	<div style="border: 2px solid black; padding: 5px;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>MAR 20 1997</b> </div> <b>CITY OF PORTLAND</b> </div>
Past Use: <i>Gas Station</i>	Proposed Use: <i>Same</i>	COST OF WORK: \$	PERMIT FEE: \$ <i>44.60</i>	INSPECTION: Use Group: Type:	
Proposed Project Description: <i>Erect additional Signage 98 Sq Ft</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: <i>[Signature]</i> Zoning Approval: Zone: <i>BA</i> CBL: <i>316-B-008</i> 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"/>	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: <i>18 March 1997</i>			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED  
WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

*[Signature]* *18 March 1997*  
 SIGNATURE OF APPLICANT *Tim Flannery* ADDRESS: DATE: PHONE:

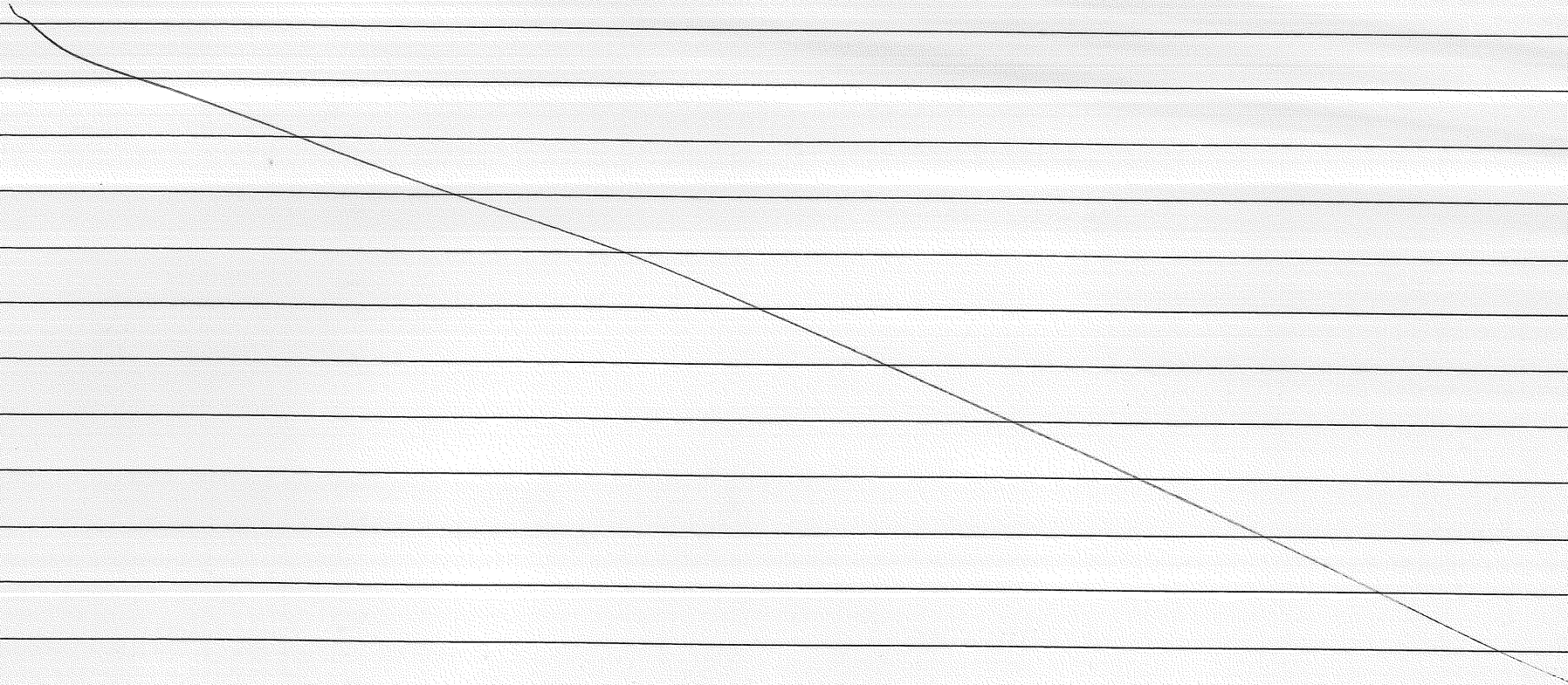
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 4

COMMENTS

Signage had been illegally erected in the CMP right-of-way.

4-21-98 Signage removed from east right-of-way. Not to be re-erected.



	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 270 Riverside St		Owner: Tidy Up Carwash		Phone:		Permit No: 970234
Owner Address:		Lessee/Buyer's Name:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>MAR 20 1997</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Sign Design		Address: 743 Broadway So. Ptld, ME		Phone: 04106 799-2000		
Past Use: Gas Station		Proposed Use: Same		<b>COST OF WORK:</b> \$ _____ <b>PERMIT FEE:</b> \$ 44.60		Zone: <u>BA</u> CBL: 316-B-008 Zoning Approval: <i>OK with conditions</i> <b>Special Zone or Reviews:</b> <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
Proposed Project Description: Erect additional Signage 98 Sq Ft		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		<b>INSPECTION:</b> Use Group: _____ Type: _____ Signature: <i>[Signature]</i>		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				<b>Zoning Appeal</b> <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  <b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <i>3/20/97 discussion with D.A. Approved Re</i> <input type="checkbox"/> Approved <i>EXTRA SIGNAGE</i> <input type="checkbox"/> Approved with Conditions <i>Special</i> <input type="checkbox"/> Denied <i>Acceptance</i> Date: <i>3/19/97</i>
Permit Taken By: Mary Gresik		Date Applied For: 18 March 1997				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

*Timothy L. Flannery*  
 SIGNATURE OF APPLICANT Tim Flannery ADDRESS: \_\_\_\_\_ DATE: 18 March 1997 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 4  
 A. Powers

270 . LAND USE - ZONING REPORT

ADDRESS: 207 Riverside St DATE: 3/20/97

REASON FOR PERMIT: New Signage

BUILDING OWNER: Tidy up Carwash C-B-L

PERMIT APPLICANT: Tim Flannery

APPROVED: with conditions DENIED: \_\_\_\_\_

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition It is required that you have an  
assent from C.M.P. to allow the signage you proposed  
along Warren Avenue. If this can not be obtained  
that pole sign is not permitted to be erected

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
 Asst. Chief of Code Enforcement

# DRAWING ONE

36  
15  
51

9 FT

36

4 FT

GLOBAL OIL

3 FT

GAS  
PRICE  
SIGN

5 FT

15

12  
LETTERS

**STOP & SHOPPE  
FOOD MART**

21' SQUARE FEET.

35 FT  
OVERALL HEIGHT

PROPERTY OF

**Sign Design, Inc.**

**Customer:**

**Project:**

**Date:**

**Revised:**

**Approved:**

# DRAWING TWO

9 FT

4 FT

GLOBAL OIL

*in Bldg*

3 FT

GAS  
PRICE  
SIGN

12  
LETTERS

**STOP & SHOPPE  
FOOD MART**

*21" shown  
30" Allowed in Bldg*

5 FT

35 FT  
OVERALL HEIGHT

PROPERTY OF

**Sign Design, Inc.**

**Customer:**

**Project:**

**Date:**

**Revised:**

**Approved:**

# DRAWING 3

81"

GLOBAL OIL

33"

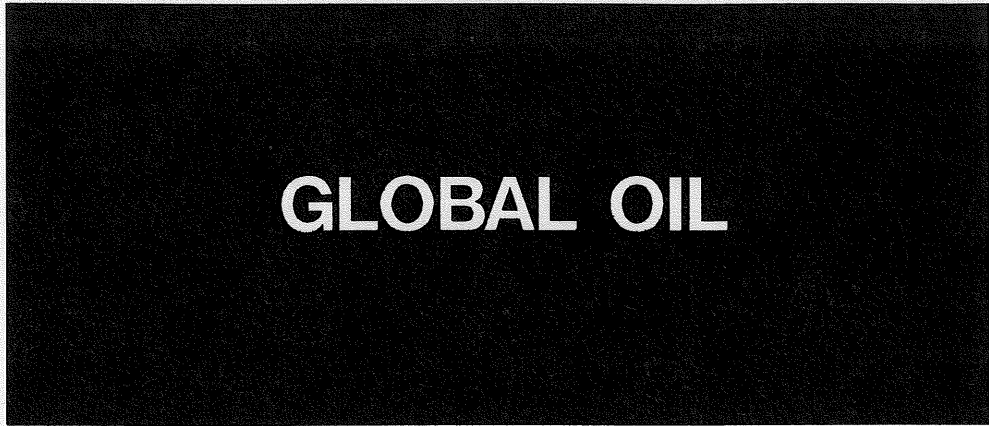
18.56p

PROPERTY OF

Customer:  
Project:  
Date:  
Revised:  
Approved:

# DRAWING 4

81"



33"

PROPERTY OF

--

Customer:  
Project:  
Date:  
Revised:  
Approved:

$33'' \times 81'' = 2673 \# = 18,56 \#$  shown  
20# allowed *ok*





Central Maine Power Company  
83 Edison Drive, Augusta, Maine 04336

(207) 623-3521

Real Estate Services

December 10, 1997

Amy Powers  
Code Enforcement Officer  
City of Portland  
City Hall  
389 Congress Street  
Portland, ME 04101-3503

RE: Stop & Shoppe Fuel Mart - Sign  
270 Riverside Street, Portland

Dear Amy:

Based on our telephone conversation of December 9, 1997 and the conditional permit issued to the landowner for the placement of the Stop & Shoppe Fuel Mart sign on CMP's property, please be advised that Central Maine Power Company did not convey an easement for the sign. At this time, CMP would like you to proceed with the landowner for immediate removal of the sign.

I appreciate your cooperation in this matter and would like to be notified once this has been resolved. Do not hesitate to contact me if you need further information or assistance.

Sincerely,

Alice D. Richards  
Real Estate Services

623-3521

x2219

cc: A. L. Ralph, Esq.



270 RIVERSIDE : TODD F. STATES HE HAS '69 DEED W/ EASEMENT NOTED ON IT. UNTIL HE CAN PROVE SO, HE MUST MAKE PLANS TO RELOCATE OR OBTAIN EASEMENT. MESSAGE TO AUCE. 11:50AM. 12/14/97.

12/17/97 conversation w/ Alice; she claims that their have been conversations w/ Todd Flannery in regards to easement, he was supposed to fax the info from a 1969 deed to her and never did

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

December 31, 1997

Mr. Tim Flannery and Mr. Todd Flannery  
DBA/Tidy Up Car Wash  
270 Riverside Street  
Portland, Maine 04103

RE: Sign Permit #970234  
Setback/Easement Issue with CMP

Dear Sirs:

Per my conversation of December 15, 1997, with Todd Flannery, I'd like to thank you for your prompt cooperation in providing Central Maine Power Company with a copy of your registered easement information.

Unfortunately, per my conversation of December 31, 1997, with Alice Richards, Central Maine Power Company, the information has no relevance over that actual location of your signage, but specifically refers to the access way only. It is my understanding that you are not allowed to relocate the signage to that easement area, and it must be removed completely from the restricted areas as outlined by Central Maine Power. Please remember, this is not an issue of aesthetics, but one of safety.

Please refer to the enclosed Conditions of Approval letter as processed by Marge Schmuckal, Item #9 states explicitly that permission from Central Maine Power Company must have been obtained prior to erecting the signage. This shows that you are in violation of The City of Portland Land Use and Zoning Ordinance.

Please coordinate with Central Maine Power Company a viable location that satisfies yourself and the necessary safety regulations concerning setbacks, for relocation of your sign. Again, please remember, that safety comes first. It is in your best interest to clear yourself of any potential

mishaps and to ensure the safety of the workers of the corporation who actually own the property.

In determining a new location for your signage, we will make a minor amendment to your original permit to accommodate the file for record. Please contact myself at 874-8300 ( ext. 8707) or Marge Schmuckal at 874-8300 ( ext. 8694), for setback information.

Thank you for your diligence in helping Central Maine Power create safe working conditions for their employees.

Sincerely,



Amy E. Powers  
Code Enforcement Officer

enclosure

cc: Mike Nugent, Insp. Services Manager  
Marge Schmuckal, Zoning Administrator  
Alice Richards, Central Maine Power Company  
Mike Collins, Electrical Inspector, City of Portland



January 2, 1998

Amy Powers  
Code Enforcement Officer  
City of Portland  
City Hall  
389 Congress Street  
Portland, ME 04101-3503

RE: Stop & Shoppe Fuel Mart - Sign  
270 Riverside Street, Portland

Dear Amy:

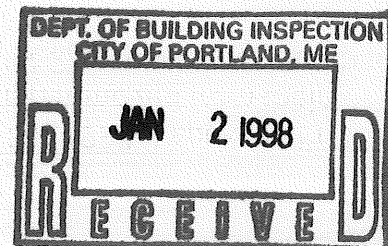
To follow up on our recent conversation of December 31, 1997, I spoke with Todd Flannery and advised him that CMP wants his sign removed from their property and that the easement he has is specifically for 2 access roads and he would not be able to relocate the sign into those areas (see letter to Flannery enclosed).

If you have any further questions, please give me a call at 623-3521, extension 2219.

Sincerely,

Alice D. Richards  
Real Estate Services

cc: A. L. Ralph, Esq.





Real Estate Services

January 2, 1998

Todd Flannery  
T. F. Properties  
P.O. Box 15399  
Portland, ME 04112-5399

RE: Stop & Shoppe Fuel Mart - Sign  
270 Riverside Street, Portland

Dear Mr. Flannery:

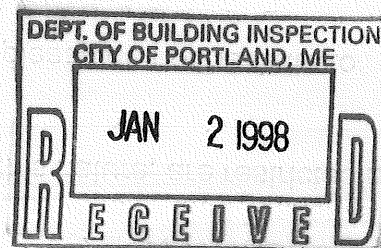
To follow up our recent telephone conversation of December 31, 1997, please be advised that Central Maine Power Company is requesting that your Stop & Shoppe sign be removed from it's property in Portland, designated Transmission Line Corridor Section 188. Placement of signs of this nature, are restricted from CMP's transmission line corridors.

Thank you for your cooperation in this matter and please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Alice D. Richards  
Real Estate Services

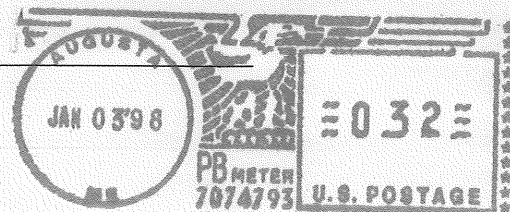
cc: A. L. Ralph, Esq.  
A. Powers, C.E.O.





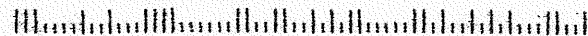
Central Maine Power Company  
83 Edison Drive, Augusta, Maine 04336 (207) 623-3521

Real Estate Services



Amy Powers  
City of Portland  
City Hall  
389 Congress Street  
Portland, ME 04101-3503

0410173503





x 2219

On vacation  
until 2/23/98.

February 10, 1998

Greg Gagnon  
Stop & Shoppe Fuel Mart  
270 Riverside Street  
Portland, ME 04103

RE: Sign

Dear Mr. Gagnon:

To follow up our conversation of today, February 10, 1998, you are now the primary contact regarding the encroachment of the Stop & Shoppe Fuel Mart sign on CMP's property in Portland. As discussed, the existing sign must be removed. A CMP inspector must be on site during removal and we require at least 3 days prior notice.

CMP may allow the placement of a "portable" electronic sign, not to exceed 4 feet by 4 feet on the property. Please contact me if you would like to pursue this option.

Thank you for contacting me regarding this matter.

Sincerely,

Alice Richards  
Real Estate Services

cc: Amy Powers ✓



**CMP**



P. 01/02

FAX NO. 2076269503

T&D/POWER DELIVERY

FEB-10-98 TUE 09:07 AM

**CENTRAL MAINE POWER COMPANY**

83 Edison Drive  
Augusta, ME 04336

**F A X C O V E R S H E E T**

DATE: February 10, 1998      TIME: 8:54 AM  
TO: Amy Powers      PHONE: 874-8300  
FAX: 874-8716  
FROM: Alice Richards      PHONE: 623-3521 Ext 2219  
CMP      FAX: 207-626-9503  
RE: Stop & Shoppe Fuel Mart  
CC:

Number of pages including cover sheet: 2

Message:

CMP owns a 100 foot strip of land that crosses Riverside Street and parallels Warren Ave. In referring to the attached strip map, the Stop & Shoppe Fuel Mart is located in the area shown as HERMAN COOK 5091 FEE. CMP has requested that the Stop & Shoppe Fuel Mart sign currently existing on CMP's property be located outside of this 100 foot strip.

2/10/98

PLEASE CONTACT:

TBM BRAGG @ 623-3521 (x 2728)

3 DAY NOTICE REQUIRED, NEEDS TO  
BE PRESENT.

WERSIDE

HERMAN

720  
720  
720

HEDGE &  
MATHEIS

HAZEL N.  
5089

BLANCHARD

STORM DRAIN FEE

90  
N 73° E 32' W  
155

WARREN AVENUE

NORTHERN UTILITIES

8" GAS MAIN

380+00

388+20  
DEFL. 27'

STREET

78'-28" L

93  
152

145

8" WATER

92

153

156

89

88

Contact owner  
re: CMP approval

