

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 0855  
**PERMIT ISSUED**  
MAR - 4 2008  
CITY OF PORTLAND

This is to certify that RODWAY JAMES A / Mark Agro Services

has permission to New 4' x 8' freestanding sign

AT 1832 FOREST AVE

327 B006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 when permission procured before this building or part thereof is loaded or service closed-in. 24 HOUR NOTICE REQUIRED.

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

#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Thomas M. Markley* 3/4/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

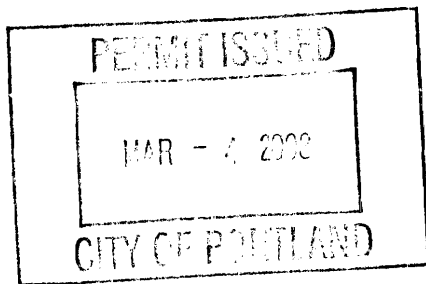
Permit No: 08-0172	Issue Date:	CBL: 327 B006001
-----------------------	-------------	---------------------

Location of Construction: 1832 FOREST AVE	Owner Name: RODWAY JAMES A	Owner Address: 89 AUBURN ST E 1154	Phone:
Business Name:	Contractor Name: Mark Nigro Services	Contractor Address: 7 Moulton Court Sanford	Phone 2077491876
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial	Proposed Use: Commercial - New 4' x 8' freestanding sign <i>connected to permit 08-0149 (change of use)</i>	Permit Fee: \$94.00	Cost of Work: \$94.00	CEO District: 5
Proposed Project Description: New 4' x 8' freestanding sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Commercial</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: _____		Signature: <i>Jm 3/4/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 02/27/2008	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

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



<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 <input type="checkbox"/> <i>OK w/condition</i> Date: <i>2/21/08 ABM</i>	<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  Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  <i>ABM</i> Date: _____
---	---	--

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b> 8-0172	<b>Applicant:</b> RODWAY JAMES A
<b>Project Name:</b>	<b>Location:</b> 1832 FOREST AVE
<b>CBL:</b> 327 B006001	<b>Development Type:</b>
<b>Invoice Date:</b> 02/27/2008	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$94.00		\$24.00		\$70.00	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$0.00</b>
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Signs	1	\$30.00
Signs sq. feet	32	\$64.00
		\$94.00
<b>Total Current Fees:</b>		<b>+ \$94.00</b>
<b>Total Current Payments:</b>		<b>- \$24.00</b>
<b>Amount Due Now:</b>		<b>\$70.00</b>

Detach and remit with payment

**Bill to:** RODWAY JAMES A  
 89 AUBURN ST E 1154  
 PORTLAND, ME 04104

CBL 327 B006001  
**Application No:** 8-0172  
**Invoice Date:** 02/27/2008  
**Invoice No:** 30357  
**Total Amt Due:** \$70.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0172	<b>Date Applied For:</b> 02/22/2008	<b>CBL:</b> 327 B006001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 1832 FOREST AVE	<b>Owner Name:</b> RODWAY JAMES A	<b>Owner Address:</b> 89 AUBURN ST E 1154	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Mark Nigro Services	<b>Contractor Address:</b> 7 Moulton Court Sanford	<b>Phone</b> (207) 749-1876
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - New 4' x 8' freestanding sign - connected to permit #08-0149 (change of use) for Plumbing & heating and Landscaping	<b>Proposed Project Description:</b> New 4' x 8' freestanding sign
--	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/29/2008	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) The sign must be located a minimum of five (5) feet from the property line.				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 03/04/2008	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.				
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.				

<b>Comments:</b> 2/28/2008-amachado: Left message for Mark Nigro. Sign is for two businesses. Change of use was for one business. Needs to clarify the use.
--



# Signage/Awning Permit Application

FEB 22 2008

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>1832 Forest Ave. Portland, Me.</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>Jim Rodway</u>	Telephone: <u>712-6853</u>
Lessee/Buyer's Name (If Applicable) <u>Mark NIEGO</u> <u>7 Moulton Ct.</u> <u>Sanford, Me.</u> <u>04073</u>	Contractor name, address & telephone: <u>Mark NIEGO</u> <u>Services</u> <u>7 Moulton Ct.</u> <u>Sanford, Me.</u> <u>04073</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Mark NIEGO</u> phone: <u>749-799-1876</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>Bookstore</u> If vacant, what was prior use: <u>Bookstore</u> Proposed Use: <u>Plumbing + Heating office - showroom</u> charge of fee #08-0149		
Information on proposed sign(s): Freestanding (e.g., pole) sign? <input checked="" type="radio"/> Yes _____ No _____ Dimensions proposed: <u>4x8</u> Height from grade: <u>40"</u> Bldg. wall sign? (attached to bldg) Yes <input type="radio"/> No <input checked="" type="radio"/> Dimensions proposed: _____		
Proposed awning? Yes <input type="radio"/> No <input checked="" type="radio"/> 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>to be removed</u> Freestanding (e.g., pole) sign? <input checked="" type="radio"/> Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input type="radio"/> No <input checked="" type="radio"/> 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. <span style="float: right;">N/A no 5:30</span>		

Handwritten calculations:  $32 \times 2 + 30 = 94$   
 $94 - 24 = 70$  still allowed

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](http://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: <u>Mark J. Niego</u>	Date: <u>2/15/2008</u>
--	------------------------

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

multi-tenant -

Handwritten initials: MN

FROM :

FAX NO. : 8788226

Oct. 06 2005 03:14PM P2

# 1832 FOREST AVE

multi-tenant - B-2

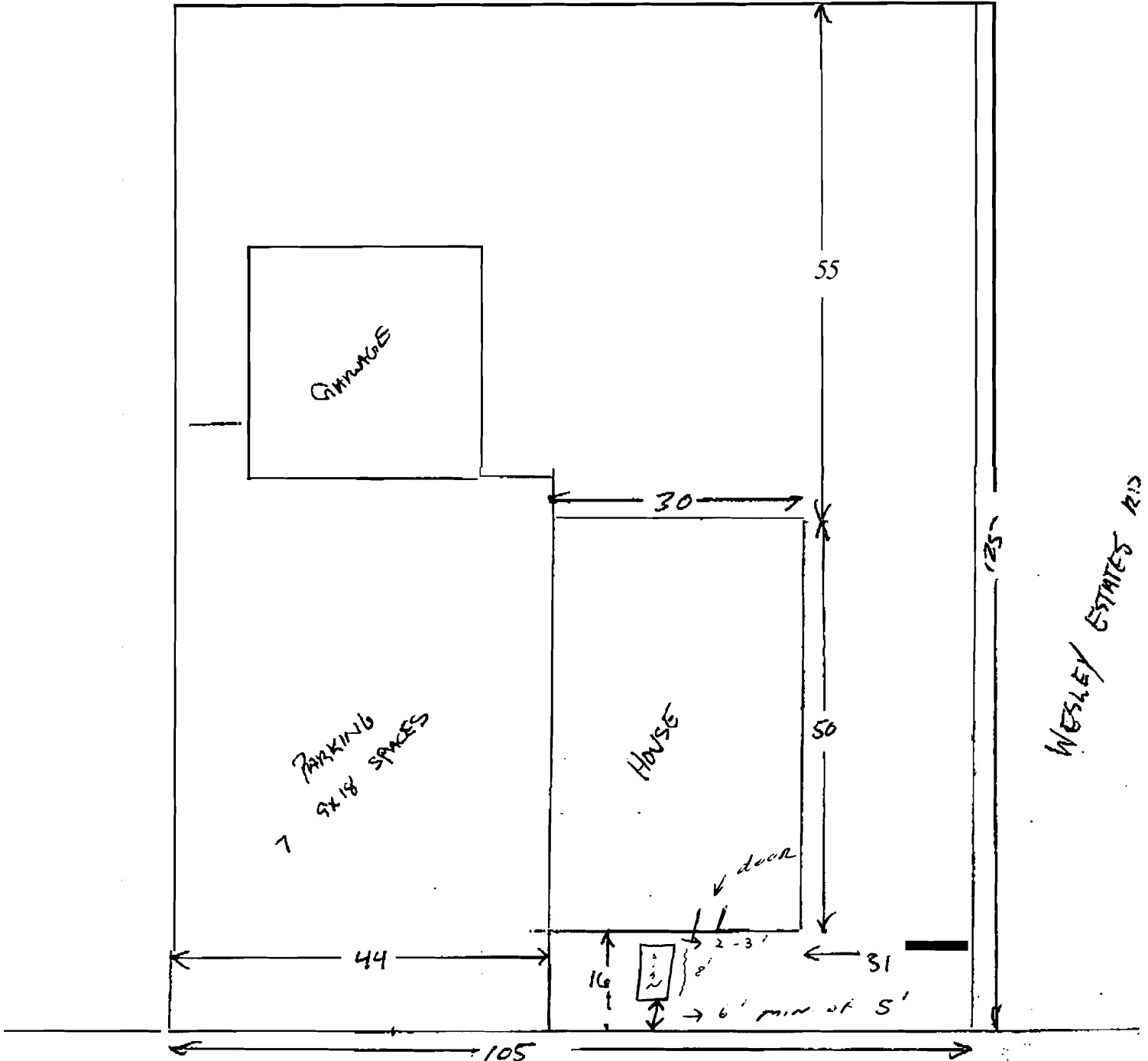
- max area = 65φ

- 32φ

max height - 18'

- ~~~ 12000~~ = 8' 1/2"

5 foot setback - 6' given



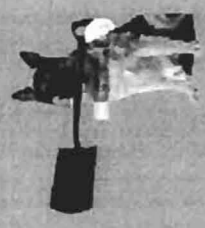
FOREST AVE

sign more to left of center

(will show property line)

material = Hard Plastic with double sided metallic  
parts will be either cedar or granite  
color = Forest Green with white letters  
Dimensions = 9' x 8' with contoured Top  
Installation = Poles set in concrete Tubes (12" diameter)  
Location = Centered directly in fence in area (front)  
90" To Bottom of sign

190



ALAN CYR / MARK NIGRO  
207.210.8327 207.749.1876  
SERVICES

PLUMBING • HEATING • RESIDENTIAL SPRINKLER SYSTEMS

MIKE RULLO LANDSCAPING

207.838.9998

HARDSCAPING AND RESIDENTIAL IRRIGATION SYSTEMS

207.555.1212

Thank you!  
=

JAMES A. RODWAY  
89 AUBURN ST. #1154  
PO BOX 9739  
PORTLAND, ME. 04104-5039  
(207)878-8226

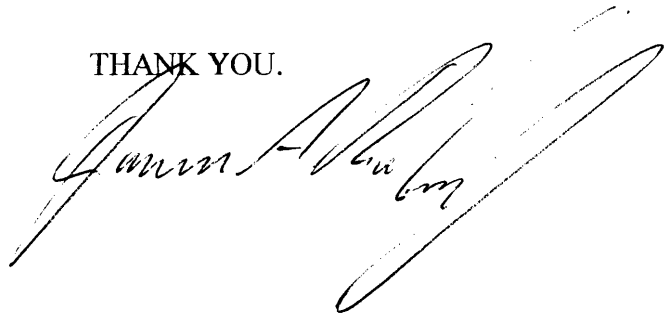
---

---

TO WHOMEVER IT MAY CONCERN,  
I, JAMES RODWAY , GIVE MARK NIGRO PERMISSION TO ERECT A SIGN FOR  
BUSSINESS AT MY PROPERTY LOCATED AT 1832 FOREST AVE. IN  
PORTLAND.

LEASE BEGINNING MARCH 1 2008.

THANK YOU.

A handwritten signature in black ink, appearing to read "James A. Rodway". The signature is written in a cursive style with a large, sweeping flourish at the end.





