

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080737

Please Read
Application And
Notes, If Any,
Attached

This is to certify that RISBARA CLAUDIA A & PETER L JTS/City of Portland

has permission to Off premise directional sign risbara's Men Home Inc

AT 426 RANDOLPH ST 335 C03300

provided that the person or persons who accept 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.

PERMIT ISSUED

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 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

Jeannie Bouke 7/24/08
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

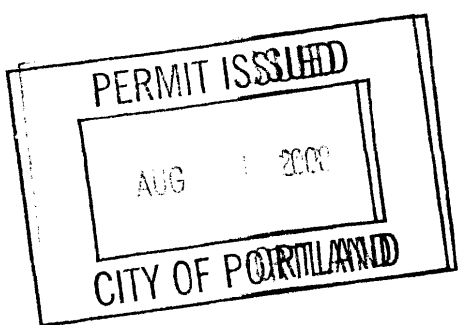
Permit No: 08-0737	Issue Date:	CBL: 335 C033001
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Location of Construction: 426 RANDOLPH ST	Owner Name: RISBARA CLAUDIA A & PETER	Owner Address: 426 RANDOLPH ST	Phone:
Business Name:	Contractor Name: City of Portland	Contractor Address: 389 Congress Street Portland	Phone: 2078748300
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: R-2

Past Use: Off premise directional sign	Proposed Use: Off premise directional sign / Risbara's Green House, Inc.	Permit Fee: \$300.00	Cost of Work: \$300.00	CEO District: 5
Proposed Project Description: Off premise directional sign / Risbara's Green House, Inc. <i>New Section 14-368(e)</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>N/A</i> Type: <i>directional sign</i> <i>#BX-2003</i> Signature: <i>JMB 7/24/08</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: ldobson	Date Applied For: 06/23/2008	Zoning Approval
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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..	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"/> <i>of under section 14-368(e) -</i> Date: <i>6/24/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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To be approved by Jim Connolly - City traffic engineer - 7/23/08 verbal - public works will place the signs in the event of a permit

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0737	Date Applied For: 06/23/2008	CBL: 335 C033001
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Location of Construction: 426 RANDOLPH ST	Owner Name: RISBARA CLAUDIA A & PETER	Owner Address: 426 RANDOLPH ST	Phone:
Business Name:	Contractor Name: City of Portland	Contractor Address: 389 Congress Street Portland	Phone (207) 874-8300
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Off premise directional sign / Risbara's Green House, Inc.	Proposed Project Description: Off premise directional sign / Risbara's Green House, Inc.
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Dept: Public Works	Status: Approved	Reviewer: James Carmody	Approval Date: 07/23/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/24/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>
1) It is also noted that the ordinance 14-368(e) requires a \$30 yearly fee from the applicant to be paid to the City of Portland.					
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The making of the signs and the placement of the signs shall be sited by the City's Traffic Engineer, Jim Carmody.					
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/24/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.					

Comments:
6/24/2008-mes: Section 14-368(e) was passed by the City Council on 5/19/08 and went into effect on June 19, 2008.
7/23/2008-mes: on 6/25/08 - I gave Jim Carmody (traffic engineer) the paperwork on this project at site plan review - I e-mailed him on 7/10/08 trying to get a status. On 7/23/08, Jim C. called me and gave me a verbal ok on the permit to issue - Public works is almost ready to install the signs. I am keying in the front staff to put in a tickler in the file for next year for the \$30 annual fee required.



Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Forest Ave. close to Newton St</u> <i>2 sites determined by Jim Carmody</i>		
Tax Assessor's Chart, Block & Lot Chart# <u>335</u> Block# <u>C</u> Lot# <u>33</u>	Owner: <u>Risbara's Greenhouse, Inc</u> <u>26 Randolph St.</u>	Telephone: <u>797-0066</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>\$300</u> Awning Fee= cost of work _____ Total Fee: \$ _____

Who should we contact when the permit is ready: Peter L. or Claudia Risbara phone: 797-0066

Tenant/allocated building space frontage (feet): Length: _____ Height: 8002 E 2 NHP
 Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____

Current Specific use: _____
 If vacant, what was prior use: _____
 Proposed Use: _____

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes No _____ Dimensions proposed: 12x48" Height from grade: minimum of 5'
 Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____ between lower edge of sign and surface of road or 7' if by sidewalk

Proposed awning? Yes _____ No Is awning backlit? Yes _____ No _____
 Height of awning: _____ Length of awning: _____ Depth: _____
 Is there any communication, message, trademark or symbol on it? Yes _____ No _____
 If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.

Information on existing and previously permitted sign(s):
 Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____
 Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____
 Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____

A site sketch and building sketch showing exactly where existing and new signage is located must be provided.
 Sketches and/or pictures of proposed signage and existing building are also required.

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: <u>Claudia A. Risbara</u>	Date: <u>06/23/08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

12" x 48" reflectorized

Letters as large as possible.
mileage would be determined by placement
of signs.

Risbara's Greenhouse	→
End of Newton St	.5

←	Risbara's Greenhouse
.5	End of Newton St.

CERTIFICATE OF INSURANCE

The company indicated below certifies that the insurance afforded by the policy or policies numbered and described below is in force as of the effective date of this certificate. This Certificate of Insurance does not amend, extend, or otherwise alter the Terms and Conditions of Insurance coverage contained in any policy numbered and described below.

CERTIFICATE HOLDER:
 ADDITIONAL INSURED
 CITY OF PORTLAND
 389 CONGRESS ST
 PORTLAND, ME 04101

INSURED:
 RISBARA'S GREENHOUSE INC
 426 RANDOLPH ST
 PORTLAND, ME 04103-1528

TYPE OF INSURANCE	POLICY NUMBER & ISSUING CO.	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS OF LIABILITY (*LIMITS AT INCEPTION)
LIABILITY	51-80-144388-3001	05-06-08	05-06-09	
<input checked="" type="checkbox"/> Liability and Medical Expense Personal and Advertising Injury	NATIONWIDE MUTUAL FIRE INSURANCE CO.			Any One Occurrence..... \$ 1,000,000
<input checked="" type="checkbox"/> Medical Expenses				Included in Above - Any One Person or Organization
<input checked="" type="checkbox"/> Fire Legal Liability				ANY ONE PERSON \$ 5,000
				Any One Fire or Explosion \$ 50,000
				General Aggregate* \$ 2,000,000
<input type="checkbox"/> Other Liability				Prod/Comp Ops Aggregate* . \$ 1,000,000
AUTOMOBILE LIABILITY				
<input type="checkbox"/> BUSINESS AUTO				Bodily Injury (Each Person) \$
<input type="checkbox"/> Owned				(Each Accident) \$
<input type="checkbox"/> Hired				Property Damage (Each Accident) \$
<input type="checkbox"/> Non-Owned				Combined Single Limit \$
EXCESS LIABILITY				
<input type="checkbox"/> Umbrella Form				Each Occurrence \$
				Prod/Comp Ops/Disease Aggregate* \$
STATUTORY LIMITS				
<input type="checkbox"/> Workers' Compensation and				BODILY INJURY/ACCIDENT ... \$
<input type="checkbox"/> Employers' Liability				Bodily Injury by Disease EACH EMPLOYEE \$
				Bodily Injury by Disease POLICY LIMIT \$

Should any of the above described policies be cancelled before the expiration date, the insurance company will endeavor to mail 30 days written notice to the above named certificate holder, but failure to mail such notice shall impose no obligation or liability upon the company, its agents, or representatives.

DESCRIPTION OF OPERATIONS/LOCATIONS
 VEHICLES/RESTRICTIONS/SPECIAL ITEMS

Effective Date of Certificate: 05-05-2008
 Date Certificate Issued: 06-18-2008

Authorized Representative: O'HEARN INSURANCE GROUP
 Countersigned at: NATIONWIDE INSURANCE
 1067 FOREST AVE PTLD ME

Jmd

From: Marge Schmuckal
To: James Carmody
Date: 6/24/2008 12:47:15 PM
Subject: Off-Premise Risbara Sign

Jim,

I have received a sign application for Risbara's Greenhouse on Randolph Street off of outer Forest Avenue. The ordinance change just went into effect. This is the first one to come in for a permit.

Will you be at the site plan review meeting tomorrow (Wednesday)? If so I will bring all the paperwork for us to go over. She is hot to go forward as soon as possible.

If you are not going to be at site plan review, I can send this information in interoffice mail.

Thanks,
Marge

CC: PENNY LITTELL

7/23/08 Jim C.
Approved verbally over the
phone

has been filed for a property, the department shall keep a record of such plan so that a new sketch plan shall not be required for later changes to signage on a site for which a sketch plan has been previously submitted.

(e) *Signs in the public right-of-way.* No signs shall be allowed in the public right-of-way, except for the following:

- (1) Permanent signs, limited to the following: Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic, including parking regulatory signs; bus stop signs erected by a public transit company; informational signs of a public utility regarding its poles, lines, pipes or facilities.
- (2) Signage meeting the requirements of section 14-370.
- (3) Emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way.
- (4) Community/cultural banners.
- (5) Permanent directional signs retail/accessory retail in residential zones. A lawfully existing retail business, existing as of March 1, 2008 and located in a residential zone, qualifies for an off-premise sign if it meets the following requirements: 1) the establishment is not a home occupation; 2) the establishment is not located within 500 feet of a major or minor arterial; 3) the sign would be no larger than 12 inches x 48 inches and would otherwise adhere to the requirements set out by MDOT/MUTCD in their standard sign manual. Such establishment may qualify for one, two-sided, or two one-sided, off-premise signs to be located on a major or minor arterial in a location determined safe by the city traffic engineer and upon the payment of an initial fee of \$300.00, with an annual renewal fee of \$30.00. In the event the sign is damaged or destroyed, the replacement of any sign shall be the sole responsibility of the permittee. The permittee shall be required to obtain a permit for said sign from the building inspections department, after securing \$400,000 insurance for said

Passed by City
Council on
May 19, 2008
in effect
June 19, 2008

sign, naming the City of Portland as an additional insured.

(f) *Signs in historic districts, in historic landscape districts, or on individual landmark properties.* Signs in historic districts, in historic landscape districts, or on individual landmark properties shall also be subject to the provisions of article IX of this chapter. Where the regulations of article IX are either more or less stringent than those set forth in this division, the more stringent standard shall apply.

(g) *Signs in Pedestrian Activities District (PAD) overlay zone and PAD encouragement areas.* Signs in PAD overlay zone and PAD encouragement areas of the B-3 zone shall also be subject to the standards set forth in the Downtown Urban Design Guidelines. Where those standards are either more or less stringent than the regulations set forth in this division, the more stringent standard shall apply.

(Ord. No. 252-94, § 2, 4-4-94; Ord. No. 143-07/08, 5-19-08)

Sec. 14-368.5. Permits.

The procedures set forth below shall govern the application for, and issuance of, all sign permits under this division, unless a sign is also subject to review under any other division or section of this chapter or any other chapter of this Code, including site plan and historic preservation ordinances. Where a sign requires such other review, the time periods set forth in the ordinance for that review process shall control.

- (a) *Applications.* All applications for sign permits of any kind shall be submitted to the department on an application form or in accordance with application specifications published by the department.
- (b) *Fees.* Each application for a sign permit shall be accompanied by the applicable fees, which shall be established by the council order.
- (c) *Action on sign permit application.* Within ten (10) working days of receipt of a complete application, the department shall either:
 - 1. Issue the sign permit, if the sign that is the subject of the application conforms in every

has been filed for a property, the department shall keep a record of such plan so that a new sketch plan shall not be required for later changes to signage on a site for which a sketch plan has been previously submitted.

(e) *Signs in the public right-of-way.* No signs shall be allowed in the public right-of-way, except for the following:

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(Ord. No. 252-94, § 2, 4-4-94; Ord. No. 143-07/08, 5-19-08)

Sec. 14-368.5. Permits.

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 - 1. Issue the sign permit, if the sign that is the subject of the application conforms in every

From: Marge Schmuckal
To: James Carmody
Date: 7/10/2008 3:43:31 PM
Subject: Risbara off-premise sign

Jim,

A couple weeks ago I gave you the info on this requested sign. Where are we in the process? Have you determined the locations where the signs will be placed? If I can get a copy of that, I can issue the permit. I was holding to get your information first.

I knew that this first one would take longer because we will be doing a first walk thru.

Thanks,
Marge

7/23/08 -
by phone signed off
& approved -
City to install