

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 050752
PERMIT ISSUED
JUL 18 2005
CITY OF PORTLAND

This is to certify that PETERS DONALD R TRUST GRACE ST TRUST/Applicant

has permission to Add 103 sq ft of signage

AT 1569 FOREST AVE

338 M001001

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 when permission procured before this building or part thereof is occupied 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

Jamie Bourke 7/14/05
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: 05-0752	PERMIT ISSUED	BL: 318 MC01001
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Location of Construction: 1569 FOREST AVE	Owner Name: PETERS DONALD R TRUST GRA	Owner Address: 141 MAIN ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B1/R3

Past Use: Commercial	Proposed Use: Commercial/ Add 103 sq ft of signage <i>free standing signs NOT permitted - signs attached to Bldg only</i>	Permit Fee: \$236.00	Cost of Work: \$236.00	CEO District: 5
Proposed Project Description: Add 103 sq ft of signage <i>39# total</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>IBC-2003 Sign</i>	
		Signature:	Signature: <i>JMB 7/14/05</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: 06/10/2005	Zoning Approval		
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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 checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>7/14/05</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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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: 05-0752	Date Applied For: 06/10/2005	CBL: 338 M001001
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Location of Construction: 1569 FOREST AVE	Owner Name: PETERS DONALD R TRUST GRA	Owner Address: 141 MAIN ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial/ Add 39 sq ft of signage to bldg no new additional freestanding signage permitted	Proposed Project Description: Add 39 sq ft of signage to bldg
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/11/2005**Note:** 06/24/05 permit denied - not meeting the sign regulations - see letter
7/8/05 the tenants came in - they will not put up the additional freestanding signage & revised their signs attached to the building **Ok to Issue:**

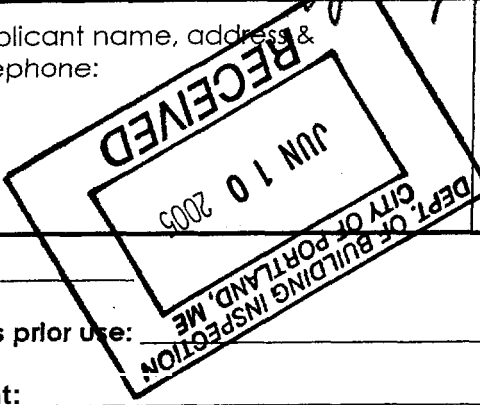
- 1) This permit is being approved on the basis of plans submitted on 7/8/05. Any deviations shall require a separate approval before starting that work. It is understood that there will not be an increase in signage on any freestanding poles. This permit is for 39 square foot of signage on the building.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/14/2005**Note:** **Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

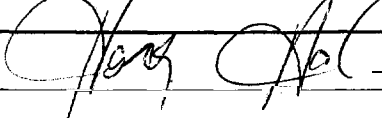
Signage/Awning Permit Application

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.

1569 Forest Ave		
Total Square Footage of Proposed Structure 275.50	Square Footage of Lot 61,712.	
Tax Assessor's Chart, Block & Lot Chart# 338 Block# M Lot# 1	Owner: Alliance Energy Corp.	Telephone: 773 8736
Lessee/Buyer's Name (If Applicable)	Applicant 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: \$ 206 + 30 Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ 236.00
		
Current use: gas station		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: gas station convenience, coffee bar, sandwich shop, Icecream shop		
Project description: - NO awning left -		
Contractor's name, address & telephone: _____		
Whom should we contact when the permit is ready: Aden, Asak 409-2559		
Mailing address: 1569 Forest Ave Portland, ME 04103		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: 05/24/05
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This is NOT a permit, you may not commence ANY work until the permit is issued

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 1569 Forest Ave. ZONE: B-1

CBL: _____

SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES _____ NO _____
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 30 x 1.5 - 45' Height

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____

DIMENSIONS PROPOSED: 5' x 1'

BLDG. WALL SIGN? (attached to bldg) YES NO _____

DIMENSIONS PROPOSED: attached - 8'

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____

DIMENSIONS: 4' x 15'

BLDG. WALL SIGN (attached to bldg)? (YES) NO _____

DIMENSIONS: 5' x 5'

AWNING? (YES) NO _____

DIMENSIONS: 4' x 0', 4' x 10', 6' x 3'

LOT FRONTAGE (FEET): 300

AWNING YES NO _____

IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: 4'

LENGTH OF AWNING: 10'

DEPTH: 6'

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES _____ NO _____

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature]

DATE: 08/28/92

••••• FOR OFFICE USE ONLY •••••

CHECKLIST FOR SIGN/AWNING APPLICATION

needs
Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00:
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. **Indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building facade dimensions for any signage attached to a building.**
- A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*
- Certificate of Flammability required for awning or canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- Pre-Application Questionnaire completed and attached. Photos of *existing* signage attached.

**Permit Fee for signage or awning-with-signage:
\$30.00 plus \$2.00 per square foot of sign.**

**Permit Fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, plus \$9.00 for each additional \$1,000.00.**

Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00

Sidewalk Signs

Design, Location, and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign permit, come to City Hall, 389 Congress Street, Room 315, with:

- _____ Certificate of Liability Insurance
- _____ Drawing of sign showing dimensions and design work
- _____ Payment of \$30.00 plus \$2.00 per s.f. of signage.
- _____ Complete application with pre-application questionnaire and checklist completed.



PORTLAND MAINE

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

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

June 24, 2005

Aden Asak
1569 Forest Avenue
Portland, ME 04103

RE: signage – 1569 Forest Avenue – 338-M-1-4 – B1 & R-3 Zones – application#05-0752

Dear Aden Asak,

I am in receipt of your permit application to erect new signage. Your permit has been denied because you are not meeting the requirements of the sign ordinance for the B-1 zone with a primary gas station use.

still denied

You are proposing a second series of signs on an existing light pole. Currently there is an approved free standing sign for the gas station. This would be a second free-standing sign. Please note that your submittals did not address whether the light pole could structurally handle the weight of these new signs. Free standing signs may not be placed closer than five (5) feet of the front property line. Your proposal is showing this new sign area to be up to the front property line.

Your proposed building signs do not meet the requirements of the sign ordinance. You are proposing 93 square foot of new signage compared to the allowance of 30 square foot for the principal building sign and 10 square foot for each additional major activity. The gas station is the existing principal use with an additional retail activity.

1905 - RT
10/50/05

Very truly yours,

Marge Schmuckal
Marge Schmuckal
Zoning Administrator

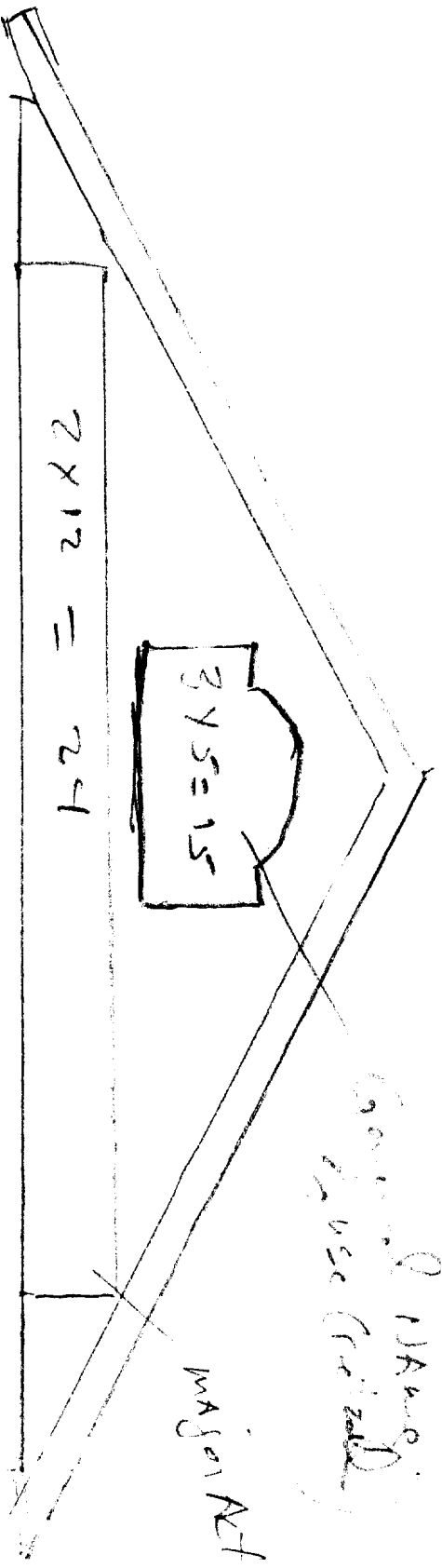
Cc: File

width - high 7 4

Building size

~~Total 39 SQF~~

30' Allow
+ 10' Allow
40' Allow



a

1569 Forest Ave Portland ME 04105

DEPT. OF BUILDING INSPECTR
CITY OF PORTLAND, ME

JUL - 8 2005

RECEIVED

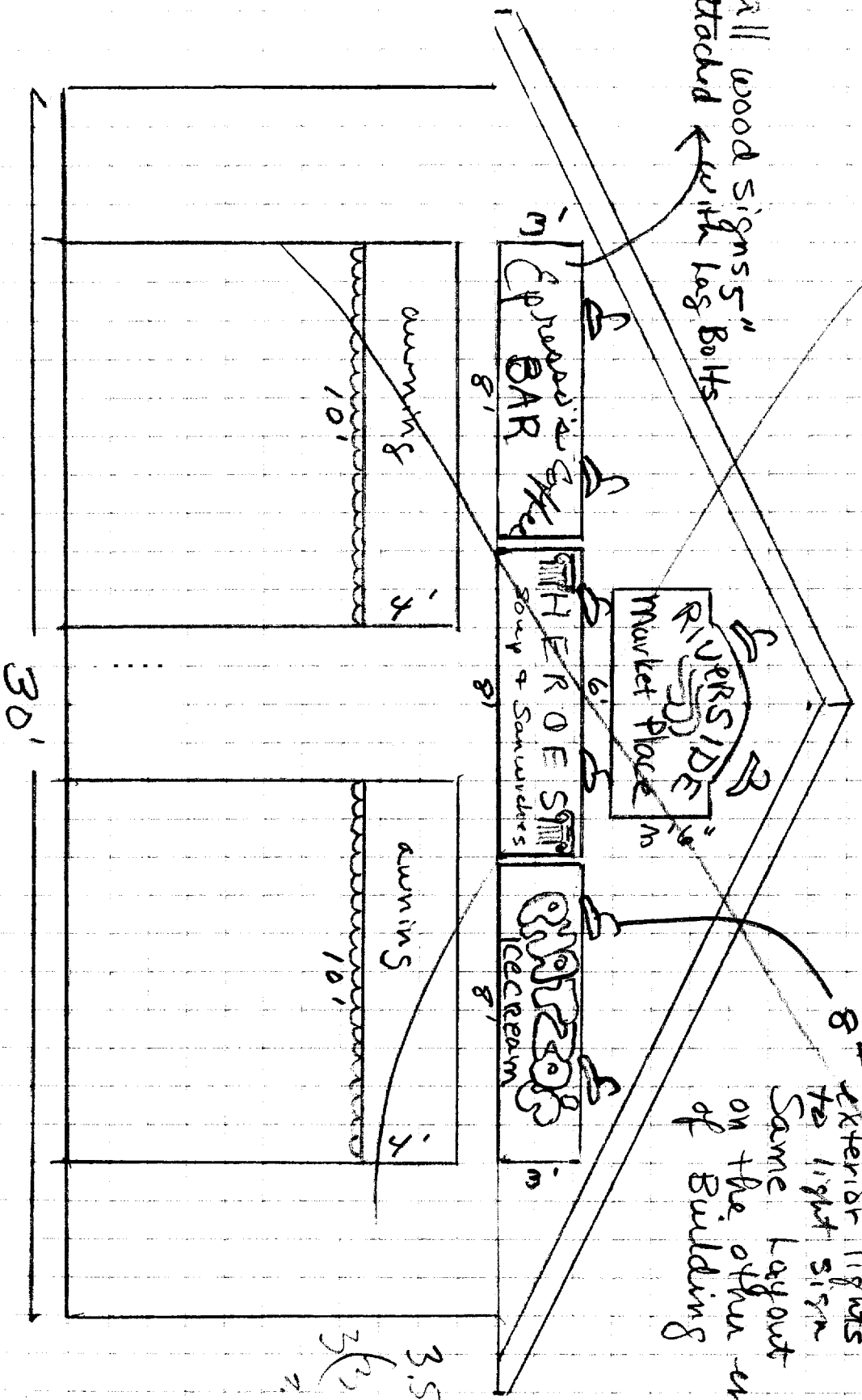
All Signs made out of MDO
 Painted and externally lighted

See
 DATED 7/8/05

Elevation 1B
 + 2 B no awnings this side

All wood signs 5" attached with lag bolts

8# exterior lights
 to light sign
 Same layout on the other end of Building



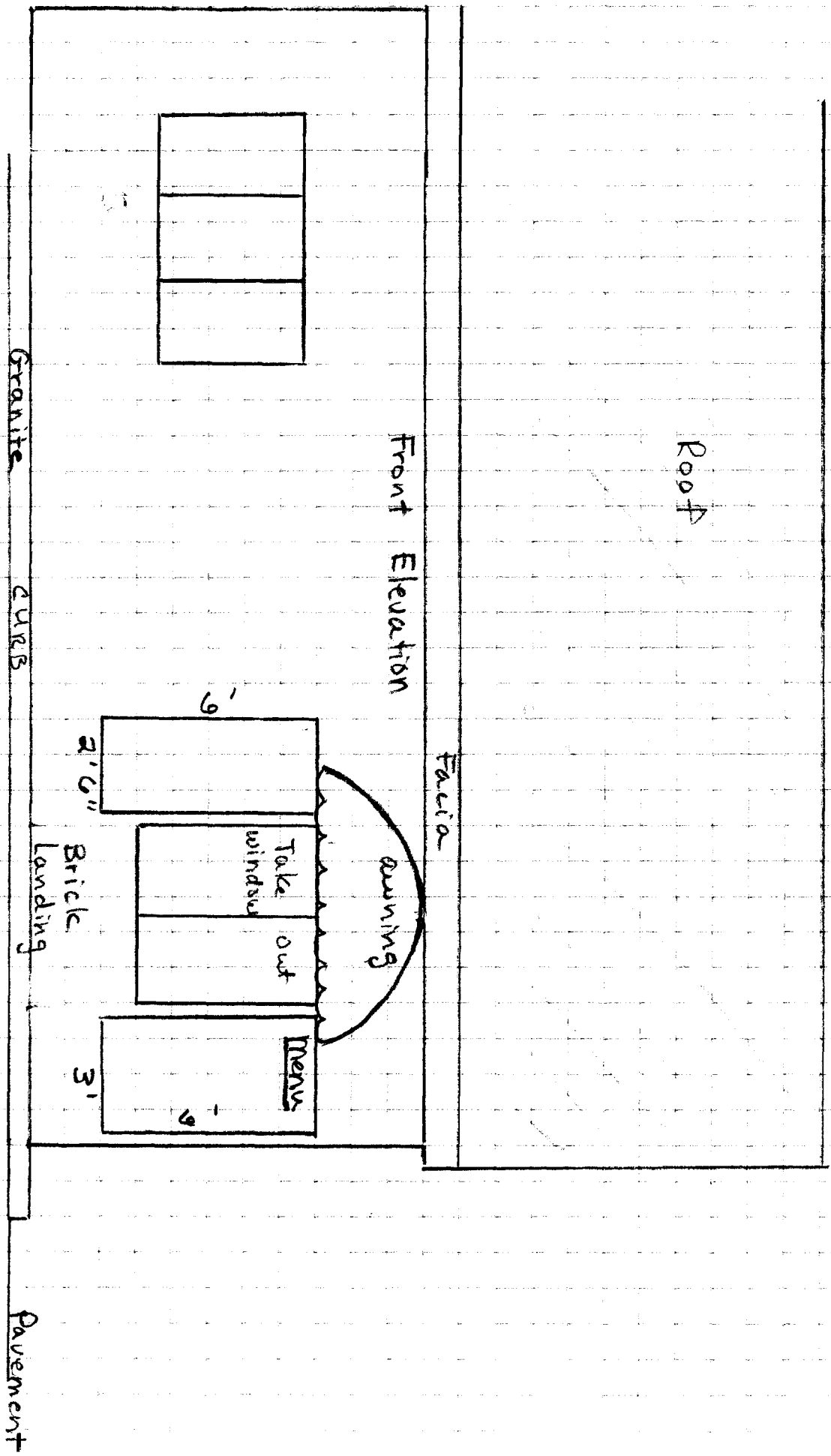
$$3.5 \times 6 = 21 \#$$

$$3(3 \times 8) = 72 \#$$

$$\underline{93 \#}$$

45 FT MAX

1C



Roof

Front Elevation

Fascia

Granite

CURB

2'6"

9

Take out window

9

Menu

3'

awning

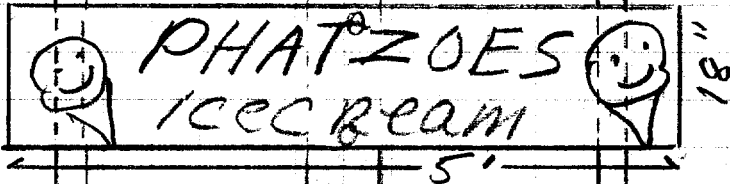
Pavement

Diagram 1A

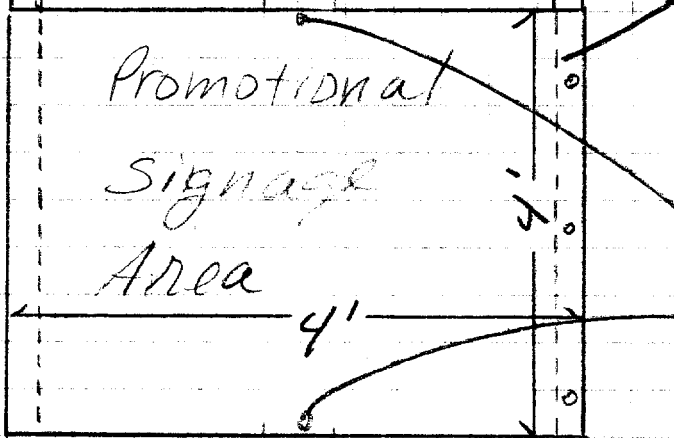
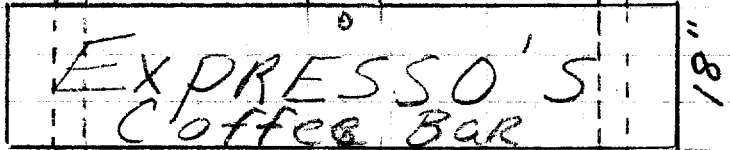
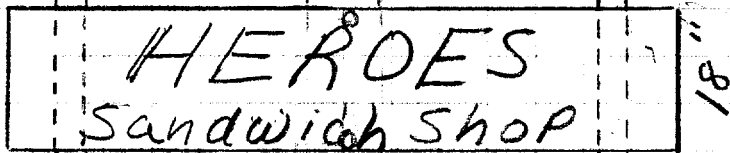
existing light



1569
FOREST Ave
Signage
Diagram



Two Sided
Sign

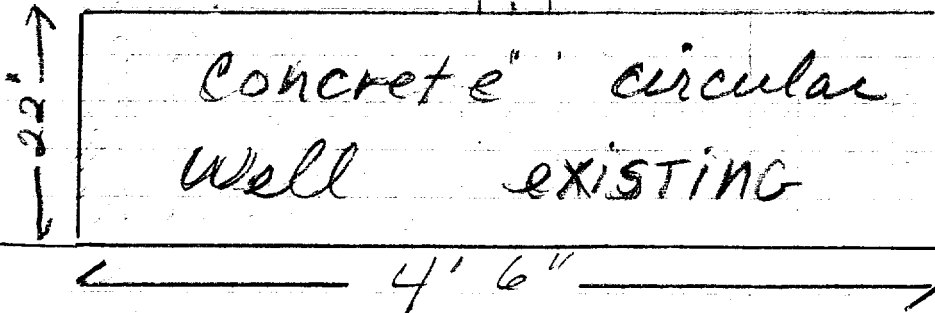


Pressure Treated
2x4 Frame work
H.T.

8" x 1/2" stainless Bolts
Bolted through

6" aluminum pole

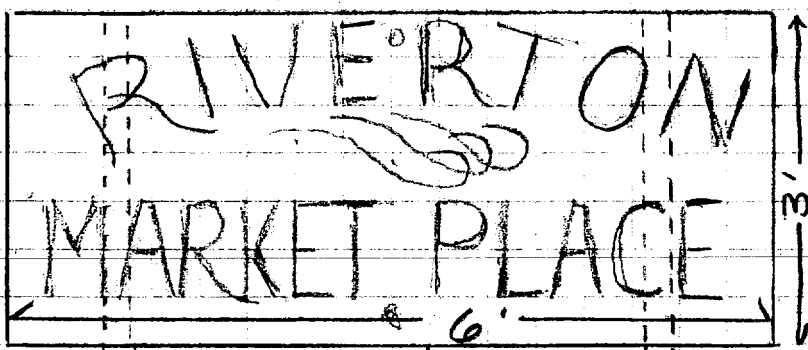
existing pole



ground level

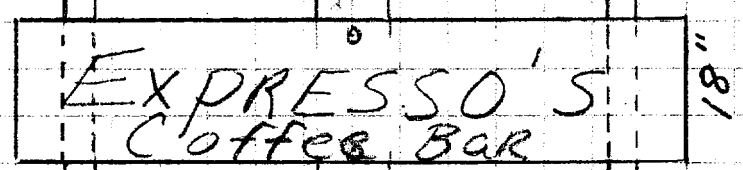
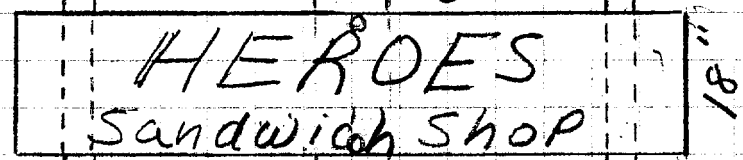
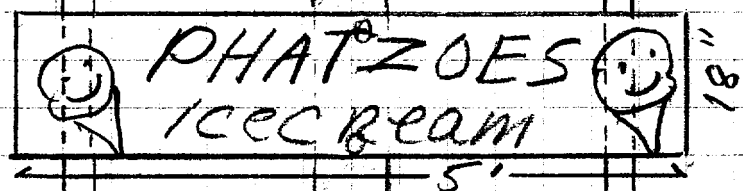
Diagram 1A

existing light

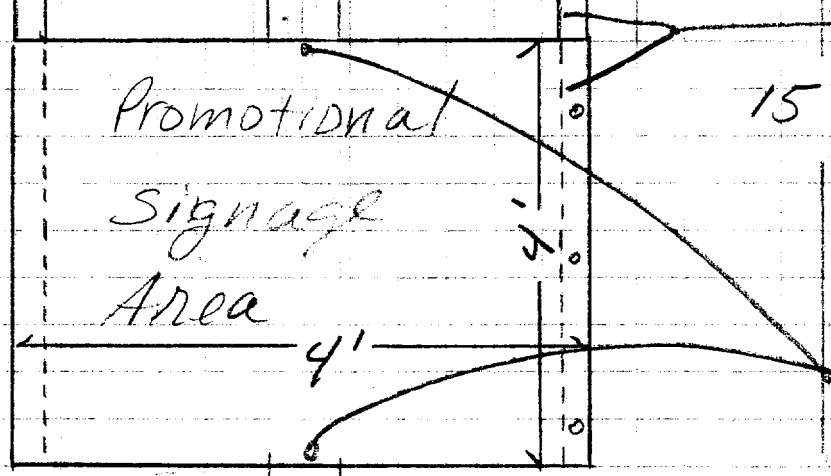


$3 \times 6 = 18$
 $(15 \times 5) \div 3 = 25$
 $4 \times 4 = 16$
 56.5#

1569
 Forest Ave
 Signage
 Diagram



Two Sided Sign



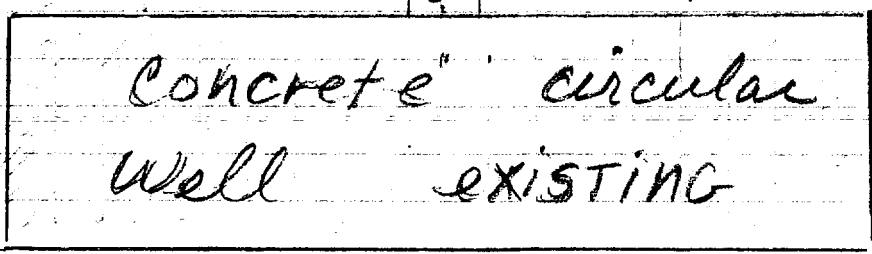
Pressure Treated
 2x4 Frame work
 15' H.T.

8" x 1/2" stainless Bolt
 Bolted through

6" aluminum pole

existing pole

22"



ground level

4' 6"

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 338 M001001
 Location 1569 FOREST AVE
 Land Use RETAIL & PERSONAL SERVICE

Owner Address PETERS DONALD R TRUST GRACE ST TRUST
 141 MAIN ST
 SOUTH PORTLAND ME 04106

Book/Page 9668/305
 Legal 338-M-1-4
 FOREST AYE 1555-1575
~~HARRIS AVE 1-7~~
 45679 SF

Current Valuation Information

Land	Building	Total
\$141,230	\$207,580	\$348,810

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
5584,600	\$139,630	\$724,230	\$536,520

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1967	1	1352	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.049	1352		SERVICE STATION	MOBIL STATION

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	780	SERVICE STATION W/ BAYS
1	01/01	572	MULTI-USE SALES

Height	Walls	Heating	A/C
12	BRICK/STONE	HOT AIR	NONE
12	BRICK/STONE	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	2
1	CANOPY - ROOF/SLAB	1

Yard Improvements

Table 2.13

Multi-Tenant Lots - B-1, B-2, AB, B-4, and IB Zones

Freestanding Signs (a)

	< 1 acre	1 - 2.5 acres	> 2.5 acres
- Area	same as single	100	140
- Height	tenant 18	21 same as	for single tenant lots in applicable zone:
- # Permitted per lot (b)	lots	1	1

- (a) Freestanding sign shall be for purposes of joint identification. Individual tenants shall not be permitted their own freestanding sign. Such sign may identify name of center and may also include names of individual tenants.
- (b) Lots fronting on two or more streets are allowed an additional freestanding sign of 1/2 the area of the first for each frontage which includes a vehicular entry point, provided signs are not readily concurrently visible. Such signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

Building Signs

a Joint Identification sign(a)

	B-1, IB	B-2, AB, B-4 (c)
- Maximum Area	na	250 sq. ft. (c)
- # Permitted per lot (b)	not allowed	1 (b)

center only on lots over 2.5 acres

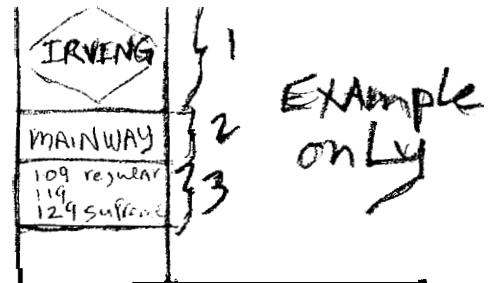
- (a) sign identifying name of building or shopping center only. Unused sign area cannot be applied to area allowances for other freestanding or individual tenant signs. Where name of shopping center is the same as or incorporates name of one or more of the businesses located within the center, such business(es) shall elect between a joint identification sign and an individual business sign and shall not be allowed both.
- (b) see (b) above
- (c) allowed only on shopping centers featuring 4 or more tenants and occupying a land area in excess of 2.5 acres

Continued on following page



Table 2.14

Gas Stations - All Zones Where Permitted



	B-1, IB	B-4	All Other Zones
Freestanding Signs			
- Area	32 sq. ft./10 sq. ft. 3 / 20 sq. ft. (a)	60 sq. ft./20 sq. ft./ 30 sq. ft. (a)	40 sq. ft./15 sq. ft./ 3 24 sq. ft. (a)
- Height	16 feet	35 feet	18 feet
- Setback	5 feet	5 feet	5 feet
- # Permitted per lot	1/major principal and auxilliary use + 1 price sign (a)(b)	same	same

(b) All signs shall be mounted on the same base.

Building/Canopy Signs

	All Zones
- Maximum permitted area	30 sq. ft. for principal building sign/10 sq. ft. for additional major activity/20 sq. ft. for canopy sign
- Square feet per linear foot of building facade on which sign will be placed	na
- Maximum vertical dimension	2 feet
- # Permitted per lot	1 building sign for each major activity/2 canopy signs (a)

Miscellaneous Signs

Signs placed on individual pumps shall be considered incidental signs and shall not be calculated in total allowable sign area. Incidental signs shall not be limited in number. However, no individual sign shall exceed 1 sq. ft.

