

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: DEC 091314 2009

This is to certify that FALL GREGORY A /Chris Carlson
has permission to "Allspeed" New 3' x 8' sign City of Portland
AT 72 AUBURN ST CP 375 A030001

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 written permission procured before this building or part thereof is lathed or otherwise dressed-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

James Bonk 12/1/09
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: 09-1214	Issue Date:	CBL: 375 A030001
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Location of Construction: 72 AUBURN ST	Owner Name: FALL GREGORY A	Owner Address: 130 HUSTON RD	Phone:
Business Name:	Contractor Name: Chris Carleton	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-1

Past Use: Commercial - "Allspeed" Retail Connected w/permit#091213	Proposed Use: Commercial "Allspeed" New 3' x 8' sign	Permit Fee: \$126.00	Cost of Work: \$78.00	CEO District: 5
Proposed Project Description: "Allspeed" New 3' x 8' sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M/F Type: Sign IBC-2003 Signature: JMB 12/1/09	
		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: 10/26/2009	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	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"/> Date: 7/25/09	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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE DEC 1 2009	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1214	Date Applied For: 10/26/2009	CBL: 375 A030001
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Location of Construction: 72 AUBURN ST	Owner Name: FALL GREGORY A	Owner Address: 130 HUSTON RD	Phone:
Business Name:	Contractor Name: Chris Carleton	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial "Allspeed" New 3' x 8' sign	Proposed Project Description: "Allspeed" New 3' x 8' sign
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/25/2009

Note: **Ok to Issue:**

- 1) It is noted that the illegal moveable sign has been removed. It shall not be returned to the site unless the appropriate permits have been first received.
- 2) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/01/2009

Note: **Ok to Issue:**

- 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

Comments:

10/30/2009-mes: This permit does not give the size of the existing signage - also an illegal freestanding sign on property that should be removed first. - I will do a site visit. - yep - the illegal sign is still there and the maximum signage appears to be met with the existing signage. The new sign would go over the max. allowed

11/25/2009-mes: The illegal free-standing sign has been removed - the applicant submitted new drawings and information showing the sharing of a sign 61"x72" or 30.5 sq ft which is under the 32 sq ft max.

PERMIT ISSUED

DEC 1 2009

City of Portland



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>72 Auburn St. Portland ME 04103</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>A</u> Lot# <u>30</u>	Owner: <u>Greg Fall</u> <u>Mail</u>	Telephone: <u>207.653.2402</u>
Lessee/Buyer's Name (If Applicable) <u>Christopher Carleton</u>	Contractor name, address & telephone: <u>Chris Carleton</u> <u>54 Grant St, Portland ME</u> <u>207.712.2470</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>91.00</u> Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Chris Carleton</u> phone: <u>207.712.2470</u>		
Tenant/allocated building space frontage (feet): Length: <u>30</u> Height: <u>20</u> Lot Frontage (feet) <u>110 x 50</u> Single Tenant or Multi Tenant Lot <u>Multi</u> <u>48 + 30 = 78</u>		
Current Specific use: _____ If vacant, what was prior use: <u>Storage</u> Proposed Use: <u>Retail</u> <u>Bicycle retail + repair shop</u> <u>37.5</u> - <u>30.5</u> ϕ x 2 <u>72" x 61"</u> + <u>11.24.09 CC</u> + <u>30</u> = <u>91.00</u> <u>10' max</u> feet <u>per 78</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>Max allowed</u> Height from grade: <u>10' max</u> feet Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
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): <u>? No signage given</u> RECEIVED OCT 26 2009 Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____ Dept. of Building Inspections City of Portland Maine		
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:	Date: <u>09.30.09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



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

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

November 17, 2009

*11/24/09
Mike Davies returned call -
450-5023*

Chris Carleton
54 Grant Street
Portland, ME 04104

RE: 72 Auburn Street – 375-A-030 – B-1 Zone – permit application #09-1214

Dear Chris Carleton,

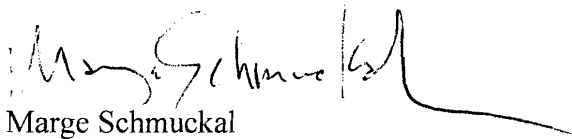
I am in receipt of a permit application to allow an additional 3' x 8' sign attached to an existing pole sign. Your permit is being denied based upon the City of Portland's sign regulations (Table 2.5) for the B-1 Zone in which this property is located. Your signage in conjunction with the existing signage on the existing pole is more than the maximum allowed of 32 square feet. It is also noted that a second free-standing, mobile sign has been placed on site. There are no permits or approvals for that sign it shall be removed immediately.

If you wish to exercise your right to appeal you must do so within thirty (30) days of the date of this letter. If you do not appeal within that time, you have lost your right to appeal.

If you wish to apply for a separate permit for a building sign attached to your tenant space, this office would need a separate permit application to review for compliance.

If you have any questions, please feel free to call me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

RECEIVED

NOV 24 2009

enclosures

**Dept. of Building Inspections
City of Portland Maine**

Table 2.5

Neighborhood Business (B-1) Zone -- Single-Tenant Lots

*multi-tenant lots
less than 1 acre use same requirements*

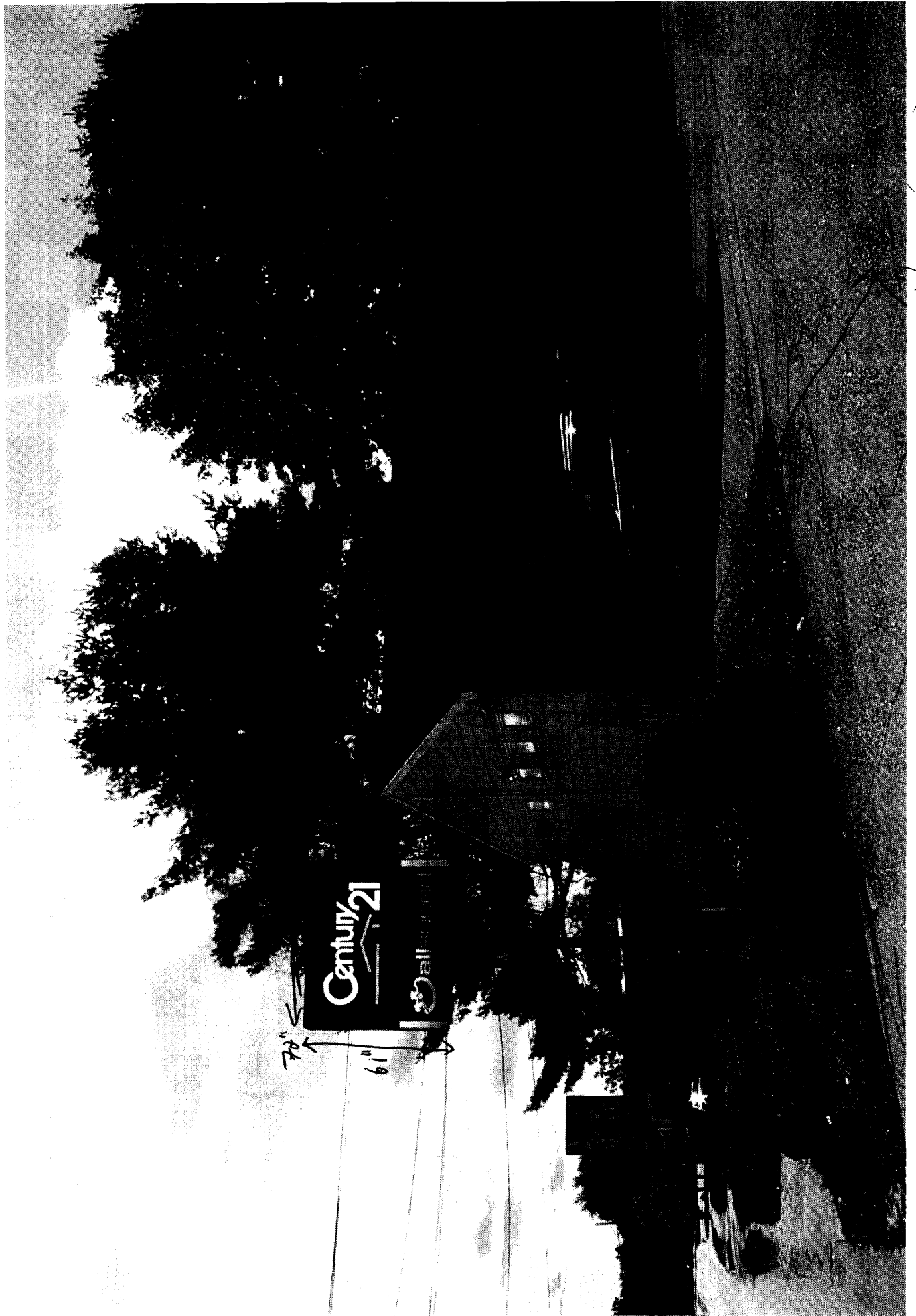
Freestanding Signs

- Area	32 square feet
- Height	16 feet
- Setback	5 feet
- # freestanding signs permitted per lot	1

Building Signs

As of Right

- Maximum Cumulative Area of all Building Signs	100 square feet
- Sq. ft. per linear ft. of bldg. facade on which sign will be placed	1 1/2 feet
- # bldg. signs permitted per lot	1 per bldg. facade facing on abutting st. + 1 additional



1/25/69 - 72

Subject: FW:
Date: Friday, November 20, 2009 4:01 PM
From: Gregory Fall <gregory.fall@century21.com>
To: Chris Carleton <christophercarleton@gmail.com>

From: Gregory Fall [mailto:gregory.fall@century21.com]
Sent: Friday, November 20, 2009 3:43 PM
To: 'Chris Carleton'
Subject:

To Whom It Concerns:

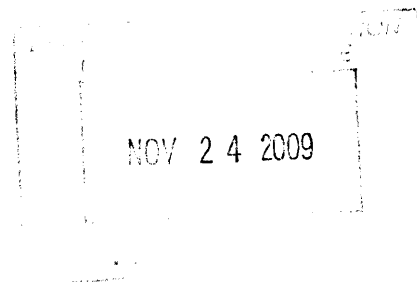
Allspeed Cyclery & Snow, owned by Christopher Carleton and Mike Davies, have my permission to alter my existing Century 21 streetsign panels located at 72 Auburn Street, Portland, Maine by using approximately 1/3 of the existing panel dimensions to include their company name leaving 2/3 for Century 21 First Choice Realty.

Allspeed Cyclery & Snow also has my permission to install additional signage to include awnings, per the city code guidelines, on the front of the barn which is their leased space.

Greg Fall



Greg Fall
Broker/Owner
Century 21 First Choice Realty
381 Main Street Suite 3
Gorham, Maine 04038
(207) 839-2188 x 121
Email gregory.fall@century21.com



To Whom It May Concern:

We are applying for an alteration on an existing freestanding sign located at 72 Auburn St, Portland, ME. The only thing we wish to change is the graphics on the sign panels. The existing sign is 72" x 61" (6' x 5.08' or 30.5 square feet) and 10' off the ground. It is my understanding that our property is approved for 32 square feet of signage. Our landlord has given us permission to alter the graphics on the sign in such a way that will allow us to have 1/3 of the existing signage panel on both sides of the sign for Allspeed signage, leaving him with 2/3's of the panels for Century 21 signage. The panels are made of lexan. We wish to perform *no* other alterations to this sign other than change the graphics.

Regards,

Chris Carleton



Allspeed Cyclery & Snow LLC

207.712.2470

Christophercarleton@gmail.com

RECEIVED

NOV 25 2009

**Dept. of Building Inspections
City of Portland Maine**