

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph B. Gray Jr.  
Director

CITY OF PORTLAND

August 21, 1995

Anthony M. Ferrar  
74 Smith Street  
Portland, ME 04101

RE: 40 Greenleaf St - Sign Permit

Dear Mr. Ferrar,

Your permit to erect a 4' x 4' sign as per plans, has been denied for the following reasons:

1. Your building is located in an R-6 residential zone and would be considered a legal nonconforming use. Section 14.382(b) of the Land Use Code states: "A building whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the degree of nonconformity." Your increased signage would constitute an increase in the degree of nonconformity.
- 2 For comparison purposes only, let it be noted that requirements for Institution/Approved Conditional Uses in residential zones under the Land Use Sign Ordinance would also deny your proposed signage. Table 2.2 under Building Signs states that signage "...shall under no circumstances be internally illuminated." It also states that only "...one sign is allowed per building face provided such signs are not readily concurrently visible." If your present use were able to fit into this use category, it would be necessary to deny your permit for not meeting the ordinances.

If you would bring in your original building permit receipt, this office can refund a substantial portion of your fee, less reviewing time.

Sincerely,

Marge Schmuokal  
Zoning Administrator

cc: Bailey Signs, Inc  
P. Samuel Hoffses, C, Insp Svcs  
H. Leary, CEO

830301

Permit #            City of Portland BUILDING PERMIT APPLICATION Fee \$35. Zone            Map #            Lot #             
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Anthony N. Ferrari Phone # 774-5107  
Address: 74 Smith St- pt1d, NE 04101

LOCATION OF CONSTRUCTION 40 Greenleaf St.  
Contractor: OWBER Sub:           

Address:            Phone #             
Est. Construction Cost: \$2600 Proposed Use: 3-fam/v-st- w ext REARING  
Past Use: 3-fam/var store

# of Existing Res Units:            # of New Res Units:             
Building Dimension L:            W:            Total Sq. Ft.           

# Stories:            # Bedrooms:            Lot Size:             
Is Proposed Use Seasonal:            Condominium:            Conversion:             
Exploit Conversion:            Construct porch - 12'x12' (egress) for

Foundation:             
1. Type of Soil:             
2. Set Backs - Front:            Rear:            Side(s):             
3. Footings Size:             
4. Foundation Size:             
5. Other:           

Floor:             
1. Sills Size:            Sills must be anchored.  
2. Order Size:             
3. Lally Column Spacing:            Size:             
4. Joist Size:            Spacing: 16" O.C.  
5. Bridging Type:            Size:             
6. Floor Sheathing Type:            Size:             
7. Other Materials:           

Exterior Walls:             
1. Siding Size:            Spacing:             
2. No. Windows:             
3. No. Doors:             
4. Header Size:            Yes            No            Spacing:             
5. Bracing:            Yes            No             
6. Corner Posts Size:             
7. Insulation Type:            Size:             
8. Sheathing Type:            Size:             
9. Siding Type:            Vent:            Exposure:             
10. Masonry Materials:             
11. Metal Materials:           

Interior Walls:             
1. Siding Size:            Spacing:             
2. Header Size:            Spacing:             
3. Wall Covering Type:             
4. Fire Wall if required:             
5. Other Materials:           

For Official Use Only  
Date: 4/22/93  
Issued For:             
Bid Code:             
Time Limit:             
Estimated Cost: \$2600  
Ownership:             
APR 29 1993

Street Frontage Provided:            Back:            Side:            Side:             
Provided Schedule:            Front:             
Review Required:            Yes 43 No            Date:             
Zoning Board Approval:            Yes 43 No            Date:           

Conditional Use:            Yes            No            Date:             
Special and Zoning:            Yes            No            Date:             
Special Exception:            Yes            No            Date:             
Other:            (Specify)           

Ceiling:             
1. Ceiling Joist Size:            Spacing:             
2. Ceiling Sheathing Size:            Spacing:             
3. Type Ceiling:            Size:             
4. Insulation Type:            Size:             
5. Ceiling Height:           

Roof:             
1. Truss or Rafter Size:            Spacing:             
2. Sheathing Type:            Size:             
3. Roof Covering Type:            Size:             
4. Insulation Type:            Size:             
5. Ceiling Height:           

Chimney:             
Type:            Number of Fire Places:             
Heating:            Type of Heat:             
Electrical:            Service Entrance Size:            Smoke Detector Required:            Yes            No           

Plumbing:             
1. Approval of soil test if required:            Yes            No             
2. No. of Tubs or Showers:             
3. No. of Fixtures:             
4. No. of Toilets:             
5. No. of Other Fixtures:           

Swimming Pools:             
1. Type:            Square Footage:             
2. Pool Size:             
3. Must comply to National Electrical Code and State Law.

Permit Received:            WITH REQUIRED FEES  
Signature of Applicant:            Date:             
Signature of CEO:            Date:           

White Tax Assessor Yellow GPCOG  
White Tag CEO  
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PERMIT ISSUED  
WITH REQUIRED FEES

PERMIT ISSUED  
WITH REQUIRED FEES

Anthony N. Ferrari

Copyright GPCOG 1988

924870

Permit # 924870 City of Portland BUILDING PERMIT APPLICATION Fee \$90 Zone Map # 22-111-111

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Anthony Ferrar Phone # 774-5107

Address 64 Smith St - P11d, ME 04101

LOCATION OF CONSTRUCTION 36 - 40 Greenleaf St.

Contractor: OWNER Sub: \_\_\_\_\_

Address: \_\_\_\_\_ Proposed Use: 3-fam/store w gara

Est. Construction Cost: \$14,000 Past Use: 3 fam/store

# of Existing Res Units \_\_\_\_\_ # of New Res Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_

Is Proposed Use: Seasonal Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion: Construct garage - 30'x50'

Foundation:

- 1. Type of Soil \_\_\_\_\_
- 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- 3. Footings Size \_\_\_\_\_
- 4. Foundation Size \_\_\_\_\_
- 5. Other \_\_\_\_\_

Floor:

- 1. Sills Size \_\_\_\_\_ Sills must be anchored
- 2. Girder Size \_\_\_\_\_
- 3. Lally Column Spacing: \_\_\_\_\_ Size \_\_\_\_\_ Spacing if O.C. \_\_\_\_\_
- 4. Joist Size: \_\_\_\_\_
- 5. Bridging Type \_\_\_\_\_ Size \_\_\_\_\_
- 6. Floor Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 7. Other Material: \_\_\_\_\_

Exterior Walls:

- 1. Siding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. No. windows \_\_\_\_\_
- 3. No. Doors \_\_\_\_\_
- 4. Fender Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
- 6. Corner Posts Size \_\_\_\_\_
- 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
- 10. Masonry Materials \_\_\_\_\_
- 11. Metal Materials \_\_\_\_\_

Interior Walls:

- 1. Sudding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_
- 3. Wall Covering Type \_\_\_\_\_
- 4. Fire Wall if required \_\_\_\_\_
- 5. Other Materials \_\_\_\_\_

White - Tax Assessor

For Official Use Only NOV 25 1992

Date: 11/9/92

Inside Perimeter: \_\_\_\_\_

Map Code: \_\_\_\_\_

Time Limit: \_\_\_\_\_

Estimated Cost: 14,000

Street Frontage Provided: 16 Side \_\_\_\_\_ Side \_\_\_\_\_

Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_

Review Required: \_\_\_\_\_

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_

Shoreland Zoning: Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain: Yes \_\_\_\_\_ No \_\_\_\_\_

Special Exception: \_\_\_\_\_

Other: (Explain) \_\_\_\_\_

Ceiling:

- 1. Ceiling Joist Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. Ceiling Strapping Size \_\_\_\_\_
- 3. Type Ceiling \_\_\_\_\_
- 4. Insulation Type \_\_\_\_\_
- 5. Ceiling Height \_\_\_\_\_

Roof:

- 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
- 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 3. Roof Covering Type \_\_\_\_\_
- 4. Insulation Type \_\_\_\_\_
- 5. Ceiling Height \_\_\_\_\_

Chimneys:

- Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_
- Heating: Type of Heat: \_\_\_\_\_
- Electrical: Service Entrance Size \_\_\_\_\_ Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_
- Plumbing: \_\_\_\_\_

Permitting Pools:

- 1. Type: \_\_\_\_\_ Square Footage \_\_\_\_\_
- 2. Pool Size: \_\_\_\_\_
- 3. Must conform to National Electrical Code and State Law.

**PERMIT ISSUED WITH LETTER**

Permit Received By: Louise E. Chase

Signature of Applicant: Anthony M. Ferrar Date: 10/19/92

CEO's District: \_\_\_\_\_

CONTINUED TO REVERSE SIDE

Ivy Tag - CEO

HISTORIC PRESERVATION

1. Name of Historic Landmark: \_\_\_\_\_

2. Date of Construction: \_\_\_\_\_

3. Architect: \_\_\_\_\_

4. Other: \_\_\_\_\_

PERMIT # 001881 CITY OF Portland BUILDING PERMIT APPLICATION MAP # 101F

Please fill out any part which applies to job. Proper plans must accompany form.

Owner E & P Associates  
 Address 36-40 Greenleaf St., Portland  
 LOCATION OF CONSTRUCTION Corner of Greenleaf and Everett  
 CONTRACTOR Mark Feltori SUBCONTRACTORS 692-3954  
 ADDRESS PO Box 1774, Washam, 04362

Est. Construction Cost \$4,000 Type of Use Variety Store

Per Use WALL TOY Action Demolish 96 Verdada St., Portland 04103

Building Dimensions: L 1 W 1 Sq Ft 1 Stories 1 Lot Size 1

Is Proposed Use Seasonal Condominium Apartment

Conversion, Explain Removal of interior, installing door, closing off back door, walls, new floor - 1 set of

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE new floor - 1 set of

Residential Buildings Only: # Old Dwelling Units 1 # New Dwelling Units 1 Floor Plans attached

Foundation: 1. Type of Soil \_\_\_\_\_ 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Sides) \_\_\_\_\_

3. Footings Size \_\_\_\_\_ 4. Foundation Size \_\_\_\_\_ 5. Other \_\_\_\_\_

Floor: 1. Sills Size \_\_\_\_\_ Sills must be anchored. 2. Girdler Size \_\_\_\_\_

3. Lally Column Spacing \_\_\_\_\_ Size \_\_\_\_\_ Spacing 16" O.C. 4. Joists Size \_\_\_\_\_

5. Bridging Type \_\_\_\_\_ Size \_\_\_\_\_ 6. Floor Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_

7. Other Materials \_\_\_\_\_

Exterior Walls: 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. No. windows \_\_\_\_\_ 3. No. Doors \_\_\_\_\_

4. Header Size \_\_\_\_\_ Spacing \_\_\_\_\_

5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_ Spacing \_\_\_\_\_

6. Corner Posts Size \_\_\_\_\_ 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_

8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_

10. Masonry Materials \_\_\_\_\_ 11. Metal Materials \_\_\_\_\_

Interior Walls: 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Header Size \_\_\_\_\_ Spacing \_\_\_\_\_

3. Wall Covering Type \_\_\_\_\_ 4. Fire Wall if required \_\_\_\_\_

5. Other Materials \_\_\_\_\_

Callings: 1. Ceiling Joists Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_

3. Type Ceiling \_\_\_\_\_

4. Insulation Type \_\_\_\_\_

5. Ceiling Height \_\_\_\_\_

Roof: 1. Truss or Rafter Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Sheathing Type \_\_\_\_\_

3. Roof Covering Type \_\_\_\_\_

4. Other \_\_\_\_\_

Heating: Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Electrical: Type of Heat \_\_\_\_\_

Service Entrance Size \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing: 1. Approval of soil test if required \_\_\_\_\_

2. No. of Tubes or Showers \_\_\_\_\_

3. No. of Fixtures \_\_\_\_\_

4. No. of Lavatories \_\_\_\_\_

5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools: 1. Type \_\_\_\_\_

2. Pool Size \_\_\_\_\_ Square Footage \_\_\_\_\_

3. Meet conform to National Electrical Code and State Law.

Zoning: District R10 Street Frontage Req. \_\_\_\_\_

Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Revised Schedule: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Revised Required: \_\_\_\_\_

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance: \_\_\_\_\_ Special Description: \_\_\_\_\_

Share and Floodplain Mgmt. \_\_\_\_\_

Other: (Explain) \_\_\_\_\_

Date Approved: 4-6-89

Permit Received By: Nancy Grossman

PERMIT ISSUED

APR 7 1989

CITY OF PORTLAND

PERMIT ISSUED WITH LETTER

Board for Planning and Development Date 3/28/89

Signature of Applicant [Signature] Date 3-28-89

Signature of CEO [Signature] Date 3-28-89

Inspector [Signature] Date 3-28-89

White Tax Assessor + Yellow GPCOG

White Tax CEO

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