



APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 27 1964
CITY OF PORTLAND

Class of Building or Type of Structure _____
Portland, Maine, September 22, 1963
Completed 11/14/63

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 4.5.55 Marginal Way Within Fire Limits? yes Dist. No. 102-3510-35
Owner's name and address Albert Karas, 175 Forest Ave. Telephone 772-1968
Prospective buyer's name and address Albert Karas, 175 Forest Ave. Telephone 772-1968
Contractor's name and address not let Specifications Plans yes No. of sheets 5
Architect _____ No. families _____
Proposed use of building Restaurant No. families _____
Last use _____ Roofing _____
Material steel No. stories 1 Heat _____ Style of roof _____
Other buildings on same lot _____ Fee \$ 20.00
Estimated cost \$ 10,000. pd 11/14/63

General Description of New Work

To move existing restaurant (diner) from 175 Forest Ave. to above location and
To construct 1-story concrete block addition on rear 40' x 24' 10" as per plans

Plans on which this permit was issued have been destroyed and replaced with plans filed with amendment.
This application is preliminary to get settled the question of zoning appeal.
In event the appeal is sustained the applicant will furnish complete information,
the estimated cost, and will pay legal fee.
Permit Issued with Letter 10/31/63
Appeal Sustained conditionally

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? Yes
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Corner posts _____ Sills _____
Framing Lumber—Kind _____ Dressed or full size? _____ Size _____ Max. on centers _____
Size Girder _____ Columns under girders _____ O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____
If one story building with masonry walls, thickness of walls? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated.
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person con- see that the State and City requirements pertaining thereto observed? yes
Albert Karas

APPROVED:

with letter by [signature]

CS 301

INSPECTION COPY

Signature of owner By: Albert Karas

NOTES

4-20-64 Footings poured
O.K. *JD*

4-23-64 Walls on above
footings O.K. to pour

4-30-64 Footings for
O.K. for rear addition *JD*

5-5-64 Form O.K. to
pour for rear kitchen
beams around on front
wall. *JD*

5-18-64 Block walls going
up *JD*

5/19/64 - 2x10 in. joists
O.K. for roof trusses in
2x10 in. joist 2x10 in.
diagonal bracing O.K.

6-1-64 Roof trusses
O.K. *JD*

6-11-64 Roof going
up. Kitchen not
set up. Rear shows
parking garage. *JD*

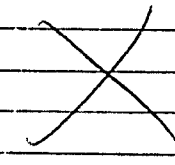
6-15-64 Door closers
going on. *JD*
No curb guards yet

7-23-64 No parking
area in along Marginal
Way st. line yet. *JD*

7/24/64 Letter to owner *JD*

10-15-64 Same *JD*

10-26-64 " " *JD*



Permit No. *441-202*

Location *1557 Marginal Way*

Owner *Alfred Jones*

Date of permit *2/27/64*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

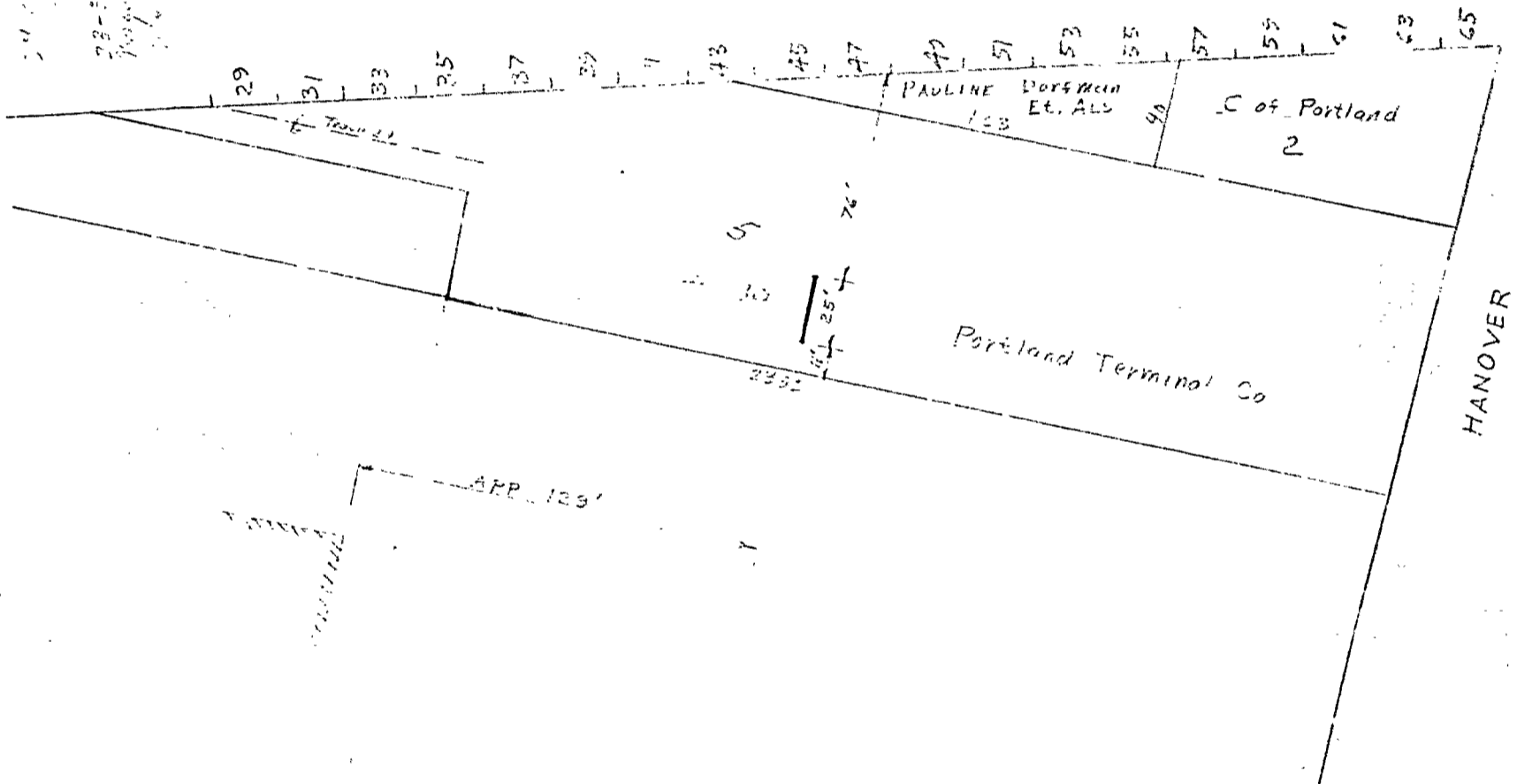
Form Check Notice

6-1

34-C-5

To FOREST AVE

MARGINAL WAY



1912
 28-27
 1000
 1000

HANOVER

Portland Terminal Co

C of Portland
2

PAULINE BOREMAN
Et. ALs

APP 129'

101 35'

76'

MARGINAL WAY

INDUSTRIAL ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, January 15, 1963

PERMIT ISSUED

00171

MAY 5 1963

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 5-43 Marginal Hwy (34-C-560000) Within Fire Limits? _____ Dist. No. _____

LESSOR'S name and address John Donnelly & Sons, 115 Ocean St. So. Portland Telephone 2-0050

OWNER'S name and address PORTLAND TERMINAL CO., 232 ST JOHN ST. Telephone _____

CONTRACTOR'S name and address _____ Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building _____ No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee \$ 2.00

Estimated cost \$ _____

General Description of New Work

To erect a 25' x 12' all metal detached sign as per plan.

3/14/63
7/14/63

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owners

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

J. E. Mc.

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

John Donnelly & Sons

CS 301

INSPECTION COPY

Signature of owner

by:

James J. Donnelly

7M.

Granted 2/14/63

63/14

DATE: February 14, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Portland Terminal Company

AT 25-43 Marginal Way

Public Hearing on the above appeal was held before the Board of Appeals.

| BOARD OF APPEALS | VOTE | |
|--|------|-----|
| | YES | NO |
| Franklin G. Hinckley | (x) | () |
| Ralph Young Frederick B. Nelson | (x) | () |
| Harry M. Schwartz | (x) | () |

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS
MISCELLANEOUS APPEAL
VARIANCE APPEAL

January 25, 1963

Portland Terminal Co., owner of property at 25-43 Marginal Way
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby re-
fully petitions the Board of Appeals for a variance from the provisions of said Ordinance to:
Erection of detached poster panel 12 feet by 25 feet with top about 27 feet above the
ground on property at this location. This permit is presently not issuable under the Zoning
Ordinance because the structure is to be only 11 feet from one side lot line instead
of the side yard distance of 25 feet required by Section 12-C-1 of the Ordinance applying to
the I-2 Industrial Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the
strict application of the provisions of the Ordinance would result in undue hardship in the
development of property which is inconsistent with the intent and purpose of the Ordinance; that
there are exceptional or unique circumstances relating to the property that do not generally
apply to other property in the same zone or neighborhood, which have not arisen as a result of
action of the applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood will not be
adversely affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

Portland Terminal Co.
By J. W. Wiggin Chief Engr.
APPELLANT

DECISION

After public hearing held February 14, 1963, the Board of Appeals finds that all of the above
conditions do exist with respect to this property and that a variance should be granted
in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

Franklin G. Hallen
Henry W. Bennett
Richard S. Wilson
BOARD OF APPEALS

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

Handwritten:
\$15.00
7/14/63
[unclear]

AP- 25-43 Marginal Way

Jan. 24, 1963

John Donnelly & Sons
146 Ocean Avenue
South Portland, Maine

cc to: Portland Terminal Co.
232 St. John Street
cc to: Corporation Counsel

Gentlemen:

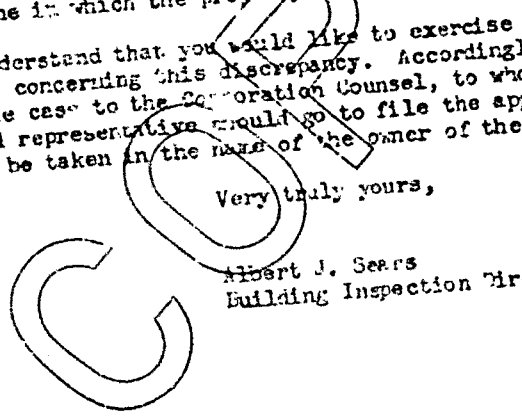
Permit for erection of a detached poster panel 12 feet by 25 feet with top about 27 feet above the ground on property at the above named location is not issuable under the Zoning Ordinance because the structure is to be only 11 feet from one side lot line instead of the side yard distance of 25 feet required by Section 12-C-1 of the Ordinance applying to the I-2 Industrial Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office an authorized representative would go to file the appeal, which will need to be taken in the name of the owner of the property.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

February 11, 1963

Mrs. Janette G. Helfont
173 Kennebec Street
Portland, Maine

Dear Mrs. Helfont:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, February 14, 1963, at 4:00 p.m. to hear the appeal of Portland T. H. Co. Company requesting an exception to the Zoning Ordinance to permit erection of detached poster panel 12 feet by 25 feet with top about 27 feet above the ground on property at 25-43 Marginal Way.

This permit is presently not feasible because the structure is to be only 11 feet from one side lot line instead of the side yard distance of 25 feet required by Section 12-C-1 of the Ordinance applying to the I-2 Industrial Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman