

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

August 23, 1960

Portland Terminal Co., owner of property at 18-22 Marginal Way, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit erection of two single-faced poster panels, each 12 feet high by 25 feet long, to be set side by side so as to have an overall length of about 50 feet at the above location. This permit is presently not issuable for the following reasons: (1) The billboard is to be set back only about 12½ feet from the street line of Marginal Way instead of the front yard setback of at least 25 feet specified by Sec. 12-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located. (2) The end of the billboard farther from the street is to be only about five feet from the side lot line instead of the minimum side yard clearance of 25 feet required by Sec. 12-C-1 of the Ordinance.

LEGAL BASIS OF APPEALS

Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Portland Terminal Co.

-By: 

APPELLANT

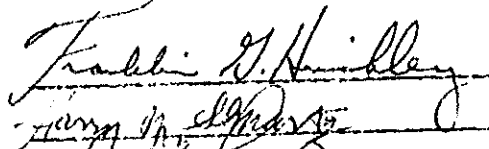
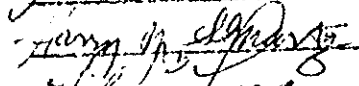
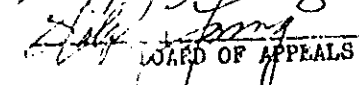
Executive Assistant

DECISION

After public hearing held September 1, 1960, the Board of Appeals finds that appellant should be given leave to withdraw without prejudice.

It is, therefore, determined that appellant should be given leave to withdraw without prejudice.

Withdrawn October 13, 1960.




WARD OF APPEALS

6'-6" x 13'-6" 87.75 \uparrow

Replacing sign faces only



~~0117 2 7/10~~

6'-6" X 13'-6"

87.75 ⌘

NORTHERN
PRIDE



AUTOMOBILE
WASH

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Intown Car Wash Inc. Date July 29, 1982
 Mailing Address 445 Congress St. Portland Maine 04101 Address of Proposed Site 12-24 Marginal Way
 Proposed Use of Site Car Wash Site Identifier(s) from Assessors Maps 113-A-10425
 Acreage of Site 15.635 ac. ft. Ground Floor Coverage 7,624 sq. ft. Zoning of Proposed Site T-2

Site Location Review (DEP) Required: () Yes (X) No Proposed Number of Floors 1 (12 ft.)
 Board of Appeals Action Required: () Yes (X) No Total Floor Area 2624 sq. ft.
 Planning Board Action Required: () Yes (X) No

Other Comments: See attached sheet and letter 8/2/82
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

July 29, 1982
(Date Received)

- Major Development — Requires Planning Board Approval; Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓						✓		✓	NA	
APPROVED CONDITIONALLY			✓	✓	✓	✓	✓		✓			✓
DISAPPROVED												

REASONS: No gasoline pumps involved.
Access & circulation pattern subject to
Traffic Engineer's approval.
Header of sidewalk to be requested from
 (Attach Separate Sheet If Necessary) Portland City Council by applicant.

Warren J. Turner 8/2/82
SIGNATURE OF REVIEWING STAFF/DATE

Car Wash Site (Minor Site Plan)

Site: 12-24 Marginal Way Intown Car Wash
Zone: I-2 Industrial
Proposed Use: Car Wash only (No gasoline pumps)
Bldg Coverage: 2624 sq.ft.
Lot Area: 15,655 sq.ft.
Owner: Bertha Silverman
Operator: Joseph Silverman
Contractor: Dahlgren Construction Inc., Yarmouth, Maine
Assessor's Reference: 113-A-10 & 25
Bldg. Height: 1 story (No. of feet: 12)
Front Setback: 27.5 ft.
Side Yards: 12 ft. (West Side) 60 ft. (East Side)
Access: Entrance: 27+ feet Exit: 17½ ft.
Landscaping: Several maples; other plantings not specified
as to type or species
Parking: 3 spaces required, 4 spaces being provided
Lighting: Not shown by type of luminaire nor location of
poles in area.
Pedestrian walkways: Not indicated
Sidewalk & curbs: To be provided by developer unless waiver
obtained by City Council.
Width of access lands: Believe express lane should be wider
than vacuum lane.
Fencing: Recommend fence along CMP lot boundary unless one
already exists there.
Solid Waste: Recommend trash receptacle be moved closer to
entrance doorway.
Signs: Size and type of signs not indicated in site plan nor
whether such signs would be lighted. Roof signs or signs on
building wall would be preferred due to high visibility and
proximity to Deering Oaks and I-295.
Financial Capacity: No information available.
Recommend approval subject to above comments and conditions.
No action required by Planning Board.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION PORTLAND, MAINE July, 28, 1982.

AUG 9 1982

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 20 Marginal Way Fire District #1 #2
 1. Owner's name and address .. Intown Car Wash, Inc. - c/o Emerson & Co. Telephone 773-7917
 2. Lessee's name and address .. 465 Congress St., Portland, Me. 04101 Telephone
 3. Contractor's name and address .. Dahlgren, Son, Const. - U.S. Rte. 1, Yac. Telephone 846-3505
 Proposed use of building .. car wash No. of sheets
 Last use .. vacant lot No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 2009 Appeal Fees \$
 FIELD INSPECTOR—Mr. [Signature] Base Fee
 @ 775-5451 Late Fee

Site Plan Review. To construct new building, 32'x82',
 (metal building with wood exterior siding).

TOTAL \$ 200.00 - Site Plan
 135.00 - Credit
 335.00 for Permit.

PERMIT ISSUED WITH LETTER

(CALL 773-7917 - CHARLIE EMERSON - TO PICK UP PERMIT)
 #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..yes Is any electrical work involved in this work? ..yes
 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?

APPROVALS BY: DATE MISCELLANEOUS
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..no.
 ZONING: [Signature] 8/14/82
 BUILDING CODE: Will there be in charge of the above work a person competent
 Fire Dept. [Signature] to see that the State and City requirements pertaining thereto
 Health Dept. [Signature] are observed? ..yes
 Others:

Signature of Applicant [Signature] Phone #
 Type Name of above Robert K. Stewart for Intown Car Wash 2 3 4



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 20 Marginal Way

Issued to Intown Car Wash Inc.

Date of Issue Nov. 16, 1982

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-648, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Car Wash

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/16/82 M.C. Battitt
(Date) Inspector

P.S. Hille
Inspector Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00805

Oct 21 1982

ZONING LOCATION ... Portland, Maine ... Sept. 21, 1982

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION ... 20 Marginal Way ... Fire District #1 [], #2 []
1. Owner's name and address ... Charles Emerson - same ... Telephone ...
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Coyne Sign Co., 84 Cove St ... Telephone ... 772-4144
Proposed use of building ... car wash ... No. of sheets ...
Last use ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$... Appeal Fees \$...
Base fee ... 29.40 ...
Late Fee ...
TOTAL \$... 29.40

FIELD INSPECTOR--Mr. @ 775-5451

To erect 6' x 12' pole sign as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04104

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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?

APPROVALS BY: DATE

BUILDING INSPECTION--PLAN EXAMINER ...
ZONING: ...
BUILDING CODE: ...
Fire Dept.: ...
Health Dept.: ...
Others: ...

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ...
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ...

Signature of Applicant ... Phone # ... same ...
Type Name of above ... Stuart Small for ... [] 1 [] 2 [] 3 [] 4 []
Coyne Sign Co. ... Other ... and Address ...

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