

# PORTLAND MAINE

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*Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator*

January 30, 2013

Mechanics Savings Bank  
c/o Daniel A. D'Auteuil, Jr., Esq.  
Isaacson & Raymond, P.A.  
75 Park Street  
P.O. Box 891  
Lewiston, ME 04243-0891

RE: Property: 543 Forest Avenue – 126-C-2-3-13 (the “Property”) – B-2b & R-3  
Owner: 543 Forest Avenue, LLC  
Purchaser: Rich R. LaChapelle & Monique S. LaChapelle

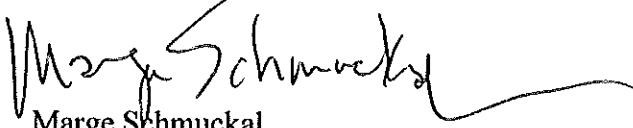
Ladies and Gentlemen:

I am in receipt of your request for a determination letter concerning the Property. I am the Zoning Administrator of the City of Portland and have the authority to issue this certification. Please be advised that our records show the following information for the Property described above:

1. The Property is currently located in two zones. The primary zone of the Property is B-2b. The current structure appears to be almost entirely within the B-2b zone. A portion rear of the Property is located in the R-3 residential zone. A GIS zoning map of the Property is enclosed.
2. The current use of the Property as a fraternal organization (Odd Fellows Hall) which is a listed permit use in the current B-2b zoning classification.
3. To the best of my knowledge without an on-site inspection, no current or uncured violations of the zoning, land use or building code requirements are reported or pending against the Property. Please note that there is a change of use permit application on file dated 2-1-1980. A copy of that approved building permit is enclosed. However, a research of our files did not reveal a copy of a certificate of occupancy.
4. When the original masonry building was constructed in 1959, a Miscellaneous Appeal was granted concerning the building's location on the Property. A copy of the approved appeal is enclosed. No applications for zoning or land use approval or variances from any current zone, land use or building codes for the Property are currently pending.
5. A copy of the Certificate of Occupancy for the Property is not within our records. However, the lack of the Certificate of Occupancy does not indicate a violation or an actionable legal response.

If you have any questions regarding this matter, please do not hesitate to contact me at  
(207) 874-8695

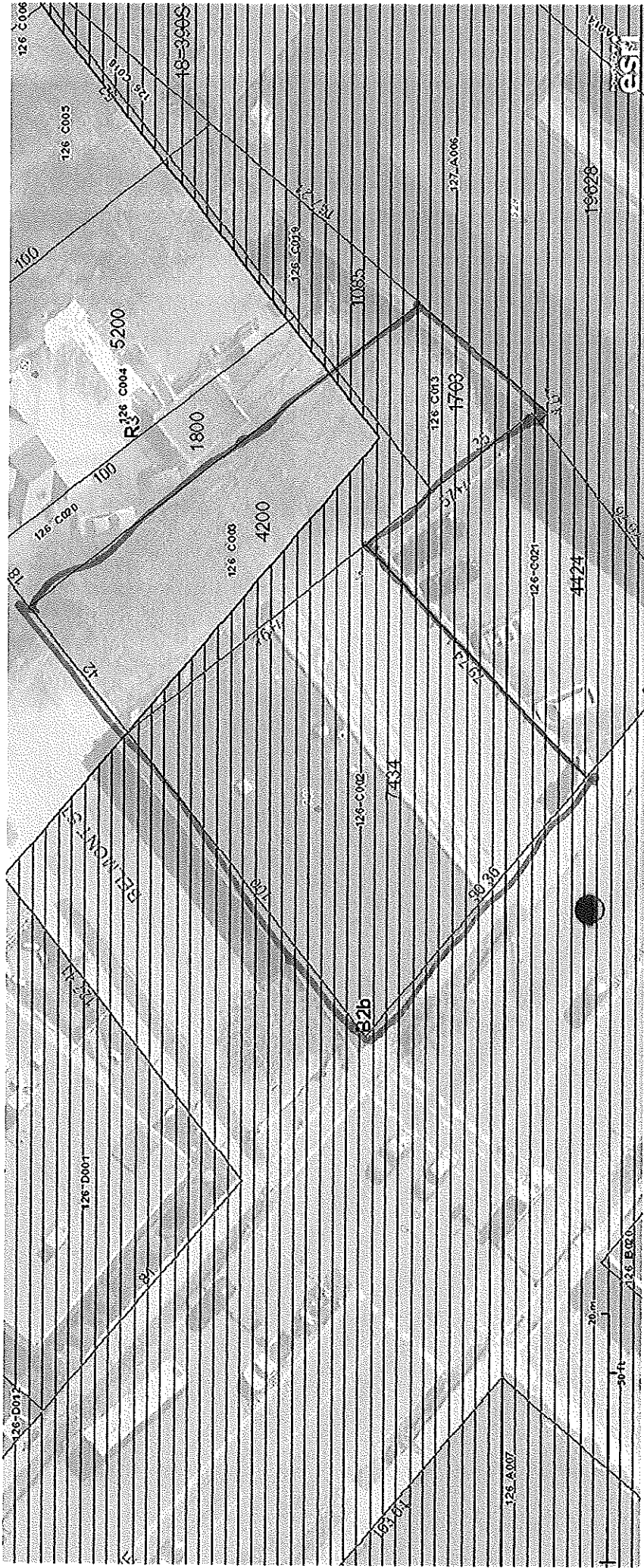
Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

enclosures

# 543 Forest Ave



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 1, 1959

MISCELLANEOUS APPEAL

Arthur C. Corey, owner of property at 541-545 Forest Ave., corner of Belmont Street, appeals to the Board of Appeals to permit construction of a one story masonry building 51 feet by 10 1/2 feet on these premises. This permit is not issuable because the building is to be located practically on the line of Belmont Street instead of being kept not less than 10 feet from that street line as required by Section 9-C-b-2 of the Zoning Ordinance applying to the B-1 Business Zone in which the property is located.

ANALYSIS OF APPEAL:

Such permit may be granted only if the Board of Appeals find 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.

Arthur C. Corey

By: *James W. Higgen*, Attorney

DECISION

At a public hearing held May 19, 1959, XXX, the Board of Appeals find 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.

It is therefore, determined such permit should be issued.

*Franklin E. Humble*  
*James W. Higgen*  
*John G. Young*  
BOARD OF APPEALS

*Granted 5/19/59*

*54/10*

DATE: May 19, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ARTHUR C. COREY

AT 541-545 Forest Avenue, corner of Belmont Street

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley  
Joseph T. Gough  
Ralph L. Young

Yes  
✓  
✓  
✓

No  
( )  
( )  
( )

Record of Hearing:

No opposition.

(COPY)

6077 101 1st St  
Portsmouth Life Insurance Co.  
1 Madison Ave.  
New York 10, N.Y.

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 543 Forest Ave.

Date of Issue December 14, 1959

Issued to Arthur O & Rose M Corey  
21 Hall Ave, Nashua, N.H.

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. 59/1015, 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

Office Building

Entire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

12/14/59  
(Date)

*A. Allen*  
Inspector

*Albert J. Sears*  
Inspector of 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**

FEB 21 1980

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 00.032

ZONING LOCATION ..... PORTLAND, MAINE, 2-1-80

**CITY of PORTLAND**

To the DIRECTOR 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 .. 543 Forest Avenue ..... Fire District #1 , #2

1. Owner's name and address Independent Order of Odd Fellows, 04106 Telephone 772-9776  
Hall Assoc., Inc.-1787 Broadway, S.P.

2. Lessee's name and address .. Telephone ..

3. Contractor's name and address ? .. Telephone ..

4. Architect .. Specifications .. Plans .. No. of sheets .. 2

Proposed use of building Old Fellows Lodge .. No. families ..

Last use Insurance Co. .. No. families ..

Material .. No. stories .. Feet .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$ 2,000 .. Fee 14.50

### FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Change of Use from Insurance Co. to Old  
Dwelling Ext. 234 Fellows Lodge. Renovations, as per plans.

- Garage .....
- Masonry Bldg. ....
- Metal Bldg. ....
- Alterations .....
- Demolitions .....
- Change of Use .....
- Other .....

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### 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 3 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:

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### DATE

### 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 *Raymond W. Lawrence* Phone # 772-9776

Permit # **940465** City of **Portland** BUILDING PERMIT APPLICATION Fee: **10.00** Zone **Map #** Lot #  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: **Odd Fellows Hall** Phone # **772-9776**  
 Address: **543 Forest Avenue**

LOCATION OF CONSTRUCTION **543 Forest Avenue**  
 Contractor: Sub: Phone #  
 Est. Construction Cost: Proposed Use: **Club**  
 Past Use: **Club**

# 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: **Removal of Tank (5,000 gal)**

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

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

Exterior Walls:  
 1. Studding Size: Spacing:  
 2. No. windows:  
 3. No. doors:  
 4. Header Sizes: Yes No. Span(s):  
 5. Bracing:  
 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 Sizes: Span(s):  
 3. Wall Covering Type:  
 4. Fire Wall if required:  
 5. Other Material:

Plumbing:  
 1. Approval of soil test if required:  
 2. No. of Tubs or Showers:  
 3. No. of Flushes:  
 4. No. of Lavatories:  
 5. No. of Other Fixtures:  
 Swimming Pools:  
 1. Type:  
 2. Pool Size: x Square Footage:  
 3. Must conform to International Electrical Code and State Law.

Permit Received By: **D. [Signature]** Date: **5/18/94**  
 Approval of Applicant: **[Signature]**  
 City Engineer: **[Signature]**  
 WITH REQUIRED ELEMENTS

PERMIT ISSUED  
 MAY 25 1994  
 PUBLIC  
 PLANNING

Continued on REVERSE SIDE  
 Ivory Tag - CEO  
 White - Tax Assessor

Date: **5/18/94**  
 Inside Fire Limits:  
 Risk Code:  
 Time Limit:  
 Estimated Cost:

Street Frontage Provided:  
 Provided Setbacks: Front: Back: Side:  
 Review Required:  
 Zoning Board Approval: Yes No Date:  
 Planning Board Approval: Yes No Date:  
 Conditional Use: Variance: Site Plan Subdivision:  
 Shoreland Zoning: Yes No Floodplain: Yes No  
 Special Exception: Yes No  
 Other: **(Handwritten)**

Ceiling:  
 1. Ceiling Joints Size:  
 2. Ceiling Strapping Size: Spacing:  
 3. Type Ceilings:  
 4. Insulation Type: Size:  
 5. Ceiling Height: **Requires Review**

Roof:  
 1. Truss or Rafter Size: Action: Approved:  
 2. Sheathing Type: Size: Approved with Condition:  
 3. Roof Covering Type: Details:  
 Chimneys: Number of Fire Places: Signatures:  
 Heating: Type of Heat:  
 Electrical: Service Entrance Size: Smoke Detector Required: Yes No

HISTORIC PRESERVATION  
 Not in District per Landmark.  
 Does not require review.

PERMIT ISSUED  
 MAY 25 1994  
 PUBLIC  
 PLANNING

Continued on REVERSE SIDE  
 Ivory Tag - CEO  
 White - Tax Assessor