

## CITY OF PORTLAND, MAINE

DONALD E. MCGATHEN, JR.  
PLANNING DIRECTOR

August 6, 1975

Mr. Arthur Girard  
Delta Realty  
53 Forest Avenue  
Portland, Maine

Dear Mr. Girard:

At its August 5, 1975 meeting, the Portland Planning Board unanimously approved your site plan for a professional office building at 982 Forest Avenue with the following conditions:


1. Compliance with Fire Department and Department of Public Works requirements. I understand that these have been made available to you by Captain Miller and John Kennedy.
2. The provision of sidewalk and curb along the frontage of Forest Avenue and within the City right-of-way. You may choose to do this at your expense, in accordance with City standards. If not, the City will construct the sidewalk and you will be assessed one half of the expense. You should delete the inadvertent placement of the sidewalk in your parcel as shown on the site plan. The Planning Board voted that, should you request a waiver from the provision of curbs and sidewalks on Tremaine Street, the Board would recommend to City Council that the waiver be granted.
3. The provision of a fence between the proposed parking facility in the rear and the residence on Tremaine Street owned by Delta Realty. Such fence should be attractive and should properly and effectively act as a buffer between the parking lot and the residential structure.
4. The installation of live planting materials instead of the artificial plantings as proposed. This would not be in conflict with your proposal to use crushed stone in lieu of grass, but would apply to any trees or shrubs proposed. The varieties proposed to be used should be submitted for review by the City Arborist so as to avoid the use of disease-prone materials.

Mr. Arthur Girard  
August 6, 1975  
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- The site plan should be revised to include all recommendations as noted above in order to ensure compliance with Planning Board conditions for approval. The revised site plan should be submitted to the Department of Building and Inspection Services for processing.

If you have any questions or need any further assistance, please contact Brian Hickerson of the Planning staff.

Sincerely,

  
Donald E. Hegstlin, Jr.  
Planning Director

DH/jk

cc: Chairman & Members of the Planning Board  
F. Worth Landers, Director of Public Works  
Clement Dodd, Acting Fire Chief  
R. Lovell Brown, Director of Building & Inspection  
Keith Jones, City Arborist  
Capt. Miller, Fire Department  
John Kennedy, Public Works  
Brian Hickerson, Planning Department  
Wolcott Gaines, Jr.



# APPLICATION FOR PERMIT

**PERMIT ISSUED**  
JUN 2 1977  
CITY of PORTLAND

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... 40  
ZONING LOCATION ..... PORTLAND, MAINE, May 5, 1977

DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

As witnessed 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 Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

ADDRESS 980 Forest Ave. Fire District #1  #2   
Applicant's name and address Delta Realty Inc. - same Telephone 797-4945  
Contractor's name and address Same Telephone  
Type of building professional Bldg. Specifications Plans No. of sheets  
No. of stories Heat Style of roof Roofing No. families  
Estimated contractual cost \$ 60,000. Fee \$ 240.00.

FILED INSPECTOR - Mr. [Name]  
This application is for:  
Residing @ 775-5451 Ext. 234  
Commercial Bldg.  
Industrial Bldg.  
Manufacturing  
Other

**GENERAL DESCRIPTION**  
construct  
Permit to ~~erect~~ addition to already existing bldg. to be used for doctor offices as per plans. 2 sheet of plans.

Stamp of Special Conditions

PERMIT TO APPLICANT: Separate permits 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? Is any electrical work involved in this work?  
Connection to be made to public sewer? If not, what is proposed for sewage?  
Form notice sent?  
Height average grade to highest point of roof  
Solid or filled land? earth or rock?  
Thickness, top bottom cellar  
Roof covering  
Material of chimneys of lining Kind of heat fuel  
Dressed or full size? Corner posts Sills  
Columns under girders Size Max. on centers  
Bridging in every floor and flat roof span over 8 feet.  
1st floor 2nd 3rd roof  
1st floor 3rd roof  
1st floor 3rd roof  
height?

### IF APPLICABLE

How many automobiles to be accommodated on same lot, to be accommodated, number commercial cars to be accommodated  
Automobile repairing to be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED BY: [Signature]  
BUILDING INSPECTION - PLAN EXAMINER  
BUILDING CODE: 015 2 2 6 1 2 1 7 7

**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



# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, May 12, 1977

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 980 Forest Ave. Fire District #17, #27  
 1. Owner's name and address Delta Realty, Inc. same Telephone 797-4465  
 2. Lessee's name and address Telephone  
 3. Contractor's name and address 9809 Telephone  
 4. Architect Specifications Plans No. of sheets  
 Proposed use of building professional bldg. No. families  
 Past use No. families  
 Material No. stories Heat Style of roof Roofing  
 Other buildings on same lot  
 Estimated contractual cost \$ Fee \$

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451

To construct foundation ONLY for professional bldg. as per plans to be submitted

Dwelling

Ext. 234

Garage

Masonry Bldg.

Stamp of Special Conditions

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

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? 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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

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

Fire Dept.:

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION **978-992 Forest Ave.**

Issued to **Delta Realty**

Date of Issue **Dec. 5, 1975**

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. **95/643** 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

**Lower floor basement area**

**effless**

Limiting Conditions:

**lower level basement area**

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

(Inspector of Building)

Notice: This certificate does not lawful use of building or premises and is not to be transferred to  
owner when property changes hands. Copy will be furnished to owner of \$10.00 for this notice.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 980 FOREST AVE

Issued to Steve Alwell

Date of Issue 20 November 1976

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. 960936, 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

1st floor/suite #102

Office/Health Agency

Limiting Conditions:

This certificate supersedes certificate issued

Approved: Mark J. [Signature]  
(Date) Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate is: ultra 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 tenant for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 978 Forest Ave

CBL 143 A065001

Issued to Pickus Owen B/Sheridan Corporation

Date of Issue 07/01/2004

**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. 04-0306 , 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

Second Floor-Tenant Space Only

APPROVED OCCUPANCY

Use Group B Type 5b  
(Boca 1999)

**Limiting Conditions:**

This is a temporary c/o which will expire on 7/31/04. At that time all remaining work must be complete in order to issue a permanent c/o for the entire project as shown in the approved plans.

This certificate supersedes  
certificate issued

Approved:

7/1/04

(Date)

*Jon Reed*  
Inspector

*Clayton* 7/2/04  
Inspector of Buildings

*07/02/04*

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 978 Forest Ave

CBL 143 A065001

Issued to Pickus Owen B/Sheridan Corporation

Date of Issue 09/01/2005

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. 05-0754, 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

Tenant Fit-up will be "A Bout of Health"

APPROVED OCCUPANCY

Use Group B Type 5B

**Limiting Conditions:**

This certificate applies to permit #05-0754 only

This certificate supersedes  
certificate issued

Approved:

9/1/05

(Date)

Inspector

9-12-05 [Signature]

[Signature] 9/16/05

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.





# Certificate of Occupancy

## CITY OF PORTLAND, MAINE



Department of Planning and Urban Development  
Building Inspections Division

**Location:** 980 FOREST AVE -SUITE 207

**CBL:** 143 A065001

**Issued To:** COR Health Services

**Issued Date:** 06/18/2015

**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. 201501338 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES      APPROVED OCCUPANCY ZONING

suite 207

Professional Offices

**LIMITING CONDITIONS:**

Approved: /S/ Brian LaFlamme

*Inspector*

*Inspection Division Director*

**Notice:** This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.