

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

April 17, 2012

Perkins Thompson  
One Canal Plaza  
P.O. Box 426  
Portland, ME 04112  
Attn: James N. Katsiaficas

RE: 1104 Forest Avenue, corner of Arbor Street – CBL: 146-C-6, 9, 11, 12 & 14 (The  
“Property”)

Dear Jim,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within two zoning districts. The principal building, which is currently a retail use for Goodwill, and an accessory building used for donation drop-offs, are both located entirely within a B-2 Community Business Zone. A retail use with associated ancillary uses are listed permitted uses in the B-2 zone. The rest of the lot with accessory parking is located in a R-5 residential zone. The parking lot(s) have been approved ancillary uses during the prior site plan reviews processes. I have enclosed a partial area copy of the City of Portland Zoning map for your reference concerning the Property.

There are no pending or threatened enforcement actions against the Property at this time.

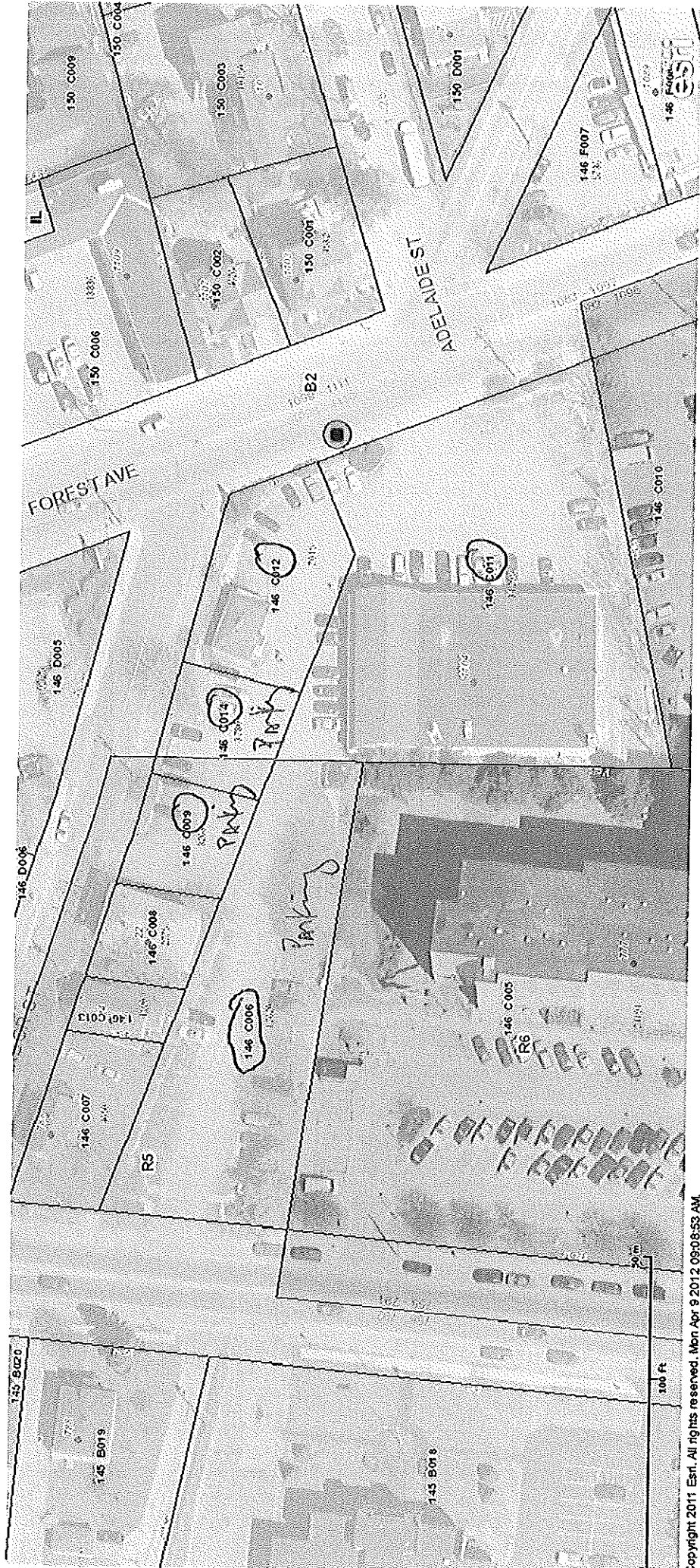
If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

enclosure

# 1104 Forest Ave



April 5, 2012

Marge Schmuckal, Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101-3509

B-2 & R-5

Re: Determination of Property Code, Zoning, Land Use and Planning Compliance/1104  
Forest Avenue, City of Portland Tax Map 146, Block C, Lots 6, 9, 11, 12 and 14

Dear Marge:

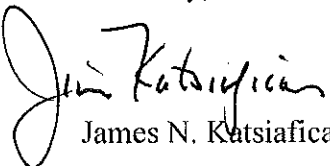
This Firm represents a client in connection with its acquisition of property located at 1104 Forest Avenue, City of Portland Tax Map 146, Block C, Lots 6, 9, 11, 12 and 14 (the "Property"). We have been asked to provide a land use opinion regarding the Property. In order to complete our opinion we need to gather some additional information, and specifically ask the following questions:

- (1) In what zoning district(s) is the Property located?
- (2) Is the Property's use allowed in the zoning district(s) in which it is located?
- (3) Are there any pending or threatened enforcement actions against the Property?

We understand that this request will be processed as a "Request for Zoning Determination" for which there is a \$150 fee; therefore, enclosed please find a check in the amount of \$150 payable to the "City of Portland, Maine."

If you have any questions or concerns regarding this request, please do not hesitate to contact me. As always, thank you for your assistance in this matter.

Sincerely,

  
James N. Katsiaficas

cc: Melissa H. Murphy, Esq., Perkins Thompson  
Robert Moore

PHILIP C. HUNT  
JOHN S. UPTON  
PEGGY L. McGEHEE  
MELISSA HANLEY MURPHY  
JOHN A. HOBSON  
JAMES N. KATSIAFICAS  
TIMOTHY P. BENOIT  
J. GORDON SCANNELL, JR.  
FRED W. BOPP III  
MARK P. SNOW  
WILLIAM J. SHEELS  
DAVID B. MCCONNELL  
PAUL D. PETROPAOLI  
HOPE CREAL JACOBSEN  
RANDY J. CRESWELL  
JULIANNE C. RAY  
DAWN M. HARMON  
CHRISTOPHER M. DARGE  
ANTHONY J. MANHART  
STEPHANIE A. WILLIAMS  
PETER J. McDONNELL  
KEITH J. DUNLAP  
SARA N. MOPPIN  
JEFFREY A. COHEN  
SHAWN K. LEYDEN  
JOSEPH G. TALBOT  
LAUREN B. WELVER

OF COUNSEL

DOUGLAS S. CARR

JOHN A. CIRALDO  
1956 - 2010

## Marge Schmuckal - Re: 1104 Forest Avenue

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**From:** Marge Schmuckal  
**To:** mmurphy@perkinsthompson.com  
**Date:** 4/17/2012 2:32 PM  
**Subject:** Re: 1104 Forest Avenue  
**Attachments:** signed determination ltr.pdf

---

of course - it will be at the counter of room 315, Inspection Services for picking up - We close at 4:00.  
And here is an e-mail version.

I hope this helps you,  
Marge Schmuckal  
Zoning Administrator

>>> <mmurphy@perkinsthompson.com> 4/17/2012 2:22 PM >>>  
Marge,

Thank you so much for your message!

I will have someone pick up the original letter, but would you also email me a pdf?

Melissa

---

MELISSA HANLEY MURPHY  
ATTORNEY

**PERKINS|THOMPSON**

ONE CANAL PLAZA, PO BOX 426  
PORTLAND, ME 04112-0426  
207.774.2635 X8105 MAIN  
207.400.8105 DIRECT  
207.871.8026 FAX

[www.perkinsthompson.com](http://www.perkinsthompson.com)  
[mmurphy@perkinsthompson.com](mailto:mmurphy@perkinsthompson.com)

**CONFIDENTIALITY AND TAX ADVICE NOTICE:** The information contained in this communication may be confidential or privileged. If you are not the intended recipient of this communication, any disclosure, copying, distribution or use of this communication is prohibited. If you have received this communication in error, please notify the sender and immediately destroy this communication. Any tax advice contained in this communication cannot be used to avoid tax penalties.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**CBL** 146 C006001  
**Land Use Type** OFFICE & BUSINESS SERVICE  
**Property Location** 1104 FOREST AVE  
**Owner Information** AJS FAMILY LIMITED PART & ROBERT L ADAM  
 PO BOX 1382  
 PORTLAND ME 04103  
**Book and Page** 13529/18  
**Legal Description** 146-C-6-9-11-12-14  
 FOREST AVE 1094-1108  
 ARBOR ST 2-18 STEVENS  
 AVE 781-785 62973 SF  
**Acres** 1.446

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	21534	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		AJS FAMILY LIMITED PART &
		ROBERT L ADAM
		PO BOX 1382
		PORTLAND ME 04103
<b>LAND VALUE</b>	\$521,800.00	
<b>BUILDING VALUE</b>	\$567,800.00	
<b>NET TAXABLE - REAL ESTATE</b>	\$1,089,600.00	
<b>TAX AMOUNT</b>	\$19,917.90	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

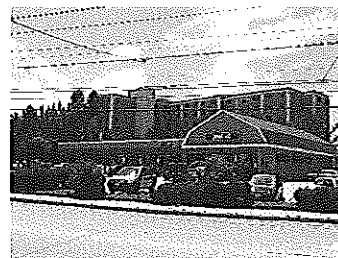
**Building Information:**

**Building 1**  
**Year Built** 1960  
**Style/Structure Type** RETAIL - SINGLE OCCUPANCY  
**# Units** 1  
**Building Num/Name** 1 - GOODWILL  
**Square Feet** 12480

[View Sketch](#)

[View Map](#)

[View Picture](#)



**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 2480  
**Use** SUPPORT AREA  
**Height** 8  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 2480  
**Use** RETAIL STORE  
**Height** 14  
**Walls** BRK/CONC BLK  
**Heating** HEAT PUMP  
**A/C** CENTRAL

**Building 1**  
**Levels** 01/01  
**Size** 7520  
**Use** RETAIL STORE  
**Height** 14  
**Walls** BRK/CONC BLK  
**Heating** HEAT PUMP  
**A/C** CENTRAL

**Other Features:**

**Structure & Details:**

**Building 1**  
Structure OVERHEAD DOOR - WD/MT  
Size 5X8

***Outbuildings/Yard Improvements:***

**Building 1**  
Year Built 1986  
Structure ASPHALT PARKING  
Size 35000  
Units 1  
Grade C  
Condition 3

***Sales Information:***

Sale Date	Type	Price	Book/Page
12/31/1997	LAND + BUILDING	\$0.00	13529/18

[New Search!](#)



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , BusinessName: PERKINS THOMPSON PA, Check Number: 172109

**Tender Amount:** 150.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/9/2012

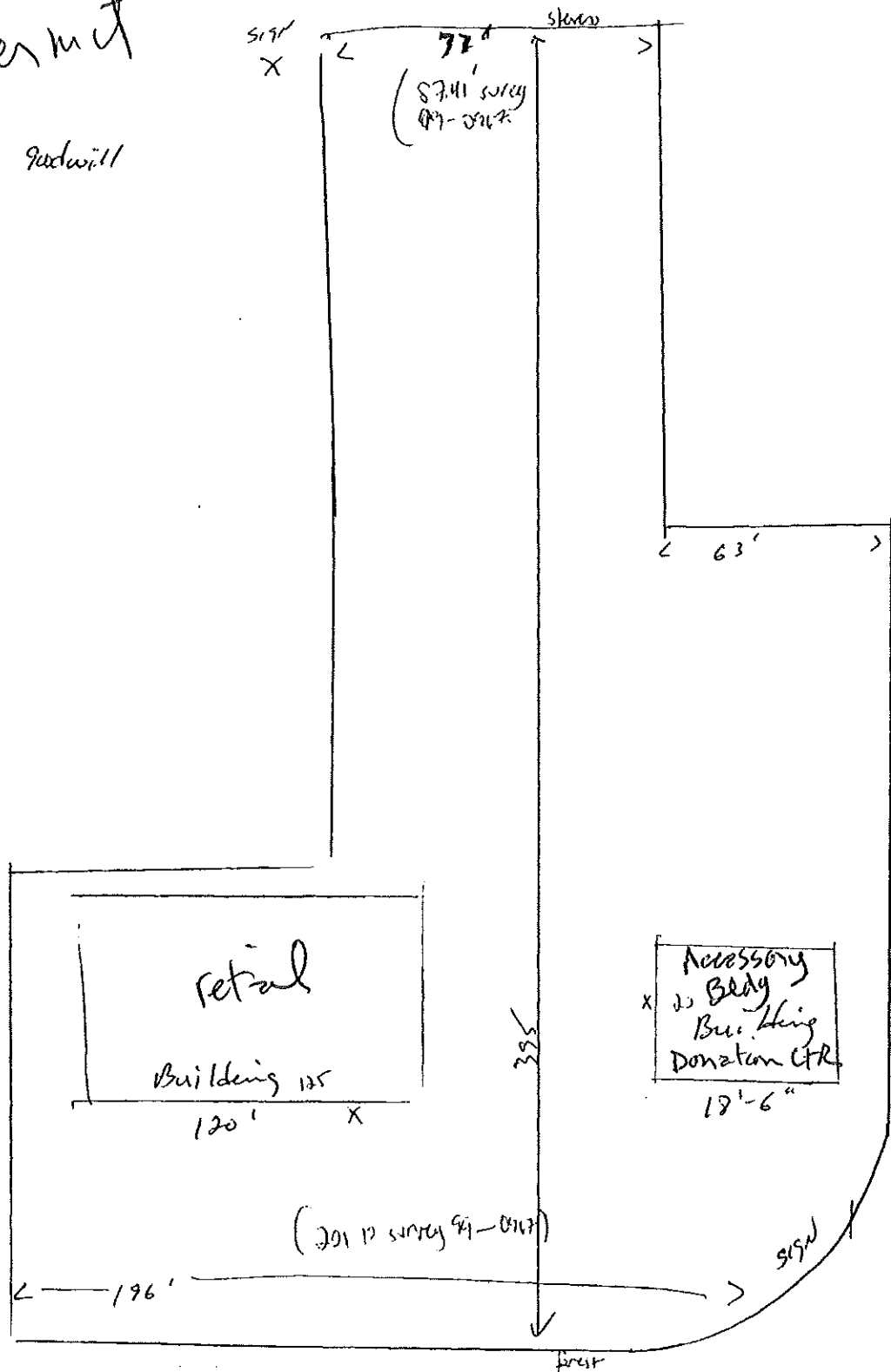
**Receipt Number:** 42660

## Receipt Details:

Referance ID:	370	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 1104 Forest Ave			

Thank You for your Payment!

from  
2006 permit  
goodwill





**City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

Location of Construction: 1100-1108 Forest Avenue (1104#)		Owner: Lloyd Wolf	Phone: 773-4988	Permit No: <b>991039</b>
Owner Address: P.O. Box 1372 Portland, ME 04104		Lessee/Buyer's Name: Goodwill Industries of N.N.E.	Business Name: Goodwill Industries of N.N.E.	
Contractor Name: **Kevin Gillespie, Goodwill Construction		Address: 353 Cumberland Ave, Portland, ME 04101	Phone: 774-6323	Permit Issued:  SEP 24
Past Use:  Retail	Proposed Use:  Same	COST OF WORK: \$ 9,000	PERMIT FEE: \$ 78.00	
Proposed Project Description: Interior renovations, build 3 dressing rooms. This is the former Rite Aid now soon to be new Retail Goodwill space.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B Signature: <i>[Signature]</i>	Zone: <i>B-2</i> CBL: 146-C-006
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 9/23/99 Special Zone of Review <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor <input type="checkbox"/> minor
Permit Taken By: UB	Date Applied For: 9-23-99			
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p> <p style="text-align: center;">***** Call for P/U 823-3331 Kevin Gillespie</p>				<p style="text-align: center;"><b>PERMIT ISSUED WITH REQUIREMENTS</b></p> <p style="text-align: center;"><b>CERTIFICATION</b></p> <p>I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit</p> <p style="text-align: center;">9-23-99</p>
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:	GEO DISTRICT <span style="border: 1px solid black; padding: 2px;">3</span>
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector				ub

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Hann, Ord Bros. Date: Jan. 6, 1986

Mailing Address: P.O. Box 1000 Portland, Me. 04104 Address of Proposed Site: 1104 Forest Avenue

Proposed Use of Site: 7,500 sq. ft. Site Identifier(s) from Assessors Maps: 2B-1

Acreage of Site: 7/8 Ground Floor Coverage: 7/8 Zoning of Proposed Site:

Site Location Review (DEP) Required:  Yes  No

Board of Appeals Action Required:  Yes  No

Planning Board Action Required:  Yes  No

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	COMPLIANCE WITH CITY CONSTRUCTION PROGRAM	SAFETY DRAINAGE	CONCRETE	SWINGS	CURBING	SIDEWALKS	OTHER
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
APPROVED CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

*[Signature]*

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION **1106-1108 Forest Ave**

Date of Issue **8-29-66**

Issued to **Hannaford Bros. DBA Walby drug**

**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. **88/630**, 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**

**DRUG STORE**

Limiting Conditions:

This certificate supersedes certificate issued

Approved

(Date)

*Initials*

*James P. Collins*

*[Signature]*  
Inspector of Buildings

Notice: This certificate certifies 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 - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

Location of Construction: 1104 Forest Avenue 04103		Owner: Lloyd Wolf and Adam Robert		Phone: 823-3331 Pager: Kevin Gillespie		Permit No: <b>990924</b>	
Owner Address:		Lessee/Assignee: Goodwill N.N.E.		Phone: 774-6323 x 410 Business Name: Pager 823-3331		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>AUG 25 1999</b>  <b>CITY OF PORTLAND</b> </div>	
Contractor Name: Calendar Islands Exterior Bldg. Services		Address: Dana Williams PO Box 7452 Portland, ME 04112		Phone: * 774-3355			
Past Use:  Retail		Proposed Use:  Retail		COST OF WORK: \$ 8,750		PERMIT FEE: \$ 78.00	
Proposed Project Description: Cut masonry opening for new windows and doors, external only. Permit for interior renovations to be applied for at later date. <i>add 21st floor bldg</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 312 Signature: <i>[Signature]</i>		Zone: CBI T46-C-00811 Zoning Approval: <i>[Signature]</i> Special Zone or Review: <i>interior work needs a sep permit</i>	
(Permit was applied for previously but was given the wrong address)		Signature: _____		Date: _____		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Imm <input type="checkbox"/> Zoning Appeal	
Permit Taken By: <b>ub</b>		Date Applied For: <b>8-18-99</b>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

\*\*\* Call for pick up Dana Williams (774-3355 )

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: **8/24/99** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

GEO DISTRICT 3  
ub

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

ERIC J. GOUVIN  
THOMAS F. JEWELL  
RAY M. JOHNSON  
DEWEY MARTIN, JR.  
MICHAEL E. WESTORT

1108 Forest Avenue

October 26, 1990

Edward and Janet Kelley, Lessees  
P. O. Box 1649  
Barney Beg Road  
Sanford, Maine 04073

Dear Mr. and Mrs. Kelley:

At the meeting of the Board of Appeals on Thursday evening, October 25th, the Board voted by a unanimous vote of six members, with one abstention, to grant your conditional use appeal for a change of use from a drive-in bank to a drive-in Burger Stop in the B-2 Business Zone at 1108 Forest Avenue.

A copy of the Board's decision is enclosed for your records. In accordance with Section 14-183 of the Zoning Ordinance, your site plan must now be reviewed by the Planning Board.

Sincerely,

  
Warren J. Turner  
Administrative Assistant

Enclosure: Copy of the Board's Decision

cc: Dr. Lloyd B. Wolf, D.M.D. P.A., 1104 Forest Avenue, Portland  
Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
P. Samuel Hoffses, Chief, Inspection Services  
William D. Giroux, Zoning Enforcement Officer  
Arthur Rowe, Code Enforcement Officer  
Charles A. Lane, Associate Corporation Counsel

202110

City of Portland BUILDING PERMIT APPLICATION

Map # Lot #

Appeal Fee \$50.00

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

Owner: Lloyd R. Wolf Phone # 797-7600

Address: 1100 Forest Ave., Portland, ME 04103

LOCATION OF CONSTRUCTION

Subcontract: Edward & Janet Keiley, Leases

Address: P.O. Box 1649, Sanford, ME 04077

Est. Construction Cost: \$1,000.00 Proposed Use: Drive thru restaurant

# 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 restaurant with renovations Appeal (Conditional Use)

For Official Use Only PERMIT ISSUED

Date: Sept. 28, 1990 Name: Subdivision: City of Portland

Inside Fire Limits: Lot: NOV 19 1990 Public

Blgd Code: Ownership: City of Portland

Time Limit: Estimated Cost: \$1,000.00

Zoning: Schemes Footage Provided: Front: Back: Side:

Provided setbacks: Front: Back: Side:

Review Required: Zoning Board Approval: Yes No Date: Planning Board Approval: Yes No Date: Conditional Use: Variator: Site Plan Subdivision Shoreland Zoning Yes No Floodplain Yes No Special Exception Other (Explain):

Ceiling: 1. Ceiling Joists Size: Spacing: 2. Ceiling Strapping Size: 3. Type Ceiling: 4. Insulation Type: Size: 5. Ceiling Height:

Roof: 1. Truss or Raft: Size: Sheathing Type: 2. Roof Covering Type: Chimneys: 153011000 - 957 153004 00.00 Date: 11/19/90 Number of Fire Places: Signature: Heating: Type of Heat: Electrical: Service Entrance Size: Smoke Detector Required: Yes No 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: Square Footage: 2. Pool Size: 3. Must conform to National Electrical Code and State Law.

Foundation: 1. Type of Soil: 2. Set Backs: Front: Rear: Side(s): 3. Footings Size: 4. Foundation Size: 5. Other: 1. Sills Size: Sills must be anchored. 2. Girder Size: 3. Lally Column Spacing: Size: 4. Joists Size: Size: Spacing 16" O.C. 5. Bridging Type: Size: Size: 6. Floor Sheathing Type: Size: Size: 7. Other Material:

Exterior Walls: 1. Siding Size: Spacing: 2. No. windows: 3. No. Doors: 4. Header Sizes: Yes No: Spant(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: 1. Siding Size: Spacing: 2. Header Size: Spant(s): 3. Wall Covering Type: 4. Fire Fall if required: 5. Other Materials

Permit Received By: JOYCE M. Rinaldi

Signature of Applicant: Signature of CEO: Inspection Dates: White Tag - CEO [9] White Tax Assessor Yellow-GPCOG



Copyright 1988

City of Portland, Maine - Building or Use Permit Application - 389 Congress Street - 04101 - Tel: (207) 874-8703 - FAX: 874-8716

Location of Construction: 1108 Forest Ave  
 Owner Address: 184 Reed St  
 Owner: Ed Co Burger  
 Lease/Buyer Name: Ed Co Burger  
 Phone: 761-2939

Business Name: EARL FOOD SERVICE  
 Address: 184 Reed St, Portland, ME 04103  
 Phone: 761-2939  
 Proposed Use: Same w/sign

Permit No: 940867  
 Permit Issued: AUG 22 1994  
 Zoning: CBI 022-F-010  
 Signature: [Signature]  
 Date: [Date]

Proposed Project Description: Replace sign as per plans (replacing faceplate only)

PEDESTRIAN ACTIVITIES DISTRICT (PID)  
 Signature: [Signature]  
 Date: [Date]

FIRE DEPT:  Approved  Denied  
 INSPECTION:  Approved  Denied  
 COST OF WORK: \$ 37.80  
 PERMIT FEE: \$ 37.80

Signature of Applicant: [Signature]  
 Title: [Title]  
 Address: [Address]  
 Phone: [Phone]  
 Date: 17 Aug 94

Responsible Person in Charge of Work: [Signature]  
 Title: [Title]  
 Address: [Address]  
 Phone: [Phone]

CEO DISTRICT: 6  
 APR

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied
- Historic Preservation
- Does Not Require Review
- Requires Review

CELESTIAL CAUTION  
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I agree to work as described in the application issued. I certify that the work authorized herein shall have the authority to enclose all areas covered by such permit or any reasonable instrument in compliance with the provisions of the code(s) applicable to such permit.

Signature of Applicant: [Signature]  
 Title: [Title]  
 Address: [Address]  
 Phone: [Phone]  
 Date: 17 Aug 94

ckwell burr

1108 Forest Ave

RITE  
AID

GO-BO  
BURGER

FOREST AVE

sign face  
replacement only

READ ST

3939 (Ask for EXT. #100)

104103





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1108 Forest Ave.

Issued to Lloyd B. Wolf

Date of Issue 2/1/91

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. 0/110, 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

First floor

Change of Use - from drive-thru bank  
to drive-thru restaurant (with renovations)

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

2/1/91

(Date)

Inspector:

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 lease for one dollar.



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application. YOU are responsible for complying with the law, whether you know the requirements or not.

## APPLICATION FOR PERMIT TO BUILD

(This Application is for CLASS BUILDING)

Get All Questions Satisfied BEFORE Commencing Work. Portland, Me., September 9, 1925

To THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications—

Location 12 Arbor Street, Morrills Corner 9 Fire Limits? no  
 Name of owner is? Deering Dairy Co Address 1205 Forest Ave  
 Name of mechanic is? J H Shortill Address Washington Ave  
 Name of architect is? \_\_\_\_\_ Address \_\_\_\_\_  
 Proposed occupancy of building (purpose)? dairy  
 If a dwelling or tenement house, for how many families? \_\_\_\_\_  
 Are there to be stores in the lower story? \_\_\_\_\_  
 Size of lot, No. of feet front? \_\_\_\_\_; No. of feet rear? \_\_\_\_\_; No. of feet deep? \_\_\_\_\_  
 Size of building, No. of feet front? 30ft; No. of feet rear? 30ft; No. of feet deep? 55ft  
 No. of stories, front? 1; rear? \_\_\_\_\_  
 No. of feet in height from the mean grade of street to the highest part of the roof? 12ft  
 Distance from lot lines, front? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; rear? \_\_\_\_\_  
 Firestop to be used? yes  
 Will the building be erected on solid or filled land? \_\_\_\_\_  
 Will the foundation be laid on earth, rock or piles? \_\_\_\_\_  
 If on piles, No. of rows? \_\_\_\_\_ distance on centers? \_\_\_\_\_ length of? \_\_\_\_\_  
 Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_  
 Size of posts, 4x6 Studding 2x4 16 O.C. Sills 4x8 Roof Rafters 2x6 24 O.C. Girders 6x8  
 Size of girts 4x4  
 Size of floor timbers? 1st floor 2x8, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 O.C. " " " " 16, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 Span " " " " not over 16, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 Will the building be properly braced? yes. Bridgin in every floor span over 8ft  
 Building frame? Sills and posts will be all one piece in cross section  
 Material of foundation? concrete thickness of? 12in laid with mortar? \_\_\_\_\_  
 Underpinning, material of? concrete height of? 3ft thickness of? 8in  
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt  
 Will the building be heated by steam, furnaces, stoves or grates? furnace Will the tubes be lined? yes  
 Will the building conform to the requirements of the law? yes

Means of egress? \_\_\_\_\_  
 The above construction will not require the removal of or disturbing of any shade tree on the public street.

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? \_\_\_\_\_

What will be the clear height of first story? \_\_\_\_\_ second? \_\_\_\_\_ third? \_\_\_\_\_

State what means of egress is to be provided \_\_\_\_\_

Scuttle and stepladder to roof? \_\_\_\_\_

Estimated Cost, \_\_\_\_\_

Signature of owner or authorized representative, Deering Dairy Co

Address, \_\_\_\_\_

Plans submitted? \_\_\_\_\_ Received by? \_\_\_\_\_

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on file and exhibited on demand.

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

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