

6/10/72
Granted 7/17/72
CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty Company, Inc. owner of property at 977-1003 Forest Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: to construct a 1-story
80' x 40' cement block addition to the existing building to be used as a
repair garage at the above named location in the I-2 Industrial Zone. This
permit is presently not issuable under the Zoning Ordinance because the rear
yard of only 5' is to be provided instead of the required 18'. (Sec. 602.12C.4).

LEGAL BASIS 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 P. Bernal
APPELLANT

DECISION

After public hearing held July 13, 1972, 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.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

William R. Kishner
W. Paul Estlin
Josephine Cohen

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 10, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 13, 1972 at 4:00 p.m. requesting an exception to the Zoning Ordinance to permit to construct a 1-story 80' x 40' cement block addition to the existing building to be used as a repair garage in the I-2 Industrial Zone at 977-1003 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because the rear yard of only 5' is to be provided instead of the required 10'. (Sec. 652.12C.4).

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

BOARD OF APPEALS

William D. Kirkpatrick
Chairman

cc to: Merrill Industries, Inc.
1037 Forest Ave.
Paul E. Merrill - 1037 Forest Ave.
Forest Ave. Corp. - c/o Weeks Ice Cr. 1011 Forest Ave.
Anne Heldenbrand - 973 Forest Ave.

July 10, 1972

Delta Realty, Inc.
999 Forest Ave.
Portland, Maine 04103

July 13, 1972

2 appeals at 977-1003 Forest Ave.

977-1003 Forest Avenue

June 22, 1972

cc to: Corporation Counsel

Delta Realty Company, Inc.
399 Forest Avenue

Gentlemen:

Building permit to construct a 10' x 40' cement
block addition to the existing building to be used as a
repair garage at the above named location in the I-2
Industrial Zone is not issuable under the Zoning Ordinance
because the rear yard of only 5' is to be provided instead
of the required 18'. (Sec. 602.12C.4).

We understand that you would like to exercise your appeal
rights in this matter. Accordingly you or your authorized
representative should come to this office in Room 113, City
Hall to file the appeal on forms which are available here. A
fee of \$5.00 shall be paid at this office at the time the
appeal is filed.

If fee has been paid and appeal filed prior to this letter
consider this letter as a matter of formality.

Very truly yours,

A. Allen Soule
Assistant Director

AAS:m

977-1003 Forest Avenue

June 23, 1972

Delta Realty, Inc.
999 Purose Avenue

cc to: Corporation Counsel

Gentlemen:

Building permit to construct foundation for a 1-story addition 54' x 28' at the above named location in the I-2 Industrial Zone for a 2-car garage is not issuable under the Zoning Ordinance because the side yard and rear yard will be only 5' instead of 17' required. (Sec.602.12C.1) and (Sec.602.12C.4).

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

.. Allan Soule
Assistant Director

AAS:m

45... 3rd
6/20/72
Granted 7/13/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty, Inc., owner of property at 977-1003 Forest Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: to construct foundation
for a 1-story addition 54' x 23' at the above named location in the 1-2
Industrial Zone for a 2-car garage. This permit is presently not issuable
under the Zoning Ordinance because the side yard and rear yard will be only
5 instead of 17' required. (Sec. 602.12C.1) and (Sec. 602.12C.4).

LEGAL BASIS 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 J. Swain
APPELLANT

DECISION

After public hearing held July 13, 1972, 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.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

William E. Sullivan
Jack E. Sullivan
Jacqueline Cohen

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 10, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 13, 1972 at 4:00 p.m. to hear the appeal of Delta Realty, Inc. requesting an exception to the Zoning Ordinance to permit to construct foundation for a 1-story addition 54' x 28' in the I-2 Industrial Zone for a 2-car garage at 977-1033 Forest Avenue.

As the permit is presently not issuable under the Zoning Ordinance because the side yard and rear yard will be only 5' instead of 17' required. (Sec. 602.12C.1) and (Sec. 602.12C.4).

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

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

cc to: Forest Ave. Corp.
c/o Weeks Ice Cream
1011 Forest Ave.
Paul E. Merrill - 1037 Forest Ave.
Merrill Industries, Inc. - 1037 Forest Ave.
Anne Heldenbrand - 973 Forest Ave.

July 10, 1972

Delta Realty, Inc.
999 Forest Ave.
Portland, Maine 04103

July 13, 1972

2 appeals at 977-1003 Forest Ave.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Sept. 22, 1971

PERMIT ISSUED

SEP 27 1971

1172

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: as per
in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, and
specifications, if any, submitted herewith and the following specifications:

Location 987 Forest Ave. Within Fire Limits? Dist. No.
Owner's name and address Delta Realty Inc., 999 Forest Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Owner Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Office No. families
Last use No. families
Material concrete block stories 1 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 12.
Estimated cost \$ 4,000.

General Description of New Work

To construct one story concrete block addition 25' x 26' on side of building as per plans

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?
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?

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? yes

APPROVED:

O.K. C.E.S. 9/23/71

CS 301

INSPECTION COPY

Signature of owner

By:

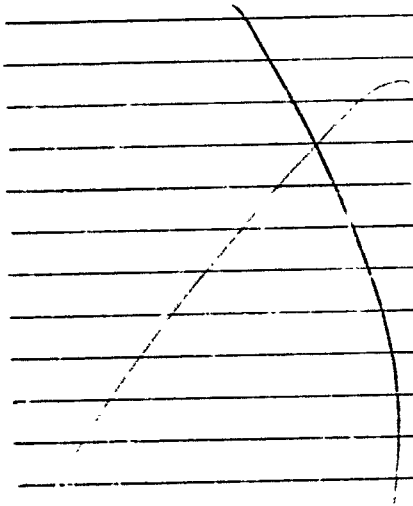
Delta Realty Co.

NOTES

10/7/71 WALLS UP AND
 BECE ON. ADVISED
 CONTRACTOR TO RAISE
 BRICK VENTILATOR 2"
 ABOVE GRADE MCD.
 10/23/71 FRONT WALL
 ALL LAMBERED MCD.
 12/16/71 WORK COMPLETION
 WANTS A FINAL WHICH
 ALL ADDITIONS ARE COMPLETED
 2/14/72
 OK TO ISSUE CERTIFICATE OF OCCUPANCY

Permit No. 71/ 1172
 Location 987 Forest Ave
 Owner Delta Realty Co
 Date of permit 9/27/71
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 2/15/72
 Submitting Out Notice M A C
 Form Check Notice

MCD.
 MCD.



CITY OF PORTLAND, MAINE Application for Permit to Install Wires

Permit No. 55224

Issued

Portland, Maine

8/17

, 1971

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address Arthur L. Linnell Tel. 774-0604
Contractor's Name and Address Al Ames Tel. 774-0604
Location 985 Forest Ave. Use of Building Res.
Number of Families _____ Apartments _____ Stores 2 Number of Stories 1
Description of Wiring: New Work ☒ Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
No. Light Outlets 18 Plugs 32 Light Circuits 4 Plug Circuits 6
FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
SERVICE Pipe _____ Cable _____ Underground ☒ No. of Wires 3 Size 200A
METERS: Relocated _____ Added _____ Total No. Meters _____
MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges _____ Watts _____ Brand Models (Size and No.) _____
Elec. Heaters _____ Watts _____
Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19
Amount of Fee \$ 5.00

Signed

Al Ames

DO NOT WRITE BELOW THIS LINE

SERVICE ☒ METLR _____ GROUND ☒
VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____
REMARKS:

INSPECTED BY

W. H. H. H.
(OV)

LOCATION *Forest Av 985*
 INSPECTION DATE *9/2/71*
 WORK COMPLETED *9/4/71*
 TOTAL NO INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet .05
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

Temporary Service, Single Phase 1.00
 Temporary Service, Three Phase 2.00
 Circuits, Carnivals, Fairs, etc. 10.00
 Meters, relocations



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 13, 1971

PERMIT ISSUED

AUG 16 1971

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications

Location 985 Forest Avenue Use of Building Offices No. Stories 1 New Building
Name and address of owner of appliance Delta Realty Inc., 999 Forest Ave. Existing
Installer's name and address Gould-Farmer Of Maine Inc., 1020 Forest Ave. Telephone

General Description of Work

To install oil-fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement of old building Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 5'
From top of smoke pipe 6' From front of appliance 4' From sides or back of appliance 4'
Size of chimney flue 9" Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Peerless Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4"
Location of oil storage in old boiler room Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Size of chimney flue 9" Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 10.00 (etc., in same building at same time.)

APPROVED:

W. E. S. 8/13/71

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

Gould-Farmer of Maine

Signature of Installer: Emil N. Johnson

CS 300

INSPECTION COPY

Permit No. 71/96c
Location 115 Thront Ave
Owner Walter Reardon
Date of permit 8/16/71
Notif. closing-in _____
Inspn. closing-in E.S.
WALLY
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

Not completed 8/26/71
8/31/71

7

Address 999 Forest Ave. PERMIT NUMBER 140

App. First J.
Date **FEB 4 1972**
By **R. G. GENDY**

App. Final Insp.
Date 2 1972
By [Signature] DIRECTOR

Building

Address 999 Forest Ave. PERMIT NUMBER 140

Installation For: office JAN - 1972
Owner of Bldg: _____

Owner's Address: _____

Plumber: James Date: 1-9-72
 NEW REPLACED 1/9/72 Blacktrap NO

	SINKS	CLARK LIND CO	NO	FILE
200				

1	LAVATORIES		
1	TOILETS	1	2.00

1	BATH TUBS	1	2.00
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	SHOWERS		
	DRAINS	FLOOR	SURFACE

	EXHAUST	FLUE GAS	SURFACE	
	HOT WATER TANKS			

		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		

	GARBAGE DISPOSALS		
	SEPTIC TANKS		

1	HOUSE SEWERS	1	2.00
	ROOF LEADERS		

	ROOT LEADERS		
	AUTOMATIC WASHERS		

		DISHWASHERS		
		OTHER		

	OTHER			

[illegible]

TOTAL	3	6.00
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Building and Inspection Services Dept., Plumbing Inspection



INDUSTRIAL ZONE
APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, November 22, 1971

PERMIT ISSUED

JAN 13 1972

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 71/1492 pertaining to the building or structure comprised in the original application 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 983 Forest Avenue Within Fire Limits? Dist. No.
Owner's name and address Delta Realty Co., 999 Forest Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Plans filed with original No. of sheets
Proposed use of building Office and apts. No. families 3
Last use No. families
Increased cost of work 22,000. Additional fee 66.00

Description of Proposed Work

To construct 2-story concrete block addition 28'x72.6' as per plans

This application is preliminary to get settled the question of zoning appeal

Appeal sustained 12/30/71

Details of New Work owners

Is any plumbing involved in this work? Is any electrical work involved in this work? 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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size 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

Approved:

4172- Zoning - 0.15 - Allen

Signature of Owner

Delta Realty Co.

Arthur P. Baranoff

Approved:

Inspector of Buildings

DITION COPY

4/19/42 GAVE PERMISSION TO POUR
16" FOUNDATION

6/14/42 WALLS ARE UP 12" BLOCK USED
M.W.

2/7/42 CLOSED IN WITHOUT PERMISSION.

#1 & #3 APTS. DO NOT HAVE PLUMBING
AND ARE BEING USED AS OFFICES

#2 HAS PLUMBING AND IS BEING USED
AS AN APT.

2/8/43 WORK COMPLETED M.W.
OK FOR C.O.

985 Forest Avenue

June 4, 1971

W. J. Christian
RFD 1
Sebago Lake

cc to: Delta Realty, Inc.
999 Forest Avenue

Dear Mr. Christian:

Permit to construct a 1-story cinder block and brick building
78'2" x 28' as per revised plans is issued herewith subject to
the following Building Code requirements:

1. Please bear in mind that Section B still shows the
2x10 floor joists resting on a flat member on the
existing foundation wall. This bearing is to be
no less than 4" in width.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

985 Forest Avenue

June 2, 1971

W. J. Christian
RFD 1
Sebago Lake

cc to: Delta Realty, Inc.
999 Forest Avenue

Dear Mr. Christian:

We are unable to issue a permit to construct a 1-story cinder block and brick building 78'2" x 28' as per plans because of the following Building Code discrepancies or omissions.

- o.k. 1. The ventilation of toilet rooms not indicated.
- o.k. 2. Brick ties not shown.
- o.k. 3. No headers shown over windows. *sign about*
- 4. Who will supply the roof trusses? *For*
- 5. Section B shows 2x10 floor joists resting on a flat member on the existing foundation wall. This bearing is to be no less than 4" in width. WATCH THIS
- o.k. 6. We are assuming the existing foundation walls are at least 10" in thickness. The Building Code requires them to be 10" in thickness if a cellar or basement is to be provided.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

(COPY)

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 985 Forest Ave.

Date of Issue Feb. 14, 1972

Issued to Delta Realty Inc.

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. 71/640, 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

Entire

Limiting Conditions: 78' center section

APPROVED OCCUPANCY

1 story cinder block & brick
for office

This certificate supersedes
certificate issued

Approved:

(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 lessee for one dollar.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, June 1, 1971

PERMIT 109549

JUN 7 1971

OFFICE OF THE CITY ENGINEER

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 985 Foret Ave. Within Fire Limits? Dist. No.
Owner's name and address Delta Realty Inc. 990 Forest Ave. Telephone 797-2506
Lessee's name and address Telephone
Contractor's name and address RFD 1 Sebago Lake Telephone
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Offices (2) No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 14,000.00 Fee \$ 42.00

General Description of New Work

To construct 1 story cinder block and brick building 76' 2" x 28' as per plan

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 Contractor

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? 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
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:

O. L. E. S. S. 6/4/71

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 there observed? YES

Delta Realty inc.

INSPECTION COPY

Signature of owner

by

Arthur P. Surand (P)

NOTES

6/24/71 OK TO POUR
FOUNDATION M.G.W.

7/23/71 ACCFON, BRICK
WENNER WITH 6 GAGE
TIES BEING USED M.G.W.

8/3/71 CHIMNEY IS IN
PLACE. EXTERIOR NEAR
COMPLETION M.G.W.

8/18/71 GAVE PERMISSION
TO CLOSE IN M.G.W.
WANTS FINAL WHEN ALL
CONDITIONS ARE COMPLETED

2/14/72 M.G.W.
OK TO ISSUE CERTIFICATE OF OCCUPANCY M.G.W.

Permit No. 71/640

Location 985 Forest Dr.

Owner Delta Realty, Inc.

Date of permit 6/7/71

Notif. closing-in

Insp. closing-in 8/19/71

Final Notif.

Final Inspn.

Cert. of Occupancy issued 2/15/72

~~Shoring Out Notice~~ WARD

Form Check Notice

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Delta Realty Co., owner of property at 977-983 Forest Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit: and certificate of occupancy to construct a two-
story 28 ft. x 72 ft. 6 inches concrete addition at the above named location
for offices on the first floor and three apartments on the second floor.
This permit is presently not issuable under the Zoning Ordinance for the
following reasons: (1) this property is located in an 1-2 Industrial Zone
where apartments are not allowable. (Section 602.12A). (2) Section 602.12.c.1
requires a 19 ft. side yard instead of the 5 ft. which is shown on plans.

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 circum-
stances 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.

APPELLANT

DECISION

After public hearing held December 30, 1971, 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.

Board of Appeals

December 27, 1971

Delta Realty Co.
999 Forest Ave.
Portland, Maine 04103

December 30, 1971

Re: 977-983 Forest Ave.

December 2, 1971

Delta Realty Co.
997 Forest Avenue
Portland, Maine 04103

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete block addition at the above named location for offices on the first floor and three apartments on the second floor is not issuable under the Zoning Ordinance for the following reasons:

1. This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A).
2. Section 602.12.c.1 requires a 19 ft. side yard instead of the 5 ft. which you show on your plans.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid for a variance appeal at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGM/c

977-983 Forest Avenue

April 5, 1972

Alfred J. Waxler
726 Forest Avenue

Dear Mr. Waxler:

In answer to your inquiry on the appeal at
977-983 Forest Avenue to construct a 2-story addition to
the building at the above location for an office and apartments
(3). This appeal was granted on Dec. 30, 1971.

Very truly yours,

... Allan Soule
Assistant Director

LEAS :B



Please send me a
copy of the lessons
To Alfred J. Waxler
726 Forest Ave
Portland, Me

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 20, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1971 at 4:00 p.m. to hear the appeal of Delta Realty Co. requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete addition for offices on the first floor and three apartments on the second floor at 977-983 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A). (2) Section 602.12.c.1 requires a 19 ft. side yard instead of the 5 ft. which is shown on the plans.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 ft. of the property in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 587 Forest Ave.

Issued to Delta Realty Co

Date of Issue Feb. 14, 1972

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. 71/1172, 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

Entire
25' left section

Limiting Conditions:

APPROVED OCCUPANCY

one story concrete block addition
for offices

This certificate supersedes
certificate issued

Approved:

3/14/72
(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 lessee for one dollar.

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 983 Forest Ave.

Issued to Delta Realty Inc.

Date of Issue Feb. 14, 1972

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 71/1492, 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

Limiting Conditions: ^{Entire} 35' right section

1-story concrete block bldg.
for office

This certificate supersedes
certificate issued

Approved:

2/14/72

(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 lessee for one dollar.

983 Forest Avenue

Jan. 12, 1972

Delta Realty Company
999 Forest Avenue

Gentlemen:

Amendment for building permit at the above named location to construct a 2-story concrete block addition 28' x 72' is being issued subject to plans received with the application and in compliance with Building Code restrictions as follows:

1. Before form inspections are called for we will need to know how the 2x8 plate supporting the truss on the end of the building is to be anchored to the wall. We will also need to know how the 2x10 floor joists at the second floor level, where they rest on concrete blocks are to be anchored to the wall. The second floor joists as well as the first floor joists will need to rest on at least a 3" member. At the second floor level for example you show a flat 2x4 with an upright 2x10 so that this floor joist rests on only approximately 2" as it abuts against the wall. A 2x2" ledger on the girder supporting the floor joists at the first floor level will need to be a 2x3" member.
2. The brick veneer will need to be tied to the concrete blocks by metal wall ties spaced not more than 16" o. c. at every fifth course of bricks. A single 16 gauge tie or better may be used.
3. (Trimmers) Double joists are required around all framing for stairway openings, etc.
4. Floor joists running parallel to non-bearing partitions and intended to support them, shall be double when the span of the supporting joist is 10' or more. Such double joists may be either well spiked together or separated with not more than 6" between spaces; if they are separated, solid bridging as deep as the joist shall be placed not more than 16" o. c.
5. A separate permit to be taken out by the actual installer is required for all heating units.

Delta Realty Company

Page 2

Jan. 12, 1972

6. We will need a plan showing all structural members and the location of the fire escape on the back side of this addition. There must be at least one double hung window to be located in the rear wall approximately in the center on the other side of the corridor from Apartment 2. If you have any questions on this please contact this office so that we or the field inspector in the field may go over this with you.

7. A solid core door of at least 1-3/4" will be needed to Apt. 3. This solid core door and the solid core door leading to the stairway at the other end of this section will need door closers.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

Re: 977-983 Forest Ave.

December 2, 1971

Delta Realty Co.
999 Forest Avenue
Portland, Maine 04103

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete block addition at the above named location for offices on the first floor and three apartments on the second floor is not issuable under the Zoning Ordinance for the following reasons:

1. This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A).
2. Section 602.12.d.1 requires a 19 ft. side yard instead of the 5 ft. which you show on your plans.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid for a variance appeal at this office at the time the appeal is filed.

Very truly yours,

Malcolm C. Ward
Plan Examiner

HGR/c

983 Forest Avenue

Nov. 30, 1971

Delta Realty, Inc.
999 Forest Avenue

Gentlemen:

Permit to construct a 1-story concrete block building
35' x 75' with brick front as per plans is being issued
subject to the following Building Code requirements:

1. The brick veneer is to be tied to the concrete block
wall with No. 6 wire ties spaced not more than 1 foot vertically
and 2 feet horizontally.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



I-2 INDUSTRIAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, November 22, 1971

PERMIT ISSUED

NOV 30 1971

1492

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 983 Forest Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Delta Realty Inc., 999 Forest Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address OWNERS Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Office No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 24.00
Estimated cost \$ 8,000

General Description of New Work

To construct 1-story concrete block building 35'x28' with brick front
as per plans

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? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes 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? _____

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? yes
Delta Realty Co.

APPROVED:

O.K. C.S. 11/30/71

CS 391

INSPECTION COPY

Signature of owner BY: _____

PERMIT ISSUED
WITH LETTER

NOTES

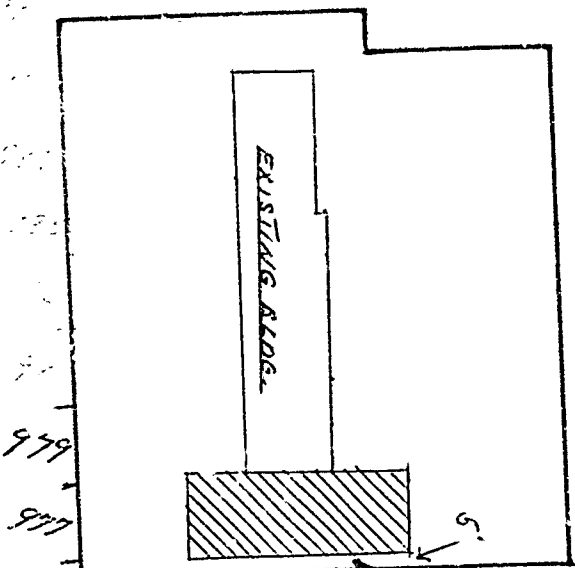
11/30/71 Met Change in
Foundation. 2.8.8.

1/13/72 WALLS UP
READY FOR ROOF M60.
TWO STORY ADDITIONAL
NOT STARTED. NAME
1/20/72 ROOF ALL ON
NAME

2/13/72 GAVE PERMISSION
TO CELE IN BOTTOM TO COVER ANY PLUMBING M60.
2/14/72 OK TO ISSUE CERTIFICATE OF
OCCUPANCY FOR ENTIRE ONE STORY BUILDING M60.

Permit No. 71, 192
Location 91 3/4th Street
Owner 12345 Realty Co.
Date of permit 11/30/71
Notif. closing in
Inspr. closing in
Final Notif.
Final Inspr. 2/3/72
Cert. of Occupancy issued 2/15/72
Building Code Notice WAIVED
Form Check Notice

FOREST AVE.



PROPOSED BOULEVARD

1-1-1945

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 985 Forest Ave. street
on permit issued 3-29-'71.

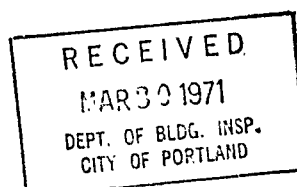
The Contractor is Royce Horne.

1-story brick and frame bldg. (Maine Egg Co.)

3/29/71 The Contractor and the Sewer Division have been notified
of sealing the house drain before the building is
demolished.

DEPARTMENT OF PUBLIC WORKS

LEE S. TOWNSEND



3-29-71

Frances:

John Blaine called. He doesn't know where the form is but says that he o.k'd the demolition at 987 Forest Ave. Mr. Hamilton called him.

RECEIVED

MAR 29 1971

DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 24, 1971

PERM

289

MAR 29 1971

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 985 Forest Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Merrill Transport Co., 1037 Forest Ave. Telephone _____
Lessee's name and address Maine Egg Farms, P.O. 38, Greene, Maine Telephone _____
Contractor's name and address Herbert L. Warren, 366 W. Commercial St. Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ Store _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 10.00

General Description of New Work

To demolish existing 1-story frame and brick building

Land to be left vacant

Sewer to be closed up under supervision of Public Works Dept.

Sent to Health Dept. 3/24/71

Rec'd from Health Dept. 3/24/71

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 Herbert Warren

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:

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? _____ yes _____

Maine Egg Farms

CS 301

INSPECTION COPY

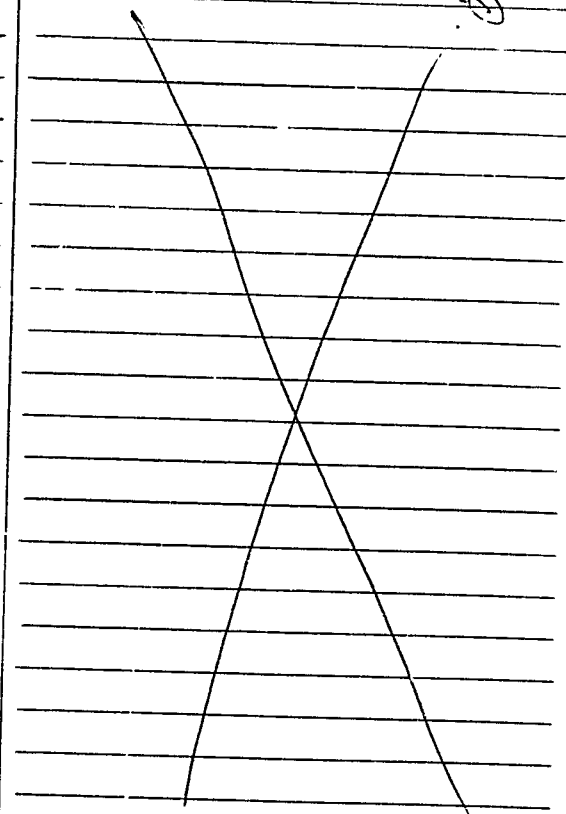
Signature of owner

By:

[Signature]

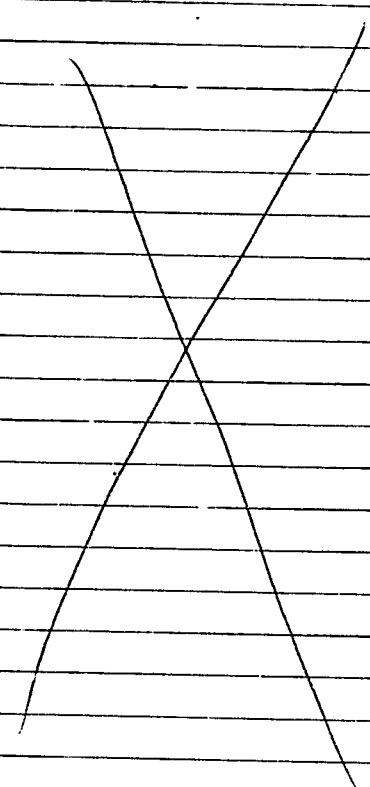
PC

Permit No. 711 489
Location 985 Faced Ave.
Owner Heavil. Transport Co.
Date of permit 3/24/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occu.ancy issued _____
Staking Out Notice _____
Form Check Notice _____



NOTES

12-1-71
Completed
711



5-14-71
Granted 7/30/70
70/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty Company Inc., owner of property at 999 Forest Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: construction of a 1-story
masonry addition 40' x 60' on side of existing repair garage. This permit is presently
not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of
15' required under Section 602.12c.4 of the Zoning Ordinance in the I-2 Industrial Zone
in which the property is located.

LEGAL BASIS 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.

Delta Realty Company Inc.

Arthur P. Grandis (Delta)
APPELLANT

DECISION

After public hearing held Thursday, July 30, 1970, 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.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Frank G. H. [Signature]
Harry M. [Signature]
Edith L. [Signature]

999 Forest Avenue

July 17, 1970

Delta Realty Company, Inc.
999 Forest Avenue

cc to: Corporation Counsel

Gentlemen:

Permit to construct a 1-story masonry addition, 40'x60' on the side of the existing garage at the above named location in the I-2 Industrial Zone in which this property is located is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of the 15' required under Section 602.12c.4 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at the time the appeal is filed.

It is also understood that before any permit can be issued the appeal should go through that approval will have to be obtained from the Public Works Department pertaining to curb cuts and drainage of said property.

Very truly yours,

Edwin W. Locke, Jr.
Plan Examiner *fi*

EWL:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 27, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, July 30, 1970 at 4:00 pm to hear the appeal of Delta Realty Company, Inc. requesting an exception to the Zoning Ordinance to construct a one-story masonry addition 40' x 60' on site of existing repair garage at 999 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of 15' required under Section 602.12c.4 of the Zoning Ordinance in 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 C. Hinchley

Chairman

cc: Louise Kiley, et als
51 Morning St.

Paul E. Merrill
1037 Forest Ave.

Forest Ave. Corp.
c/o Weeks Ice Cream Shop
1011 Forest Ave.

July 27, 1970

Delta Realty Company, Inc.
999 Forest Avenue

Gentleman:

July 30, 1970

999 Forest Ave.

August 21, 1970

Delta Realty Co., Inc.
999 Forest Avenue
Att: Mr. Girard:

Dear Mr. Girard:

Permit to construct a 1-story masonry addition 60' x 90' on side of existing garage as per plans is issued herewith subject to Building Code Department requirements as follows:

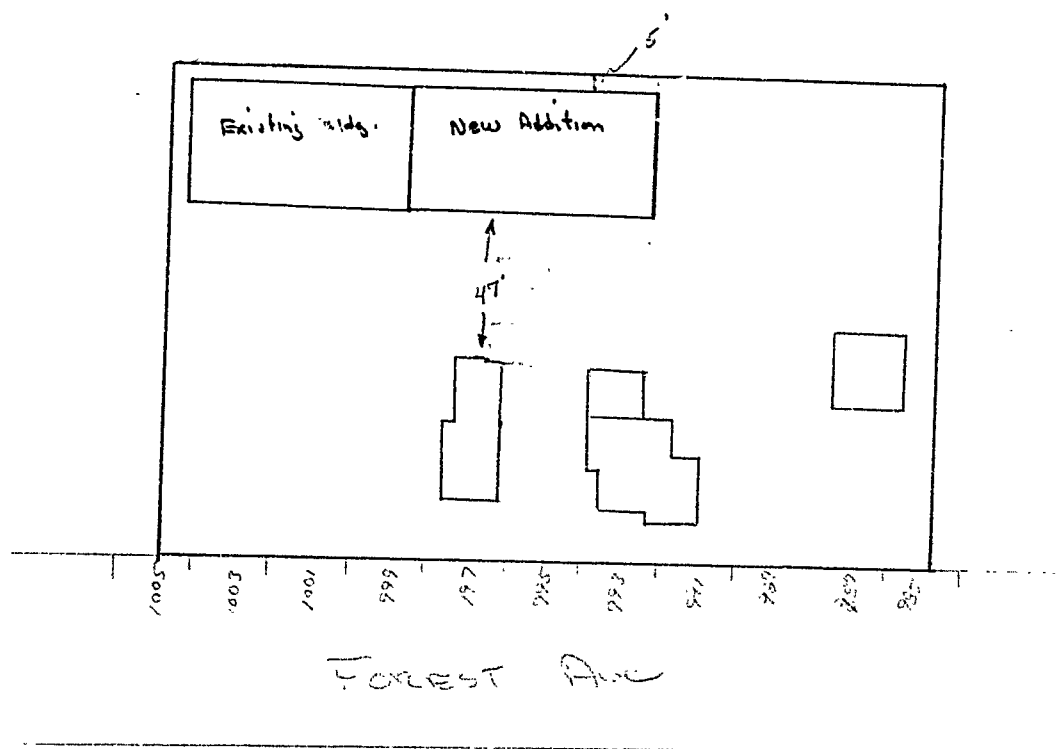
1. Permit is issued with the understanding that approval will be obtained from the Department of Public Works pertaining to curb cuts and drainage of parking area.
2. Before trussed rafters are placed please inform this office as to the supplier as some trusses have not been approved by this office.
3. Enclosed find "statement of design" for persons responsible for the design of concrete lintels.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

4" Forest Ave



999 Forest Avenue

July 17, 1970

Delta Realty Company, Inc.
999 Forest Avenue

cc to: Corporation Counsel

Gentlemen:

Permit to construct a 1-story masonry addition, 40'x60' on the side of the existing garage at the above named location in the I-2 Industrial Zone in which this property is located is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of the 15' required under Section 602.12c.4 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at the time the appeal is filed.

It is also understood that before any permit can be issued the appeal should go through that approval will have to be obtained from the Public Works Department pertaining to curb cuts and drainage of said property.

Very truly yours,

Edwin W. Locke, Jr.
Plan Examiner ¹/₁

EWL:m



1-2 INDUSTRIAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure second Class

Portland, Maine, July 15, 1970
application completed 3-14-70

PERMIT ISSUED
962

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 999 Forest Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Delta Realty Co., Inc., 999 Forest Ave. Telephone 797-2506
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building auto body shop No. families _____
Last use _____ No. families _____
Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 42.00
Estimated cost \$ 14,000

General Description of New Work fee paid 8-14-70

To construct addition (1-story) masonry, 60' x 40' on side of existing garage as per plan

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

Appeal sustained 7/30/70

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 _____
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? _____

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
Delta Realty Co., Inc.

APPROVED: ck 8/7/70 Permit Issued with Memo
E. S. S. AUG 2 1970

CS 301

INSPECTION COPY

Signature of owner

By:

Arthur P. Gussis Pres.

NOTES

9/4/70 - Forming
 wall E.S.
 10/20/70 - Walls up
 and roof on. E.S.
 12/14/70 - Walls done
 E.S.

X

Permit No. 901 116 4
 Location 999 Stewart Ave
 Owner Delta Realty Co. Inc.
 Date of permit 7/24/70
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Arthur P. Girard
DELTA AUTO BODY SHOP

999 FOREST AVENUE
PORTLAND, MAINE 04103

TEL. 797-2506
797-7090



R. LOVELL DROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

999 Forest Ave.

August 21, 1970

Delta Realty Co., Inc.
999 Forest Avenue
Att: Mr. Girard:

Dear Mr. Girard:

Permit to construct a 1-story masonry addition 60' x 90'
on side of existing garage as per plans is issued herewith
subject to Building Code Department requirements as follows:

1. Permit is issued with the understanding that approval
will be obtained from the Department of Public Works *as per from old*
pertaining to curb cuts and drainage of parking area. *Bldg (File less)*
2. Before trussed rafters are placed please inform this
office as to the supplier as some trusses have not been
approved by this office. *Fox Lumber Co.*
3. Enclosed find "statement of design" for persons *Mum Cement Pro.*
responsible for the design of concrete lintels.

Very truly yours,

Earle S. Smith

Earle S. Smith
Plan ExaminerKI

ESS:m



DUNHAM-BUSH, INC. SPACE CONDITIONING DIVISION
one of The Signal Companies 

HARRISONBURG, VIRGINIA 22801 AREA CODE 703 434-0711

February 19, 1970

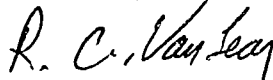
Mr. Earl Smith
City of Portland
Department of Building Inspection
389 Congress Street
Portland, Maine

Subject: UL Listing

Dear Mr. Smith:

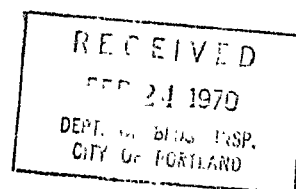
The MF65-.8 burner supplied on the 35-5-60 boiler shipped to
A. G. Carr Company, 1006 Forest Avenue, Portland, Maine was
manufactured in accordance with UL number MP725 Volume 14. This
is a UL listed burner and built to UL requirements previously
mentioned.

Yours very truly,


R. C. Van Lear

RCV/bbk

cc Fred Allen



909 Forest Avenue

Jan. 5, 1970

Richard O. Hagar
35 Blackstrap Road
Cumberland, Maine

cc to: Arthur Girard
1006 Forest Avenue

Dear Mr. Hagar:

Permit is issued herewith to install an oil-fired forced hot water heating system provided that sufficient air for combustion will be provided. You have indicated to us that two openings in the outside wall will be provided.

Please send us your computations so that we may check them against the Building Code requirements.

Very truly yours,

R. Lovell Brown
Director, Building Inspection Department

ES4:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 31, 1969

PERMIT ISSUED

JAN 3 1970 11

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 999 Forest Ave. Use of Building Repair Shop No. Stories 1 New Building Existing
Name and address of owner of appliance Arthur Girard, 1006 Forest Ave.
Installer's name and address Richard O Hagar, 35 Blackstrap Road, Cumberland Telephone

General Description of Work

To install Oil-fired forced hot water heating system.

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath? no e
If so, how protected? rear of bldg. Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 8'
From top of smoke pipe 6' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 12x12 Other connections to same flue none
If gas fired, how vented?
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Iron-Fireman-guntype Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage first floor Number and capacity of tanks 275 gals.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 12/31/69 E.B.B.

Permit Issued with Memo

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

Richard O Hagar

Signature of Installer by:

Richard O Hagar

CS 300

INSPECTION COPY

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[illegible]

1	Fill Pipe	✓
2	Vent Pipe	✓
3	Kind of Heat	✓
4	Burner Model	✓
5	Name	✓
6	Serial No.	✓
7	Height	✓
8	Radius	✓
9	Pressure	✓
10	Vol.	✓
11	U.S.	✓
12	Temperature	✓
13	Temperature	✓
14	Oil/Gas	✓
15	Instruction Card	✓
16	Low Water Shut-off	✓

CITY OF PORTLAND, MAINE Application for Permit to Install Wires

Permit No. 58301
Issued 11/5/67
Portland, Maine 11/5, 1967

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address A.G. Car Co. Tel.
Contractor's Name and Address Al Ames Tel. 774-0604
Location 999 Forest Ave Use of Building Comm.
Number of Families Apartments Stores Number of Stories
Description of Wiring: New Work ☒ Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
No. of Wires 4 Size 200.0
SERVICE: Pipe ☒ Cable Underground Total No. Meters
METERS: Relocated Added
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence 19 Ready to cover in 11/5 1969 Inspection 19
Amount of Fee \$ 4.00 - Signed Al Ames

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
		10
		11
		12

REMARKS:

INSPECTED BY 76 H. H. (OVER)

LOCATION *Forest Av. 999*
 INSPECTION DATE *11/17/67*
 WORK COMPLETED *11/17/67*
 TOTAL NO. INSPECTIONS ..
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1967

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet 05
 (Each twelve feet or fraction thereof of fluorescent lighting or
 any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room) 75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in
 Dishwashers, Dryers, and any permanent built-in appliance — each
 unit 1.50

MISCELLANEOUS

Temporary Service, Single Phase 1.00
 Temporary Service, Three Phase 2.00
 Temporary Service, Three Phase 10.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Merrill Indust as
1037 Forest Ave
Portland Maine

October, 1969

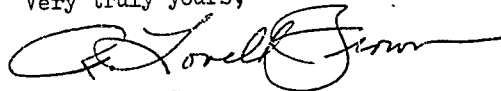
Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #979 Forest Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,



R. Lovell Brown
Director

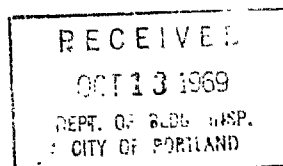
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Eradication of this building has been completed. 10/10/69

No evidence of rodent at time of this inspection
Frank J. Hoff #15

Contractor: Santino J Viola

84 Payson St.





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 9, 1969

PERMIT ISSUED

OCT 13 1969

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 979 Forest Avenue Within Fire Limits? Dist. No.
Owner's name and address Santino Viola Merrill Industries, 1037 Forest Ave Telephone
Lessee's name and address Telephone
Contractor's name and address Santino Viola, 84 Payson St. Telephone
Specifications Plans No. of sheets
Use of building Dwelling No. families
Material frame No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 2 1/2 story frame dwelling
Land to be left vacant

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes

Sent to Health Dept. 10/9/69

Rec'd from Health Dept.

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

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:

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

CS 301

INSPECTION COPY

Signature of owner

By:

Merrill Industries

[Signature]

[Initials]

Permit No. 69/ 1016
Location 979 Forest Ave.
Owner Michael J. Sullivan
Date of permit 10/23/69
N.E.C. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

10-24-69
Completed
Aug.