

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Howard Johnson Company
222 Fore Street
Portland, Maine
Certificate of Occupancy

LOCATION 715 Riverside Street

Issued to Westbrook H.J. Corporation
63 Florida Road, Westbrook, Mass.

Date of Issue June 16, 1971

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. 70/65 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

Hotel & Restaurant.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

(COPY)

Certificate of Occupancy

LOCATION 155 rear Riverside St.

IS. V. 10

Red Coach Grill (Howard Johnsons)
This is in reality that the building was changed as to use under Building Permit No.

Date of Issue

May 25, 1975

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 of use limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Restaurant & Facility

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

[Signature]
Inspector

[Signature]
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.

PERMIT # 11283 PORTLAND BUILDING PERMIT APPLICATION DATE 09/02/87 PERMIT ISSUED

I. GENERAL INFORMATION
 Location/address of construction 135 Riverside St Street
 1. Owner's name Verrillo Inc Tel. 775-6536
 Address 520725
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name John K. Sworn Tel. 797-9179
 Address Box 7025, Portland ME 04104
 4. Is this a legally recorded lot? yes no

SEP 3 1987
 City Of Portland

II. DESCRIPTION OF WORK:
to erect exterior building 16' x 24' as per plans
ward permit to #3

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____
IV. ZONE: Street frontage _____ Zoning board approval: no yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval: no yes date _____
V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces: _____
 site plan _____ subdivision _____ share _____ floodplain mgmt _____ enclosed _____ outdoor _____
VI. FEES:
 base fee _____ other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL \$39.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: _____ SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE:
 Name _____
 Lot _____
 Block _____

CODE _____ If other, explain _____ Seasonal _____ Condominium _____ Apartment _____
X. PROPOSED USE: _____
XI. PAST USE: _____
XII. OWNERSHIP: PUBLIC _____ PRIVATE _____
XIII. EST. CONSTRUCTION COST: _____ **XIV. GR. SQ. FT. OF LOT BUILDING:** _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY:	BEDROOMS	XVI. # RESIDENTIAL UNITS:
# NEW DWELLING UNITS WITH:	1. 1 BDRM _____	# NEW DWELLINGS _____
# EXISTING DWELLING UNITS WITH:	2. 2 BDRMS _____	# EXISTING DWELLINGS _____
	3. 3 BDRMS _____	TOTAL RESIDENTIAL UNITS _____

APPROVALS BY: _____ **DATE:** _____

BUILDING INSPECTION - PLAN EXAMINER _____
 ZONING: _____
 C.E.O. _____
 FIRE DEPT. _____

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? _____

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

*Graded 7/10/70
70/55
9
10/1/70*

VARIANCE APPEAL

Howard Johnson Co., owner of property at 155 Riverside St.
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: erection of a double pole sign 11'8" x 16'4" (35' high).
This permit is presently not issuable under the Zoning Ordinance because: (1) The area
of the sign will be approximately 462 square feet which is in excess of the allowable
300 sq. feet as stated under Section 602.16.5 of the Zoning Ordinance; (2) the height
of this sign will be approximately 35' which exceeds the maximum of 20' allowed under
Sec. 602.16.5 of the Zoning Ordinance;

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.

Howard Johnson Co.
By: *George P. Pappadopolous*
APPELLANT
George P. Pappadopolous 5/20/70
Manager/Site Planning
for Howard Johnson's Co.

DECISION

After public hearing held Thursday, July 2, 1970, 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.

Frank B. Hill
Harry M. Shroyer
Charles J. Young
Board of Appeals

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Howard Johnson's Red Coach Grille, owner of property at R. 155 Riverside Street 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: the erection of an attached sign, 3' x30' at the above named location. This permit is not issuable under the Zoning Ordinance because this sign (area 90 sq. feet) will bring the total area of signs on the premises to about 396 sq. feet which is in excess of the maximum of 300 sq. feet allowed by the Zoning Ordinance in the B-2 Business Zone in which this property is located, Section 602.16.5.

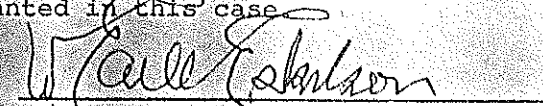
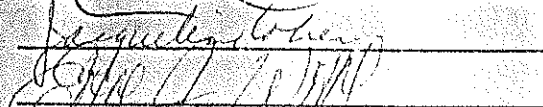
LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique 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.


APPELLANT

DECISION

After public hearing held July 11, 1974, 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

LVL