

1374-1398 FOREST AVENUE

SHAW-WALKER



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
1396 Forest Ave.

INSPECTION COPY

COMPLAINT NO. 81/58

Date Received 8-10-81

Location 1396 Forest Ave. Use of Building _____

Owner's name and address David & Donald Hendry Telephone _____
17 Farwell Ave., Cumberland, Me.

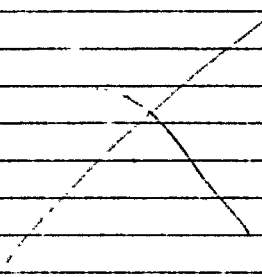
Tenant's name and address _____ Telephone _____

Complainant's name and address neighbor Telephone _____

Description: Putting a store in residential area - no permit

NOTES: owner has just moved new kitchen cabinets into this old store front - no plans are the way for change of use from 2 family 3 family residential use - no insurance here that he cannot commence work until proper permits etc are applied for

8/11/81



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Granted
5-3-73

VARIANCE APPEAL

Richard V. Clark, owner of property at 1374-1398 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: the construction of a one-story frame addition 25' x 50' on the side of the existing flower shop at the above named location. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The present use of the building is non-conforming in the R-5 Residential Zone in which this property is located and the construction of the addition would increase the cubical content of the building now used as a lawful non-conforming use which is forbidden by Section 602.17.B of the Zoning Ordinance. (2) This addition will be only 25' back from the street line instead of the 40' required by Section 602.21 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 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.

Richard V. Clark
APPELLANT

DECISION

After public hearing held May 3, 1973, 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.

W. B. Keenan
W. C. Estlin
Jeanele Cohe
Board of Appeals

Re: 1374-1398 Forest Ave.

April 4, 1973

Richard V. Clark
1398 Forest Avenue
Portland, Maine

cc to: Corporation Counsel
Deering Construction Co.
1041 Washington Ave.

Dear Sir:

Building permit to construct a one-story frame addition 25' x 50' on the side of the existing flower shop at the above named location is not issuable under the Zoning Ordinance for the following reasons:

(1) The present use of the building is non-conforming in the R-5 Residential Zone in which this property is located and the construction of the addition would increase the cubical content of the building now used as a lawful non-conforming use which is forbidden by Section 602.17.3 of the Zoning Ordinance.

(2) This addition will be only 25' back from the street line instead of the 40' required by Section 502.21 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 \$15.00 for a Variance Appeal 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 a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/c

Receipt--Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

09387 K

4-26-73 19

Received from Richard V. Clark a fee

of Fifteen and one 1100 Dollars \$

for permit to install
erect
alter Cupboards

at 1374-1398 Forest Ave. Est. Cost \$

R. Lowell Brown
Inspector of Buildings

Per C

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRE-SERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 23, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, May 3, 1973 at 4:00 p.m. to hear the appeal of Richard V. Clark requesting an exception to the Zoning Ordinance to permit the construction of a one-story frame addition 25' x 50' on the side of the existing flower shop at 1374-1398 Forest Ave.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The present use of the building is non-conforming in the R-5 Residential Zone in which the property is located and the construction of the addition would violate the cubical content of the building now used as a lawful use which is forbidden by Section 602.17.B of the Zoning Ordinance. (2) This addition will be only 25' back from the street instead of the 40' required by Section 602.21 of the Zoning Ordinance.

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 the circumstances 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

April 27, 1973

Richard V. Clark
1396 Forest Ave.
Portland, Maine

May 3, 1973

cc to: Dearing Construction Company
1041 Washington Ave.

Re: 1374-1398 Forest Ave.

April 4, 1973

Richard V. Clark
1396 Forest Avenue
Portland, Maine

cc to: Corporation Counsel
Deering Construction Co.
1041 Washington Ave.

Dear Sir:

Building permit to construct a one-story frame addition 25' x 50' on the side of the existing flower shop at the above named location is not issuable under the Zoning Ordinance for the following reasons:

(1) The present use of the building is non-conforming in the R-5 Residential Zone in which this property is located and the construction of the addition would increase the cubical content of the building now used as a lawful non-conforming use which is forbidden by Section 602.17.B of the Zoning Ordinance.

(2) This addition will be only 25' back from the street line instead of the 40' required by Section 602.21 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 \$15.00 for a Variance Appeal 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 a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

HGN/c



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 1396 Forest Avenue

INSPECTION COPY

COMPLAINT NO. 81-5 Date Received Feb. 3, 1981

Location: 1396 Forest Avenue Use of Building R-15 ZONE
 Owner's name and address: David & Donald Hendry Telephone: not listed
17 Farwell Ave. Curb Ctr., Me. Telephone: _____
 Tenant's name and address: _____ Telephone: _____
 Complainant's name and address: Neighbor Telephone: _____

Description: Woman states that they are putting office spaces in this bldg. she also thinks that someone may be living in it. There are For Rent signs in window, also. This is a single family, listed as such in Assessors Office.

NOTES:

2/4/81. N/A will call return at another time to contact owner.
This bldg. is in a residential use if it goes with an apartment is permitted if used as a home occupation by the tenant, they must live there, otherwise its use (if private separate use) would be illegal.
2/19/81 Talked with tenant. He illegal. He will call SHERIFF agency 829-5817 they own the property. it is

2/11/81 CHANGED USE OF BLDG. W/ ALTERATIONS AND NO PERMIT CALLED OWNER HE WILL COME IN FOR A PERMIT - M.G.U.
2/12/81 MR. HENRY CAME IN. THIS IS A TWO FAMILY AND HAS BEEN SINCE 1948 HIS SIGN IS FOR A HOME OCCUPATION OR POSSIBLE DOCTORS OFFICE AS A COMM. USE APPEAL FILE M.G.U.



FILL IN AND SIGN WITH INK

0076

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 10, 1976

PERMIT ISSUED

FEB 11 1976

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install all 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 1396 Forest Avenue Use of Building dwelling No. Stories 1 New Building Existing " ex. Name and address of owner of appliance Windham Excavating Co. Installer's name and address Service Oil Company, 315 Cumberland Avenue Telephone 772-6525

General Description of Work

To install replacement oil burner

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue 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?

IF OIL BURNER

Name and type of burner Beckett high pressure 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 cement Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 1-275 gal Low water shut off yes Make Macdonald Miller No. 67 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 1

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:

APPROVED:

O.K. E.S. 2/10/76

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

CS 30

INSPECTION COPY

Signature of Installer

Philip C. Sanborn

Permit No. 70/6076

Location 1396 Forest Ave.

Owner Williams Engineering Co.

Date of permit Feb 10, 1954

Approved _____

NOTES

CODE
COMPLIANCE
COMPLETED
DATE 2-13-54



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date February 10, 1976
 Receipt and Permit number A 11909

To the CHIEF ELECTRICAL INSPECTOR Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1396 Forest Avenue
 OWNER'S NAME: Windham Excavating Co. ADDRESS: same

OUTLETS: (number of)
 Lights _____
 Receptacles _____ FEES
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary _____

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) 1 3.00
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Comactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: 3.00

INSPECTION:
 Will be ready on Feb. 13, 1976; or Will Call _____

CONTRACTOR'S NAME: Service Oil Company
 ADDRESS: 315 Cumberland Avenue
 TEL.: 772-6525

MASTER LICENSE NO.: 547 SIGNATURE OF CONTRACTOR: William C. Lamborn
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, April 8 1970

PERMIT NO. []
APR 10 1970
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 69/1169 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 1396 Forest Ave.
Owner's name and address Richard V. Clark, 1396 Forest Ave.
Contractor's name and address Deering Realty Construction Co. 1041 Washington Ave.
Proposed use of building Dwelling and retail store
Additional fee .50

Description of Proposed Work

To change roof to flat pitch (tar and gravel) in place of shed roof as per plan filed with original application. (Asphalt)

Details of New Work permit to contractors

Is any plumbing involved in this work?
Is any electrical work involved in this work?
Height average grade to top of plate
Height average grade to highest point of roof
Material of foundation
Material of underpinning
Kind of roof
No. of chimneys
Framing lumber—Kind
Corner posts
Girders
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Approved:

Richard V. Clark
Deering Realty Construction Co.
Signature of Ownerby: [Signature]

FILE COPY
CS-106

Approved:
Inspector of Buildings

AVALON RD.





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 8/20/ 1975
 Receipt and Permit number A 03163

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1346 Forest ave. w. Portland
 OWNER'S NAME: Ralph Romano ADDRESS: 55 Frederick st.

OUTLETS: (number of)
 Lights _____
 Receptacles _____ FEES
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary \$3.00 _____ \$3.00

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: \$3.00

INSPECTION:
 Will be ready on now, 1975; or Will Call _____

CONTRACTOR'S NAME: John DeBartolomae
 ADDRESS: 27 Dennett
 TEL.: 7733171 7-13-3171

MASTER LICENSE NO.: 2546 SIGNATURE OF CONTRACTOR: John DeBartolomae
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

1396 Forest Avenue

October 26, 1973

Richard V. Clark
1396 Forest Avenue

Dear Mr. Clark,

A "Stop-Work" order has been placed on your greenhouse expansion because the construction does not comply with the requirements of Portland's B.O.C.A. International Building Code, Section 123.0.

This office will need new plans showing foundation, studding, and rafters which will show compliance with the Building Code before work is started.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:mes

1396 Forest Avenue

November 27, 1973

Richard V. Clark
1396 Forest Avenue

Dear Mr. Clark:

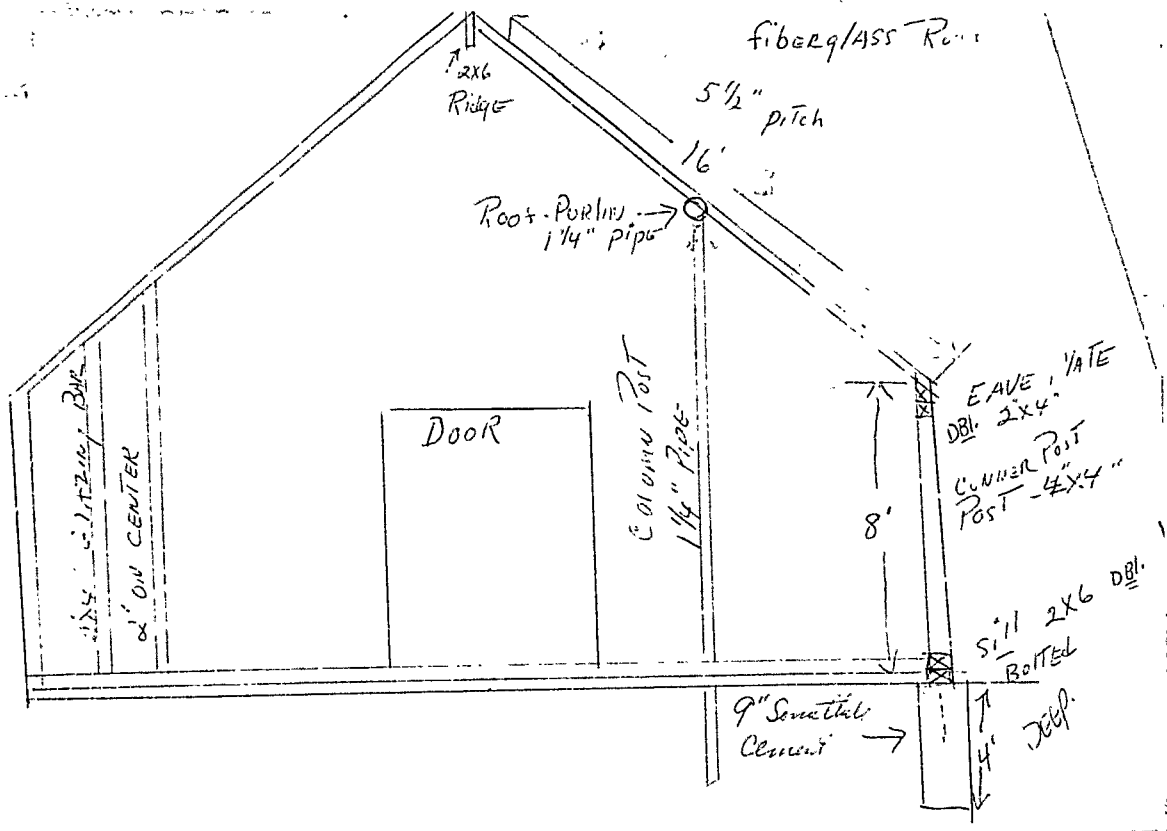
Please consider this letter as a lifting of the Stop Work Order, and that the work may proceed according to the plans which you presented to us yesterday which shows additional re-inforcing and bracing of the proposed greenhouse.

Please be advised that proper bracing should be provided on the walls prior to completing the proposed construction.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m





R5 RESIDENCE HOME

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

March 28, 1973

PERMIT ISSUED

MAY 9, 1973

00480

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 1396 Forest Ave. Within Fire Limits? Dist. No.
Owner's name and address Richard V. Clark, same Telephone
Lessee's name and address Telephone
Contractor's name and address Deering Constr. Co., 1041 Washington Ave. Telephone
Architect Specifications Plans Yes No. of sheets 2
Proposed use of building greenhouse No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 9.00
Estimated cost \$ 3,000.

General Description of New Work

To construct 25' x 50' addition to the flower shop to be used for display greenhouse.
To remove 30'x50' portion of existing greenhouse.

Appeal Denied

Appeal sustained 5/3/73

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:

C.K. - 518173 - Zoning - Allen

NON COPY

Signature of owner

Richard V. Clark

NOTES

7/10/73.
 Started to
 green stain paint
 down anything
 for a month
 or more.

9/5/73
 Same.

10-23-73
 Started to
 construction + will take
 the plans + dimensions of
 10/25/73 - Paul
 called under David 7x4
 shc.

10-25-73 - 4 pm
 2x4 repls.
 Mr. Smith & Mr. Brown
 spent a red tag on this construction
 and the owner to come in
 talk with Earl - Will post a stop
 order on this. FIR-26 73
 Earl is to write a letter dated @
 10:50 am - age

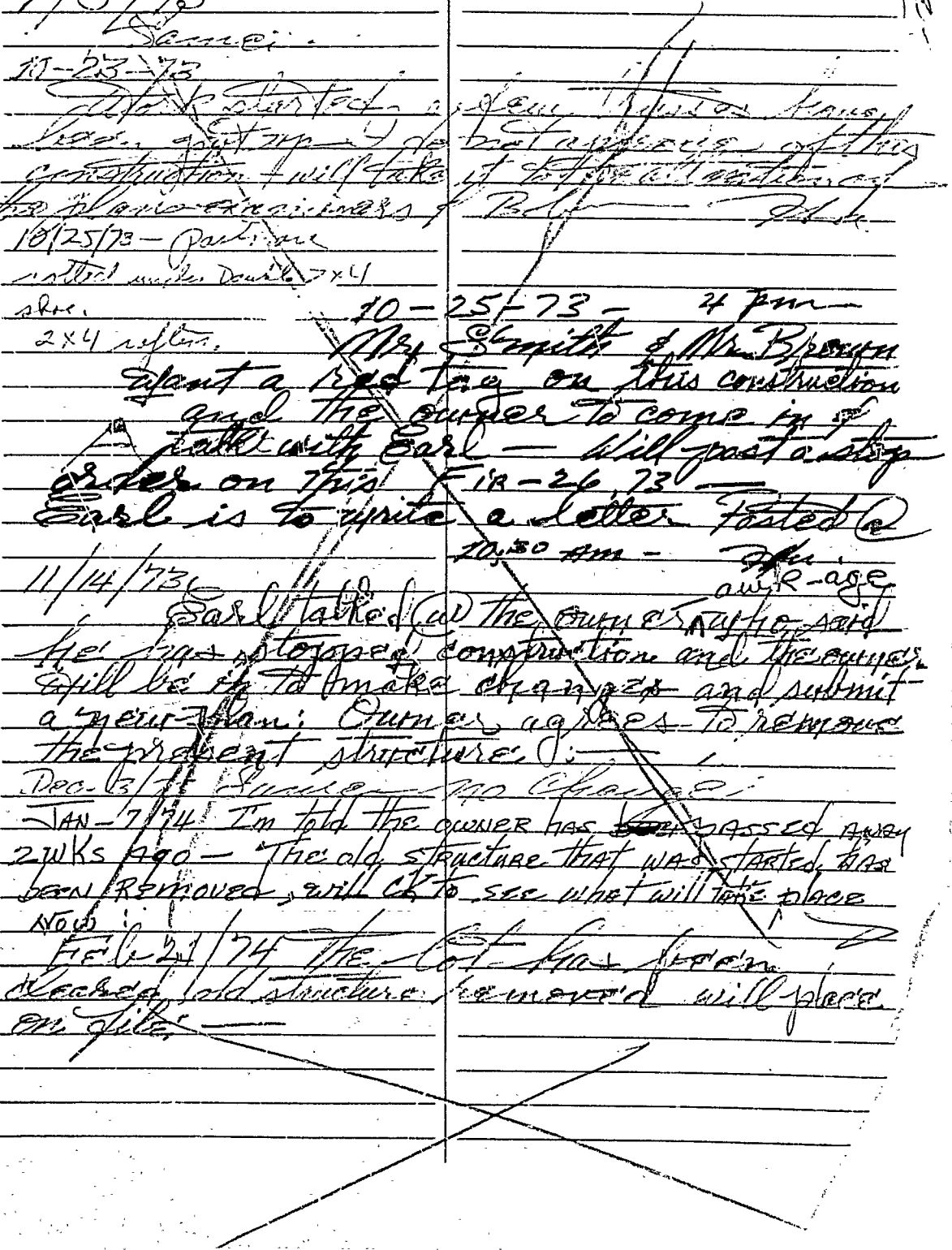
11/14/73
 Earl talked @ the owner said
 he has stopped construction and the owner
 will be in to make changes and submit
 a new plan. Owner agrees to remove
 the present structure.

Dec. 13/73 Same no change.
 JAN-7/74 I'm told the owner has passed away
 2 wks ago - The old structure that was started has
 been removed, will go to see what will take place
 now.

Feb 21/74 The lot has been
 cleared, old structure removed will place
 on site.

Greenhouse

Permit No.	73 / 400
Location	1396 Forest Ave
Owner	Richard V Clark
Date of permit	5/9/73
Notif. closing-in	
Closing-in	
Notif.	
Aspn.	
Of Occupancy issued	
Our Notice	
Form Check Notice	





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Dec. 4, 1980, 19
 Receipt and Permit number A 59664

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1396 Forest Ave.
 OWNER'S NAME: Dane Hendry ADDRESS: _____

		FEES
OUTLETS:		
Receptacles	Switches	
_____ ft TOTAL _____		
FIXTURES: (number of)		
Incandescent	Fluorescent (not strip) TOTAL	
Strip Fluorescent _____ ft		
SERVICES:		
Overhead _____	Underground _____	Temporary _____
TOTAL amperes <u>100</u>		<u>3.00</u>
METERS: (number of) <u>3</u>		<u>1.50</u>
MOTORS: (number of)		
Fractional _____		
1 HP or over _____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____		
Electric (number of rooms) _____		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____		
Oil or Gas (by separate units) _____		
Electric Under 20 kws _____	Over 20 kws _____	
APPLIANCES: (number of)		
Ranges _____	Water Heaters _____	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers _____	
Dryers _____	Compactors _____	
Fans _____	Others (denote) _____	
TOTAL _____		
MISCELLANEOUS: (number of)		
Branch Panels _____		
Transformers _____		
Air Conditioners Central Unit _____		
Separate Units (windows) _____		
Signs 20 sq. ft and under _____		
Over 20 sq. ft _____		
Swimming Pools Above Ground _____		
In Ground _____		
Fire/Burglar Alarms Residential _____		
Commercial _____		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____		
over 30 amps _____		
Circus, Fairs, etc. _____		
Alterations to wires _____		
Repairs after fire _____		
Emergency Lights, battery _____		
Emergency Generators _____		

INSTALLATION FEE DUE:	<u>4.50</u>
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	_____
FOR REMOVAL OF A "STOP ORDER" (30"-16.b)	_____
TOTAL AMOUNT DUE:	<u>4.50</u>

INSPECTION:
 Will be ready on now, 1980; or Will Call _____
 CONTRACTOR'S NAME: Marino's Electric Serv.
 ADDRESS: 58 Taft Ave.
 TEL.: 774-3129
 MASTER LICENSE NO.: 2299 SIGNATURE OF CONTRACTOR: G. J. Marino
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS -

Permit Number 59664

Location 1396 Forest Ave.

Owner D. Heuley

Date of Permit 12-4-80

Final Inspection 1-13-81

By Inspector Kelly

Permit Application Register Page No. 73

INSPECTIONS: ✓
Service called in 12-5-80 by Libby

Closing-in by
PROGRESS INSPECTIONS: 1-13-81

CODE COMPLIANCE COMPLETED DATE 1-13-81

DATE: 12-5-80 REMARKS: gr. looped from box to box. Call elec.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:

INSPECTION COPY

COMPLAINT NO. 80/36

Date Received 5-6-80

Location 1396 Forest Ave. Use of Building _____

Owner's name and address _____ Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address neighbor Telephone _____

Description:

Keeping about 10 chickens

NOTES: 5-7-80 Spoke to resident - he says he has no chickens - I see absolutely no evidence of chickens in yard - I could not hear any chicken noises - I find no validity to this complaint - the complainant will have to give us more specific info of location # so that I can call them on the findings -

~~X~~



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

1396 FOREST AVENUE

FILE COPY

COMPLAINT NO. 76/83

Date Received Oct. 12, 1976

Location 1396 Forest Avenue Use of Building School Bus

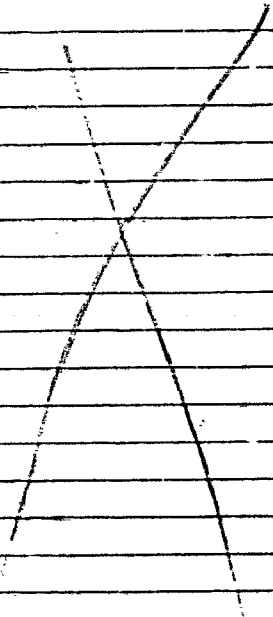
Owner's name and address neighbor across from Deering Pines Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address neighbor Telephone _____

Description: Sleeping in school bus

NOTES: 9/12/76 No one around this per its a bus made
into a camper, will continue checking it until I
locate someone to talk to about it.
11-5-76 I have made constant
checks at different times of the day
no one was ever around there until during
the day - there appears to be nothing to
support this complaint. Will keep on
checking on this from time to time.



4-10-69 Rec 10/25/69
11/11/69

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Richard V. Clark, owner of property at 1374-1398 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 construction of a 1-story frame addition 24' x 24' on the
side of the existing dwelling and greenhouse. This permit is presently not issuable
under the Zoning Ordinance because: (1) The present use of the building is non-conforming
in the R-5 Residential Zone in which this property is located and the construction
of the addition would increase the cubical content of the building now used as a
lawful non-conforming use which is forbidden by Section 602.21 of the Zoning Ordinance;
(2) This addition will only be 27 feet back from street line instead of the 40-foot
required by Section 602.21 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 grant-
ing of the variance will not be contrary to the intent and purpose of the Ordinance.

Richard V. Clark
APPELLANT

DECISION

After public hearing held November 13, 1969, 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.

Francis J. Hanlon
William J. White
John A. Brown
Board of Appeals

DATE: November 13, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Richard V. Clark

AT 1374-1398 Forest Avenue

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

BOARD OF APPEALS	YES	VOTE	NO
Franklin G. Hinckley	(x)		()
Ralph L. Young	(x)		()
Harry M. Schwartz	(x)		()

Record of Hearing

November 10, 1969

Mr. Richard V. Clark
1596 Forest Ave.

cc: Doering Realty Construction Co.
1041 Washington Ave.

Dear Mr. Clark:

November 15, 1969

1796 Forest Ave.

Oct. 31, 1969

cc to: Deering Realty Construction Company
1041 Washington Avenue
cc to: Corporation Counsel

Richard Y. Clark
1796 Forest Avenue

Dear Mr. Clark:

Permit to construct a 1-story frame addition 24' x 24' on the side of the existing dwelling and greenhouse at the above named location in the R-5 Residential Zone in which this property is located is not issuable under the Zoning Ordinance for the following reasons:

1. The present use of the building is non-conforming in the R-5 Residential Zone in which this property is located and the construction of the addition would increase the cubical content of the building now used as a lawful non-conforming use which is forbidden by Sec. 602.17B of the Zoning Ordinance.
2. This addition will only be 27 feet back from street line instead of the 40 feet required by Sec. 602.11 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24c of the Zoning Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to form the appeal on forms which are available here. A fee of \$15.00 shall be paid at the time the appeal is filed.

Very truly yours,

Ed Allan Soule
Assistant Director, Building Inspection Department

EAL:lm

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 3, 1969

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, November 13, 1969 at 4:00 p.m. to hear the appeal of Richard V. Clark requesting an exception to the Zoning Ordinance to construct a 1-story frame addition 24' x 24' on the side of existing dwelling and greenhouse at 1374-1398 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because: (1) The present use of the building is non-conforming in the R-5 Residential Zone in which the property is located and the construction of the addition would increase the cubical content of the building now used as a lawful non-conforming use which is forbidden by Section 602.17B of the Zoning Ordinance; (2) The addition will only be 27 feet back from street line instead of the 40 foot required by Section 602.21 of the Zoning Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 21
Portland, Maine, April 10, 1932

PERMIT ISSUED
APR 10
CITY

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 21 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 3396 Forest Ave. Within Fire Limits? Dist. No.

Owner's name and address Richard V. Clark, 1396 Forest Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Deering Realty Construction Co., 1201 Washington St. Telephone 797-3114

Architect Plans filed No. of sheets

Proposed use of building Dwelling with 2nd story No. families

Last use No. families

Increased cost of work Additional fee

Description of Proposed Work

To change roof to flat pitch (tar and gravel) in place of gable roof as per plan filed with original application.
(as filed)

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

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 Sills Girt or ledger board? Size

Corner posts 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:

Signature of Owner Richard V. Clark
Deering Realty Construction Co.

Approved:
Inspector of Buildings

INSPECTION COPY
CS. 103

1796 Forest Ave.

Oct. 30, 1969

cc to: Peering Realty Construction Company
1041 Washington Avenue
cc to: Corporation Counsel

Richard V. Clark
1796 Forest Avenue

Dear Mr. Clark:

Permit to construct a 1-story frame addition 24' x 24' on the side of the existing dwelling and greenhouse at the above named location in the R-5 Residential Zone in which this property is located is not issuable under the Zoning Ordinance for the following reasons:

1. The present use of the building is non-conforming in the R-5 Residential Zone in which this property is located and the construction of the addition would increase the cubical content of the building now used as a lawful non-conforming use which is forbidden by Sec. 602.17B of the Zoning Ordinance.
2. This addition will only be 27 feet back from street line instead of the 40 feet required by Sec. 602.21 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24c of the Zoning Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to form the appeal on forms which are available here. A fee of \$15.00 shall be paid at the time the appeal is filed.

Very truly yours,

A. Allan Scule
Assistant Director, Building Inspection Department

EWL:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 29, 1969

PERMIT 169
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 1396 Forest Avenue Within Fire Line Dist. No.
 Owner's name and address Richard V. Clark, 1396 Forest Ave. Telephone 777-6405
 Lessee's name and address Telephone
 Contractor's name and address Deering Realty Construction Co., 1011 Washington Ave. Telephone
 Architect Specifications Plans yes No. of sheets 1
 Proposed use of building Dwelling and retail store No. families 1
 Last use Dwelling No. families 2
 Material frame No. stories Heat Style of roof Roofing
 Other buildings on same lot Fee \$ 12.00
 Estimated cost \$ 6000.00 fee pd. 1-24-69

General Description of New Work

To construct 1-story frame addition 24'x24' on left side of dwelling house, as per plans.

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 11/13/69

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~~ 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 sewerage?
 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 concrete at least 1' below grade Thickness, top 10" bottom 10" 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

Richard V. Clark
Deering Realty Construction Co.

APPROVED:

O.K. E.S.S. 11/25/69

CS 301

INSPECTION COPY

Signature of owner Richard V. Clark

PK

NOTES

12-29-69 Hold for
sub. to *AD*

4-16-70 Forms OK
to pour *AD*

4-5-71 Ready to
close in Roof +
walls done *AD*

5-30-71
Completed *AD*

X

Permit No. 69/1169

Location 1396 French Ave.

Owner Richard D. Clark

Date of permit 4/1/69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

4/17/70

1396 Forest Avenue

May 5, 1969

Richard B. Clark
1396 Forest Avenue

cc to: Joseph Montefusco
1041 Washington Avenue

Dear Mr. Clark:

We are unable to issue your permit to construct an 18' x 50' frame roadside stand at this time until we can decide exactly what use we shall call it.

We can call this a temporary roadside stand if you so desire and take this use before the Board of Appeals. Your present greenhouse is a non-conforming use in a Residential Zone and therefore any increase or accessory uses are not allowable unless approved by the Board of Appeals. If the Board of Appeals approves this use as accessory to the present greenhouse, then it would also be necessary to take this use before the Municipal Officers to receive their approval. This would be limited to a period of only six months and must be removed at the end of that time.

A short distance above you on this street at one time one of your neighbors had a temporary stand which was put into use before the present Zoning Ordinance which went into effect on June 5, 1967. It was, however, necessary for them to take their use before the City Council every year for their approval and they could not discontinue the use without losing their rights. So in your case you would first have to go before the Board of Appeals for Zoning and secondly go before the Municipal Officers for their approval also.

We could consider this as a permanent stand as accessory use to the greenhouse. If this is your choice then we would also have to take this before the Board of Appeals, and if their approval was given then this use would be allowable but the building would have to be a permanent roadside stand, or in other words meet the requirements of the Building Code.

A third means is also open to you. We could call this possibly an increase in existing greenhouse business, or in other words, we might say just adding one more section of greenhouse. This too, would have to go before the Board of Appeals, and if approved, would have to meet Building Code requirements and have to be a permanent building.

I have outlined to you above three ways that you might get this before the Board of Appeals. If you will inform me of your desires we will proceed upon hearing from you.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection Dept.

AAS:m

TEMPORARY STAND
1396 Forest Ave., Portland, Me.

Closed in on three (3) sides with hen wire and polyethylene plastic.

Building 18'x50'

Sill: 2x4

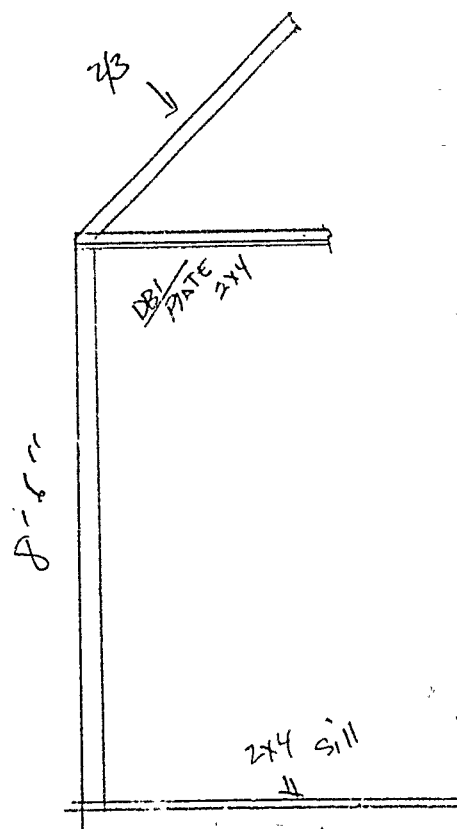
Corner post: 4x4

Studding: 2x4 - 2ft. on center

Double plate: 2x4

Roof: 2x3 rafters - 2 ft. on center
4'x12' pitch

Dirt Floor



RS RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, April 22, 1969

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 1396 Forest Ave. Within Fire Limits? _____ Dist. No. _____
 Owner name and address Richard V. Clark, 1396 Forest Ave. Telephone 797-6168
 Lessor name and address _____ Telephone _____
 Contractor name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Roadside stand No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Dwelling and greenhouse
 Estimated cost \$ 300. Fee \$ 3.00

General Description of New Work

To construct 18'x50' frame roadside stand

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? no Is any electrical work involved in this work? no
 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 8'6" Height average grade to highest point of roof 12'6"
 Size, front 18' depth 50' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation wood posts Thickness, top _____ bottom _____ cellar _____
 Kind of roof pitch Rise per foot _____ Roof covering wire and plastic
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x4 Sills 4x4 2x4
 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 dirt, 2nd _____, 3rd _____, roof 2x3
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"
 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

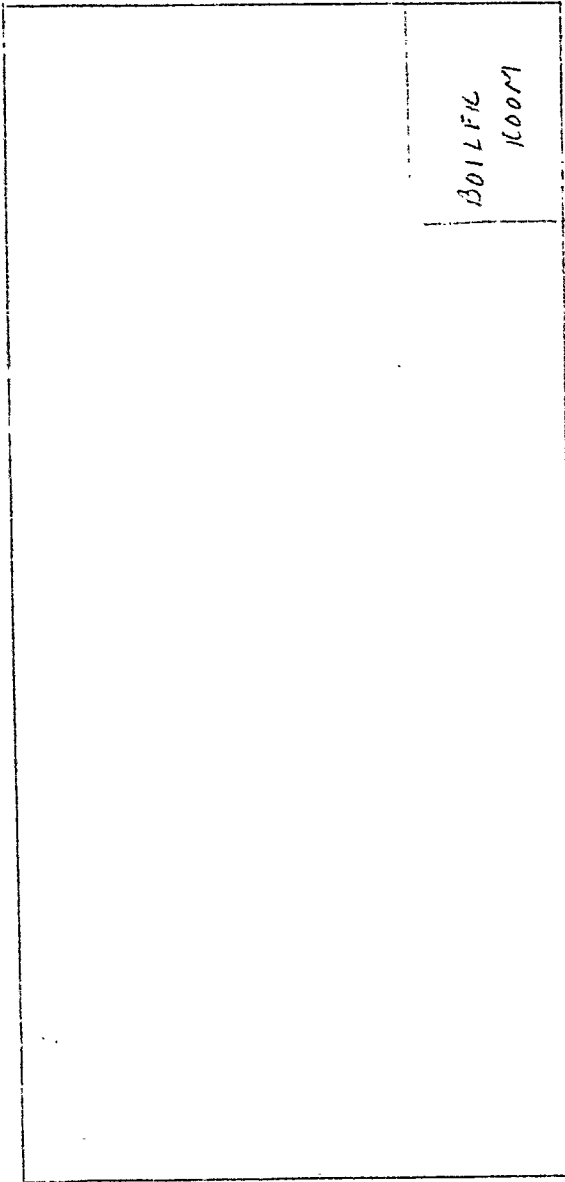
Signature of owner

Richard V. Clark

NOTES

Permit not
Issued - Work not
done

Permit No. 1091
Location 1396 Stewart Ave.
Owner Richard V. Clark
Date of permit 11/3/69
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy Issued
Staking Out Notice
Form Check Notice



BOILER ROOM

DRIVEWAY

FOREST AVE

June 23



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 4, 1963

PERMIT ISSUED

1103 SEP 6 1963

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: 1396 Forest Ave. Use of Building: Dwelling No. Stories: 2 Building Existing: X
Name and address of owner of appliance: Richard Clark, 1396 Forest Ave.
Installer's name and address: Eastern Oil & Equipment Co. 27 Portland St. Telephone:

General Description of Work

(2) To install Oil burning equipments in connection with existing steam heat. (conversion) (one for dwelling the other for greenhouse.)

IF HEATER, OR POWER BOILER

Location of appliance: Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour: 9-4-63
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? sent to Fire Dept: 9/9/63

IF OIL BURNER

Name and type of burner: Eastern oil-gun type -dwelling U.S. Carlin-greenhouse- Labeled 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: basement outside Number and capacity of tanks: 2-275 gals. *
Low water shut off: yes Make: above ground Miller No.: 67
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

*Tanks to set on 8" sonotubes at least 4" below grade.

Amount of fee enclosed? 3.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

Signature of Chief of Fire Dept: Carl Johnson

CS 300

CHIEF OF FIRE DEPT.

INSPECTION COPY

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

Eastern Oil & Equipment Company

Signature of Installer by: B. F. Files

Handwritten initials: JM



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 2, 1948

PERMIT ISSUED

01343
AUG 3 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~maintain~~ ~~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 specification:

Location 1396 Forest Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address Frank G. Chase, 1396 Forest Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families 2
Last use _____ No. families 2
Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$.50
Estimated cost \$ 10.

General Description of New Work

To cut in 2'6" door in rear of shed attached to dwelling

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____ Kind of heat _____ fuel _____
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 _____
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

Signature of owner

Frank G Chase

INSPECTION COPY

NOTES

1/6/47 - New inspection, work
522

Permit No. 148/1343
Location 1396 Howard Ave
Owner Frank S. Chase
Date of permit 8/3/45
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 1/6/47
Cert. of Occupancy issued

Lined area for notes, currently blank.

City of Portland, Maine
Board of Appeals
—ZONING—

July 11th , 19 46

To the Board of Appeals:

Your appellant, Frank G. Chase , who is the owner of property at 1396 Forest Avenue , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

I have made application for building permit to cover addition to commercial greenhouse for boiler room at 1396 Forest Avenue. The Building Inspector has refused to issue the permit because the property is in a Residence C Zone where a commercial greenhouse is not now an allowable use under Section 9A of the Zoning Ordinance unless specifically authorized by the Board of Appeals after the usual appeal procedure. The greenhouse was allowed to continue because it existed formerly but Section 13A provides that no non-conforming building shall be increased in volume, but under Section 9A7 of the ordinance the Board of Appeals is authorized, after the usual appeal procedure, to grant such a permit.

The facts and conditions which make this exception legally permissible are as follows:—

Section 9A7 of the Zoning Ordinance provides that the Board of Appeals is authorized, after the usual appeal procedure, to grant such a permit.

Frank J. Chase
Appellant

July 12th, 1946

To the Board of Appeals:

I should like to amend my appeal on the property at 1396 Forest Avenue as follows:-

Restrict the area to be covered under this appeal to the entire frontage on Forest Avenue and to run back from said Forest Avenue a distance of 200 feet.

Very truly yours,

David J. Chase

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 2nd day of August, 1946,
on petition of Frank G. Chase, owner of property at
1396 Forest Avenue, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

(See Appeal dated July 11th, 1946)

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
in this specific case.

Helena C. Frost
Francis J. Gault
Francis J. Green
Edw. J. Cooley

Gerald A. Cole
Board of Appeals

Rec'd 7/15/46

City of Portland, Maine
Board of Appeals

July 15, 1946

Mr. Frank G. Chase
1396 Forest Avenue
Portland, Maine

Dear Mr. Chase:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, August 2nd, 1946, at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to make an addition to the greenhouse for a boiler room at 1396 Forest Avenue.

This building is located in a Residence C Zone where such a use as this is not an allowable use under Section 9A of the Zoning Ordinance unless specifically authorized by the Board of Appeals after the usual appeal procedure. The greenhouse is a non-conforming building which was allowed to continue because it existed formerly but Section 13A of the Zoning Ordinance provides that a non-conforming building shall not be increased in volume except by authorization of the Board of Appeals after the usual appeal procedure.

Please be present or be represented at this hearing in support of your appeal.

BOARD OF APPEALS

Helen C. Frost
Chairman

City of Portland, Maine
Board of Appeals

July 15, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, August 2nd, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Frank G. Chase relating to a proposal to make an addition to the greenhouse for a boiler room at 1396 Forest Avenue.

This building is located in a Residence C Zone where such a business use as this is not an allowable use under Section 9A of the Zoning Ordinance unless specifically authorized by the Board of Appeals after the usual appeal procedure. The greenhouse is a non-conforming building which was allowed to continue because it existed formerly but Section 13A of the Zoning Ordinance provides that a non-conforming building shall not be increased in volume except by authorization of the Board of Appeals after the usual appeal procedure.

The Appellant states the following fact or condition which makes this exception legally permissible:- "Section 9A7 of the Zoning Ordinance provides that the Board of Appeals is authorized, after the usual appeal procedure, to grant such a permit."

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 feet of the premises in question as required by law.

BOARD OF APPEALS

Helen C. Frost
Chairman

Dear Miss Frost:-

So far as I am concerned, I would have no objection to the addition of the boiler-room at 1396 Forest Ave. for Mr. Chase's greenhouse.

Sincerely yours

Carol Edwards.

(Miss George J. Edwards)
Box 1503. Carmel, Calif.

(July 27th
Letter just rec'd today)

46/63

Dist. 3

City of Portland, Maine
Board of Appeals

July 15, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, August 2nd, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Frank G. Chase relating to a proposal to make an addition to the greenhouse for a boiler room at 1396 Forest Avenue.

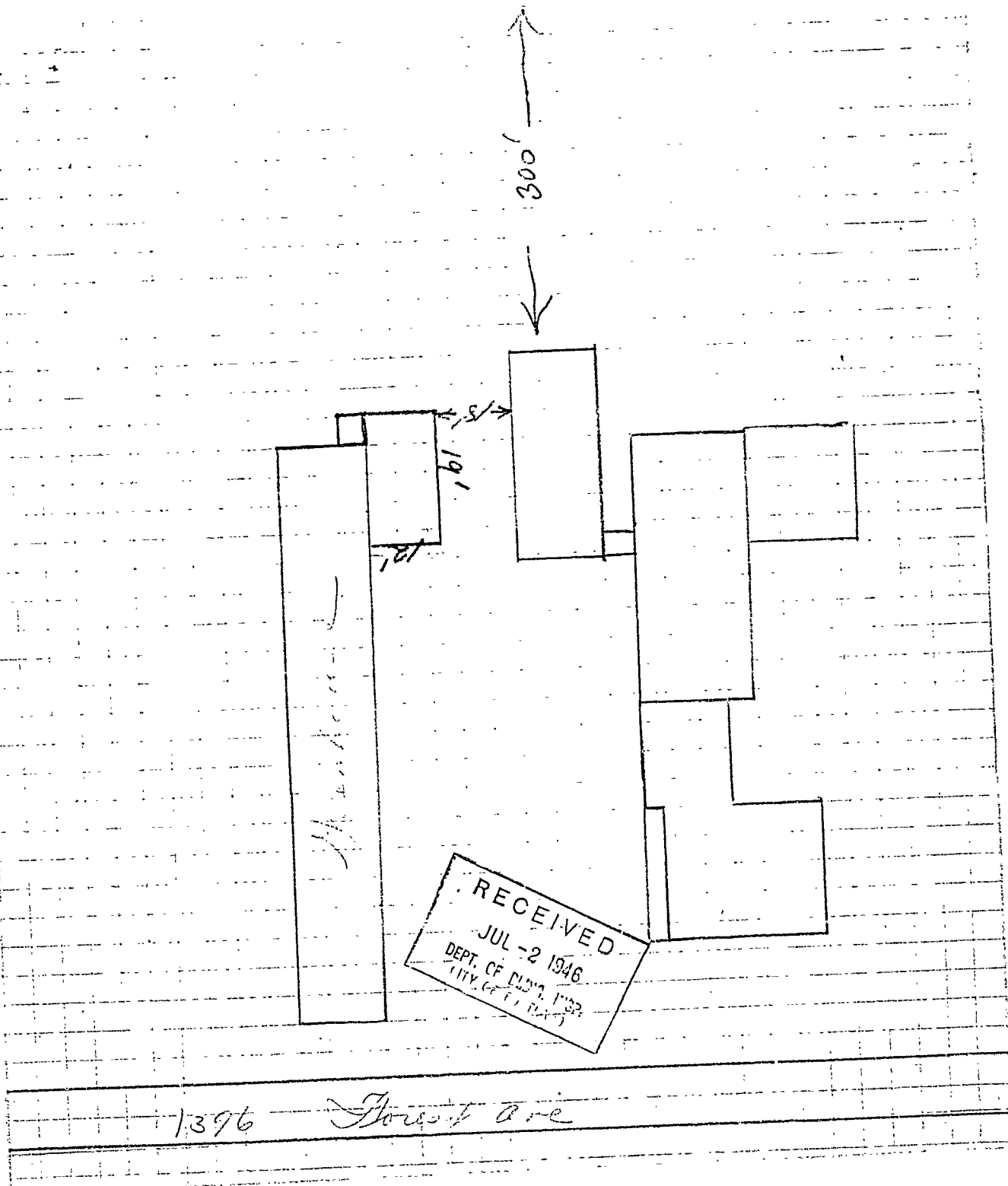
This building is located in a Residence C Zone where such a business use as this is not an allowable use under Section 9A of the Zoning Ordinance unless specifically authorized by the Board of Appeals after the usual appeal procedure. The greenhouse is a non-conforming building which was allowed to continue because it existed formerly but Section 13A of the Zoning Ordinance provides that a non-conforming building shall not be increased in volume except by authorization of the Board of Appeals after the usual appeal procedure.

The Appellant states the following fact or condition which makes this exception legally permissible:- "Section 9A7 of the Zoning Ordinance provides that the Board of Appeals is authorized, after the usual appeal procedure, to grant such a permit."

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 feet of the premises in question as required by law.

BOARD OF APPEALS

Helen C. Frost
Chairman



RECEIVED
JUL - 2 1946
DEPT. OF PLAN. & SURV.
CITY OF DALLAS

1396 Forest are

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

August 6, 1946

Job Location 1390 Forest Avenue Owner Frank G. Chaso
 Contractor Owner Architect Albert R. Farrington

Building permit is issued herewith but subject to the following. References at left are to sections of Building Code where applicable (pending publication of revised Code, old Section numbers are used). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans should be revised or supplementary specifications issued and fresh copies furnished to this office with a letter of transmittal showing that contractor and owner have copies of revisions.

- ✓ 1. Revision of plans. Knowing something of the owner's need for getting the work started, his zoning appeal having been sustained by the Board of Appeals, the permit is issued to him herewith without waiting for certain revisions of the plans, on the basis that the architect will revise the plans according to the following notes and furnish a fresh print without delay both to this office and to the owner. The architect is receiving a copy of this check list.
- ✓ 2. Show and provide metal anchors not more than 8' from center to center from the new roof joists to the concrete block wall along the length of the building as per Section 311c3.2(a), anchors to be no less than 1 1/2 x 3/8 inches in cross section by 15 inches in length, securely fastened to the bottom edge of the roof joists and built securely into the masonry. Show size and spacing of bolts to anchor 2x8 plates to the tops of the end walls.
- ✓ 3. General Structural.
 - ✓ (1) The side elevation on the plan shows the 8-inch thick concrete blocks to extend some distance below the finished grade of the ground. This is not allowable, but the foundation wall should be stepped up so that no part of the 8-inch wall will be below the grade. See Section 306c3.6 of the Building Code.
 - ✓ (2) Show size of cross bridging between roof joists to be no less than 1x3.
 - ✓ (3) Show some other arrangement where the 4x4 beam is carried across from present greenhouse to new concrete end wall to support rafters near the entrance door. The plan shows the 2x8 roof joists cut too high from the bottom edge to make a good and permanent job.
 - (4) Owner should bear in mind that a separate permit from this department is required to cover installation of the new boiler, that permit to be applied for by the actual installer and issuable only to him. If this boiler would be a high pressure boiler (safety valve set at more than 15 pounds pressure), then the new chimney should be lined with firebrick laid in fire clay from a point no less than two feet below the smokepipe connection to a level no less than 15' above the smokepipe connection. Owner should take into account the type of boiler he is to have and make sure that it can be installed, if the building has the headroom from floor to roof joists as shown on the plan and still maintain the required clearances between the top of the smokepipe and the top of the boiler and the woodwork above--thus to avoid getting the building all built and find out that it is not high enough.

Inspector of Buildings

AP 1336 Forest Avenue-I

✓ AFR
✓ ESS
✓ RMT
✓ PH
✓ AJS
✓ HL
✓ BS

July 5, 1946

Mr. Frank G. Chase
1336 Forest Avenue
Portland, Maine

Subject: Application for building permit to cover
addition to commercial greenhouse for boiler
room at 1336 Forest Avenue.

Dear Sir:

The Zoning Ordinance will not allow the issuance of this permit because the property is in a Residence C Zone where a commercial greenhouse is not now a allowable use under Section 3A of the Ordinance unless specially authorized by the Board of Appeal after the usual appeal procedure.

Of course your greenhouse is allowed to continue because it existed formerly, but Section 17A of the Ordinance provides that no non-conforming building shall be increased in volume. It is true, however, that the Board of Appeals is authorized after the usual appeal procedure to grant such a permit as yours as per Section 3A7 of the Ordinance.

Enclosed is an outline of the appeal procedure.

Very truly yours,

Inspector of Buildings

WMS/J

Enclosure: Outline of appeal procedure.

Zoning
P.S. If the Law did allow issuance of the permit or if you should succeed in securing authorization by the Board of Appeals, a plan of the proposed boiler room will be necessary--filed as a blueprint with all of the information on it printed from the original--to show compliance with the Building Code requirements, Section 106B of the Building Code requiring that a building permit shall not be issued until the information filed by the applicant shows compliance with all detailed requirements of the Building Code.

CC: W. Mayo Payson
Corporation Counsel



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

PERMIT 135010
01425
AUG 8 1946

Class of Building or Type of Structure Third Class

Portland, Maine, July 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and to 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 1206 Forest Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Frank G. Chase, 1026 Forest Avenue Telephone 2-4268
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Plans yes No. of sheets 2
 Architect _____ Specifications _____
 Proposed use of building Greenhouse and boiler room No. families _____
 Last use _____ " " No. families _____
 Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Dwelling Fee \$ 2.00
 Estimated cost \$ 1000.

General Description of New Work

To construct 1 story concrete block addition to greenhouse for boiler room - using existing foundation of former boiler room but enlarging it 4'x12' on the rear. Some of existing foundation wall to be replaced.

Permit Issued with Letter

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Appeal sustained 8/5/46

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.

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate _____ Height average grade to highest point of roof 8'
 Size, front 12' depth 10' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes
 Material of underpinning " to sill Height _____ Thickness _____
 Kind of roof flat Rise per foot 1" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____ 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 concrete, 2nd _____, 3rd _____, roof 2x8
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12'
 If one story building with masonry walls, thickness of walls? 8" height? 8'

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

APPROVED:

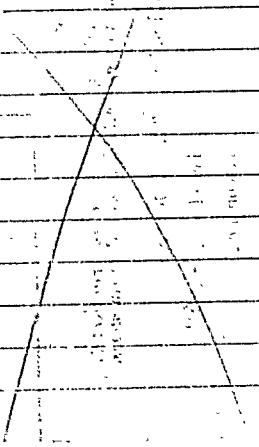
Signature of owner Frank G. Chase

INSPECTION COPY

Permit No. 46/425
Location 1396 Forest Ave
Owner Frank Chase
Date of permit 8/6/46
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 10/1/46
Cert. of Occupancy issued 11/1/46

NCTES

8/15/46 - Work sent
started. OK
9/16/46 - Work completed
inspected. OK
10/1/46 - Questioned
with a noted contractor
at 1396 Forest Ave
Chase. V. G. S.





APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 3143

MAY 2 1945

Class of Building or Type of Structure Third

Portland, Maine, May 2, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter inside the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 1306 Forest Avenue Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address Frank G. Chase Telephone 2-4268

Contractor's name and address Owner Telephone _____

Architect _____ Plans filed no. _____ No. of sheets _____

Proposed use of building Dwelling and barn No. families 1

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material frame _____ No. stories 1 1/2 Heat _____ Style of roof pitch Roofing wood and asphalt

Last use Dwelling and barn No. families _____

General Description of New Work

To cover entire roof of barn
To demolish 1 story frame ell on barn - no sewer connection.

former - Minnie Buck
owner

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.

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch Rise per foot _____ Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____ height? _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total 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 above work require removal or disturbing of any shade 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

Signature of owner Frank G. Chase

ORIGINAL

Permit No. 45/383

Location: 296 Floral Ave

Owner: Frank Chase

Date of permit: 5/2/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 10-1-45

Cert. of Occupancy issued

NOTES

~~5-8-45 Ell. Partly demolished.
Finishing started in 1945
5-15-45 Saw Permit
6-14-45 Barn Partly
Completed Permit~~

