

532-566 RIVERSIDE STREET



Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Full cut # 9205R



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Nov. 19, 1976

PERMIT ISSUED
FEB 1 1977
CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 557 Riverside St.
1. Owner's name and address Carl Matthews same Fire District #1 #2
2. Lessee's name and address Telephone 797-2529
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building storage building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,000. Fee \$ 12.

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 To construct 24'x40' storage bldg. as per
Dwelling Ext. 234 plan.
Garage
Masonry Bldg.
Metal Bldg.
Alterations Appeal sustained 1-19-77 Stamp of Special Conditions
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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 12' Height average grade to highest point of roof 16'
Size, front 24' depth 40' No. stories 1 solid or filled land? solid earth or rock?
Material of foundation 4' below grade thickness, top bottom cellar
Kind of roof pitch Rise per foot 4/12 Roof covering asphalt shingles
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind spruce Dressed or full size? Corner posts 3x6 Sills 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 feet.
Joists and rafters: 1st floor 2nd 3rd roof 2x4 trusses
On centers: 1st floor 2nd 3rd roof 2x4 trusses
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot . . . , to be accommodated . . . number commercial cars to be accommodated . . .
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? . . .

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? . .
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? . . . yes
Others:

Signature of Applicant Kenneth Matthews Phone #
Type Name of above 1 2 3 4

OFFICE FILE COPY and Address

No 24, 1976

551-561 Riverside St.

Carl Matthews
557 Riverside St.

Building permit to construct a one story building 24 ft. x 40 ft. for storage of non-combustible goods for travel-trailers, mini homes, etc at the above named location is not issuable under Zoning Ordinance for the following reasons:

1. This property is located in a I-1 Industrial Zone where the proposed use (increase of retail business) is not allowable. (Section 602.11-A-10.) / 7.13.
2. The left side of this building is only about 15 ft. from the sidewalk lot line instead of the 25 ft. required. (Section 602.11-C-1.)

We understand you like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office Room 113, City Hall to file the appeal and forms which are available here. A fee of \$15.00 for a non-conforming use 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 than consider this letter a matter of formality.

Very truly yours,

A. Allan Soule
Asst. Director

AAS/ht

551-561 RIVERSIDE ST.

CITY OF PORTLAND, MAINE

84

SITE PLAN REVIEW

Processing Form

Applicant Carl Matthews

Date Nov. 22, 1976

Mailing Address 557 Riverside St.

Address of Proposed Site 551 -561 Riverside St.

Proposed Use of Site storage for retail sales

Site Identifier(s) from Assessors Maps 312-B-2 & 306-B-7

Acreage of Site / Ground Floor Coverage 363,000 sq feet & 960 sq feet

Zoning of Proposed Site I - 1 Industrial

Site Location Review (DEP) Required: () Yes (x) No

Proposed Number of Floors 1

Board of Appeals Action Required: (x) Yes () No

Total Floor Area 960 sq feet

Planning Board Action Required: () Yes (x) No

Other Comments: _____

Date Dept. Review Due: Nov. 30, 1976

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

12/14/76

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				✓			✓										

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF DATE
BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

RECEIVED NOV 22 1976

171 UNIVERSITY ST.

Applicant _____ Date _____
 Mailing Address _____ Address of Proposed Site _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes (X) No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes (X) No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW 11/22/76
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	NA	X	X	X	NA	X	NA	X	NA	X		
APPROVED CONDITIONALLY												
DISAPPROVED												

12/1/76

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 11/29/76
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Carl Matthews
 Mailing Address 551 Riverside St.
 Proposed Use of Site Storage for retail sales
 Acreage of Site / Ground Floor Coverage 650 sq. feet

Date Nov. 22, 1976
 Address of Proposed Site 551 Riverside St.
 Site Identifier(s) from Assessors Maps 312-1-2-2 705-7
 Zoning of Proposed Site 3-1 Industrial

Site Location Review (DEP) Required: () Yes (x) No
 Board of Appeals Action Required: (x) Yes () No
 Planning Board Action Required: () Yes (x) No

Proposed Number of Floors 1
 Total Floor Area 650 sq. feet

Other Comments: _____
 Date Dept. Review Due: Nov 30, 1976

RECEIVED
 PUBLIC WORKS DEPARTMENT REVIEW

NOV 26 1976
 (Date Received)

DEPARTMENT OF PUBLIC WORKS

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																REASONS SPECIFIED BELOW
DISAPPROVED																

12/1/76

REASONS: _____

(Attach Separate Sheet if Necessary)

John F. Rogue 11-22-76
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓		✓			
APPROVED CONDITIONALLY								CONDITIONS SPECIFIED BELOW
DISAPPROVED								REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. H. Miller

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

72

x 40'
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s:

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551-561 Riverside St.

Jan. 24, 1977

Carl Matthews
557 Riverside St.
Portland, Maine

Following is the decision of the Board of Appeals regarding your petition to permit construction of a one story building 24' x 40' for storage of non-combustible goods for travel trailers, mini homes, etc. Please note that your appeal was granted with the condition that left side of building must be at least 25' from lot line.

Very truly yours,

A. Allan Scule
Assistant Director

91.12.1

AAS:k

1001 RIVERSIDE ST.

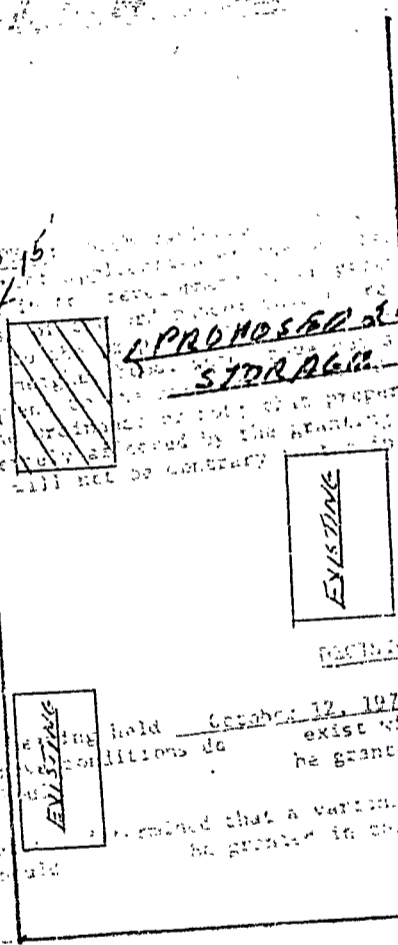
Location of

H. 20 9/29/72
103/55

1-12-72

...da St.
...and,
...provisions
...24' x 40'
...this permit is
...reasons:
...proposed
...right
...24' required

...finds that the
...and part
...relating
...same none
...applicant sub
...provisions of
...will not be ad
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PROPOSED 24' X 40' STORAGE BUILDING

EXISTING

EXISTING

APPELLANT

...the Board of Appeals finds that
...respect to this property and that
...in this case.

...public
...of the
...ordinance

...held October 12, 1972
...exist with
...be granted

...rem the provisions of
...case.

...ning

Signature

RIVERSIDE ST.

12/76

553-551 RIVERSIDE ST.

553

158d 9/29/72

Granted 10-12-72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

C. Matthews & Son, owner of property at 553-551 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 the construction of a 1-story metal building, 24' x 40' for ~~XXXX~~ storage and retail sales at the above named location. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) This property is located in an I-1 Industrial Zone where the proposed use (retail business) is not allowable. (Sec. 602.11A.10). (2) The right front corner of this building is only about 10' instead of the 25' required by Sec. 602.11C.1 of the Ordinance to the side lot line.

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.

Carl Matthews
APPELLANT

DECISION

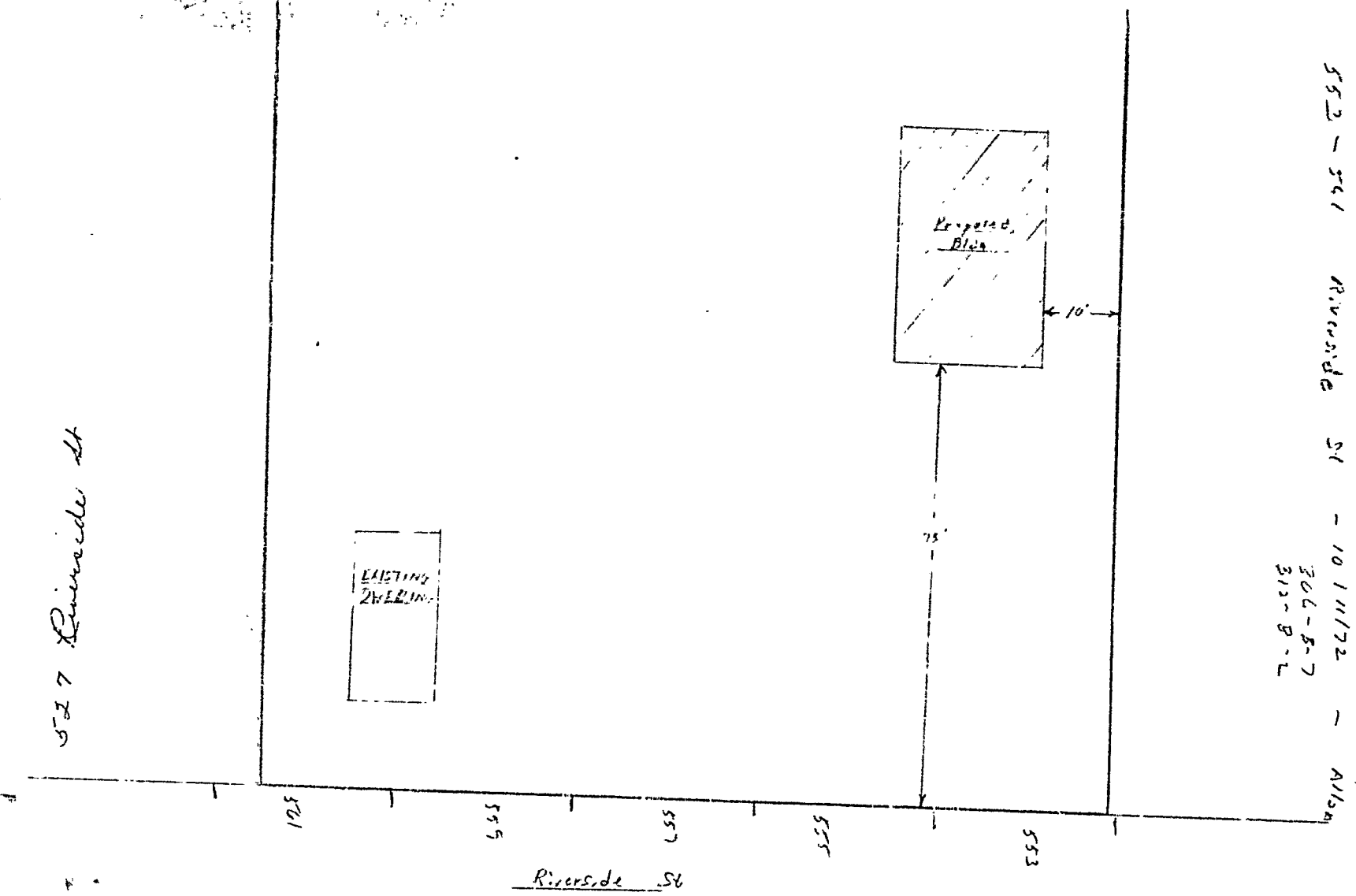
After public hearing held October 12, 1972, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

J. M. [Signature]
William Estabrook
Jacqueline [Signature]
Board of Appeals

12/14/76

LOCATION OF PROPOSED STORAGE BLDG.



552 - 521 Riverside St - 10 11/72 - A1524
306-8-7
312-8-7

October 20, 1975

Northern New England District Assembly of God
836 Riverside Street
Portland, ME 04103

RE: Appeal at 532-544 Riverside Street

Dear Sirs:

Enclosed herewith is the decision of the Board of Appeals regarding your petition to erect a detached pole sign 8' x 6' at the above named location. Please note that your appeal was granted.

Your permit will be issued as soon as our Plan Examiner approves the structural plans.

Very truly yours,

A. Allan Soule
Asst. Director of
Building Inspections

AAS/mj

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September 30, 1975

Southern New England District Assembly of God
Riverside Street
Lewiston, Maine

332-544 Riverside Street

Re: Permit

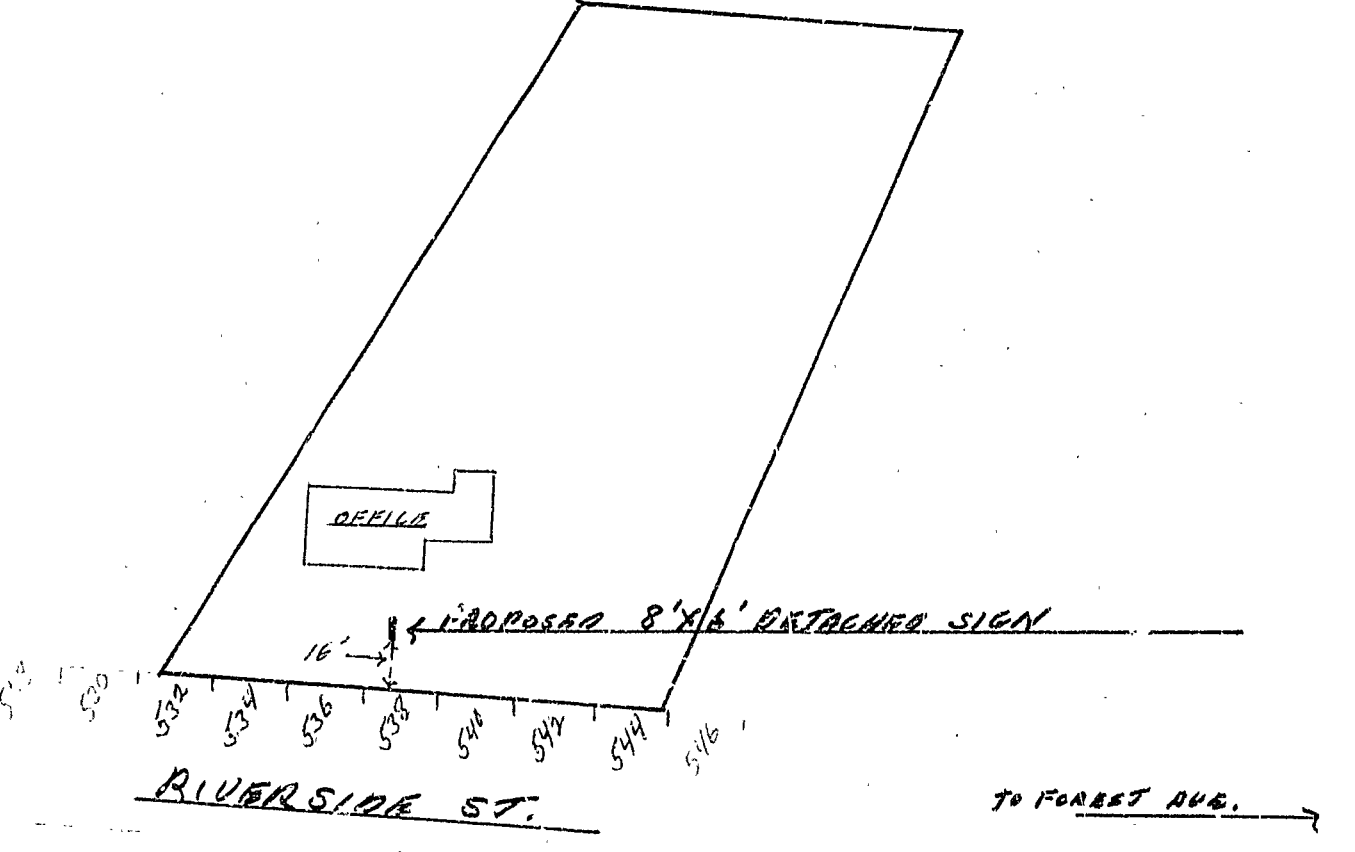
Building permit to erect a detached pole sign 8' x 6' at the named location is not issuable under the Zoning Ordinance because the sign which is to be located about 16' back from Riverside Street would be an unlawful encroachment on the 40' setback area required by Section 602.21 for that part of Riverside Street.

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 forms which are available here. A fee of \$5. for a Standard and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed to this letter then consider this letter as a matter of finality. Section 602.24.C.3.b.1

Very truly yours,

Malcolm G. Ward
Plan Examiner

539 - 544 R. RIVERSIDE ST. 10/21/85

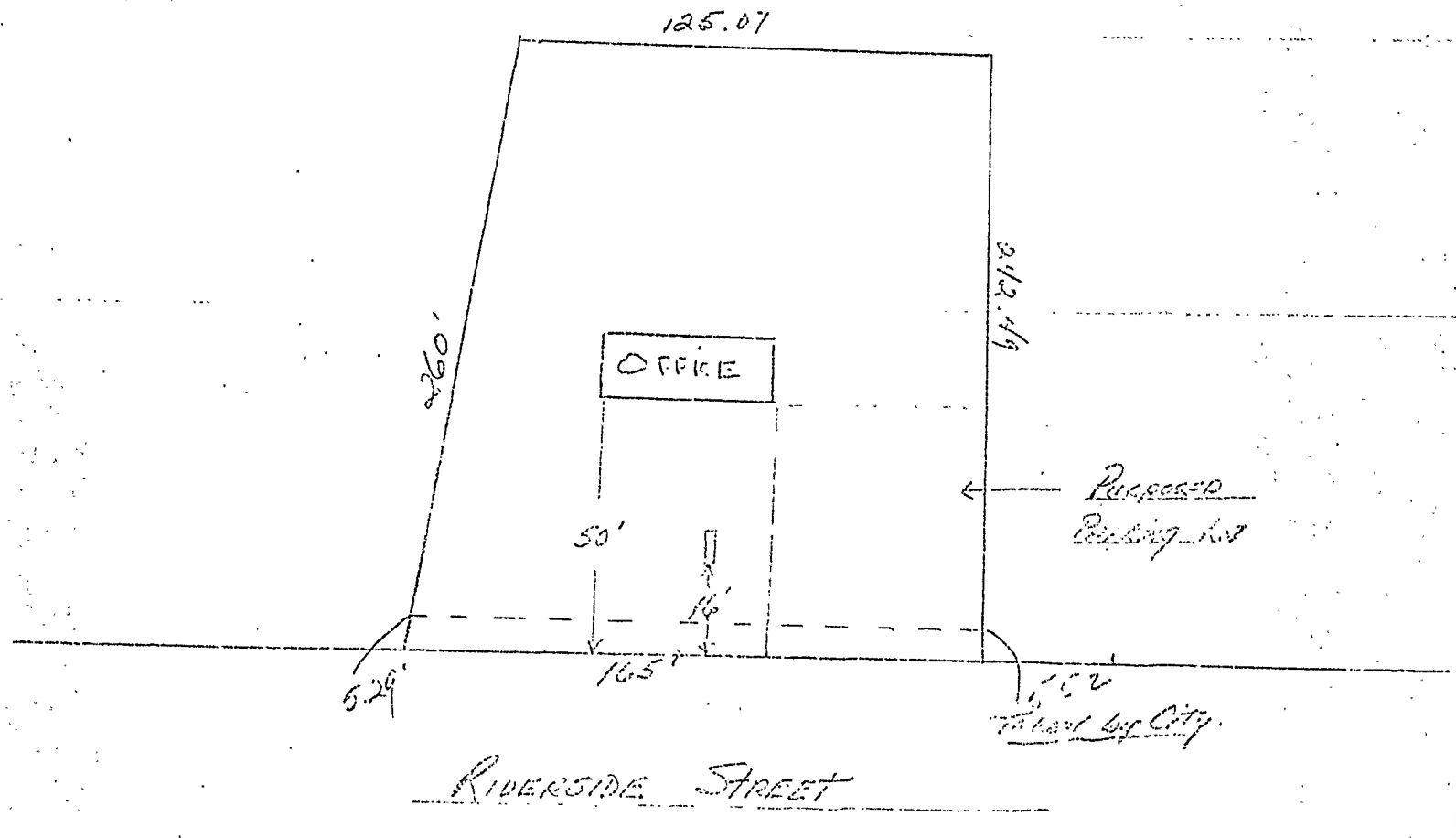


RIVERSIDE ST.

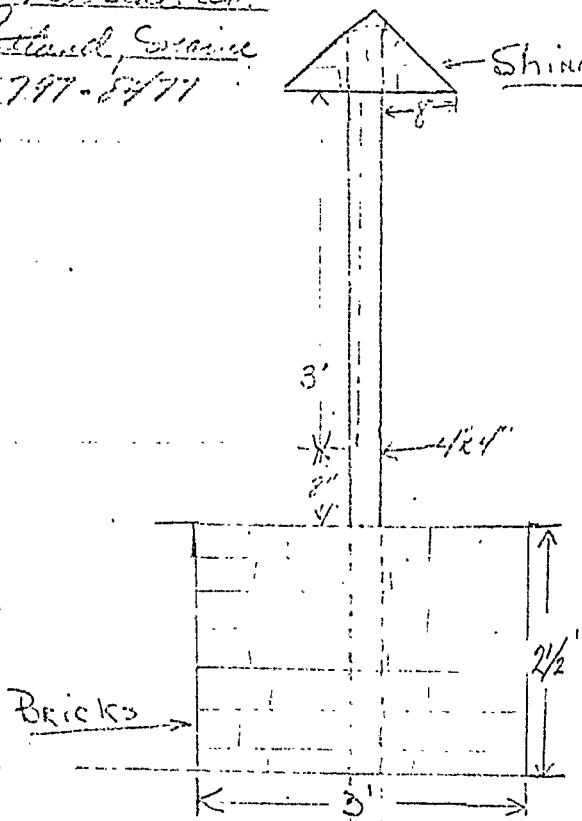
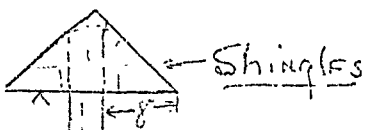
TO FOREST AVE. →

Proposed location of Sign
for N.N.E.D. 536 Riverside
Street, Portland, Maine
797-8477

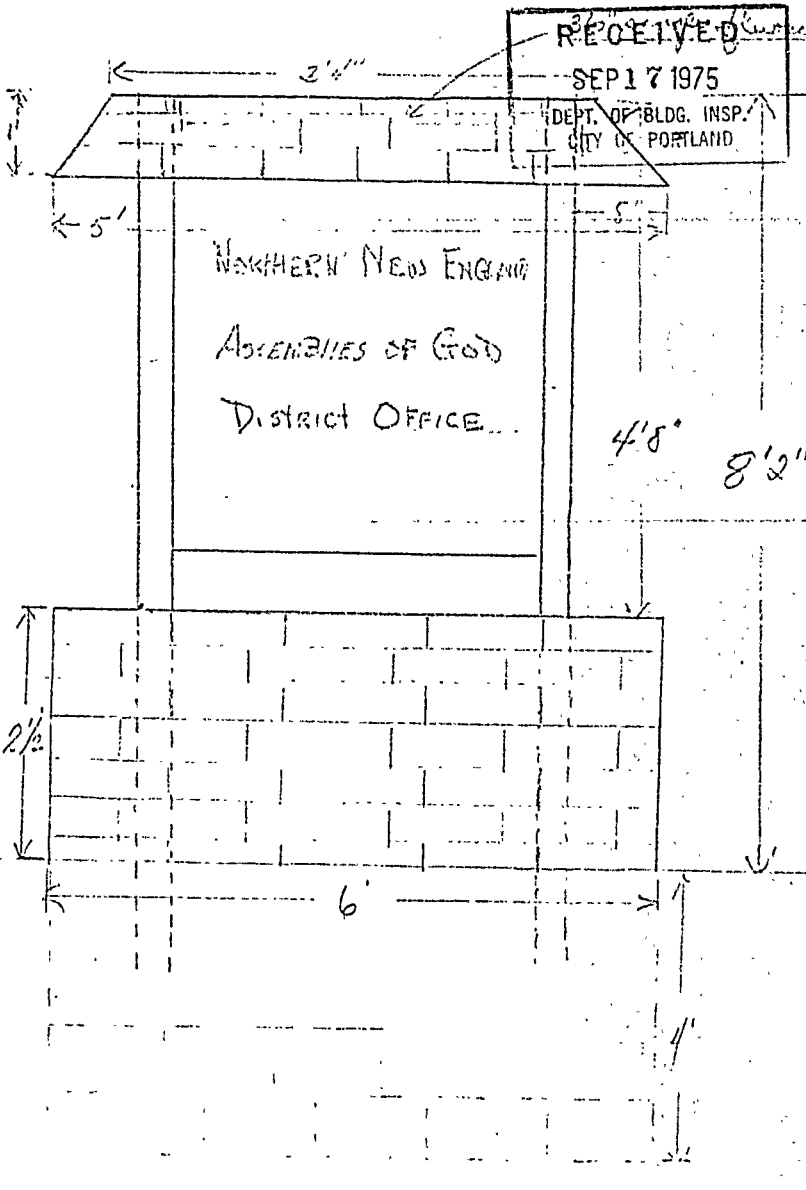
RECEIVED
SEP 17 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Proposed Sign for N.N.E.D.
536 Riverside St.
Portland, Maine
797-8477



Concrete
Blocks





APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 22 1975
930

CITY of PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION I-1 PORTLAND, MAINE, Sept. 17, 1975

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 536 ~~Washington Ave~~ RIVERSIDE STREET Fire District #1 #2

1. Owner's name and address NEW ENGLAND DIST. ASSEMBLY Telephone 604

2. Lessee's name and address

3. Contractor's name and address OWNER Telephone

4. Architect

Proposed use of building CHURCH Specifications

Last use

Material

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr. Samuel DiFeglio
 This application is for: @ 775-5451
 Dwelling Ext. 234
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other SIGN

GENERAL DESCRIPTION

ERECT SIGN 3x4' 11.20
DOUBLE POLE
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 turn in complete information, estimated cost and pay legal fee.

Appeal sustained 10/15/75

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER DATE

ZONING: APPROVED

BUILDING CODE: O.K.

Fire Dept.:
 Health Dept.:
 Others:

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

Signature of Applicant Samuel DiFeglio Phone # 797-8477

Type Name of above Samuel DiFeglio 1 2 3 4

and Address

FIELD INSPECTOR'S COPY

NOTES

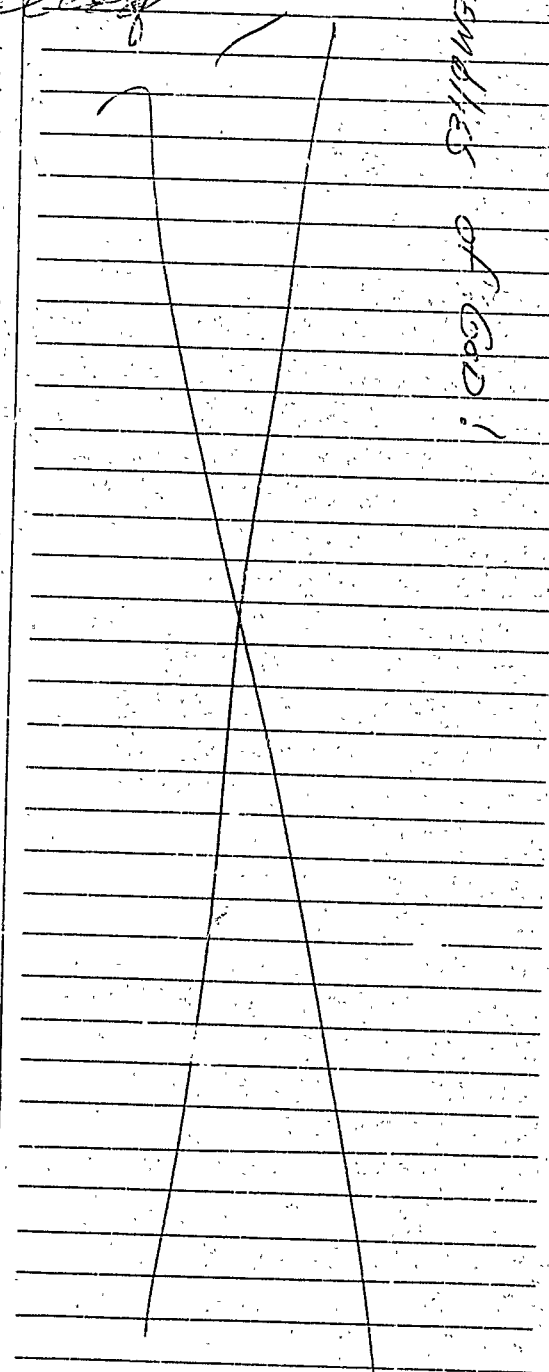
November 5-1975
Sign not yet met
12-14-1975

Nov 24-1976 same
7-13-76

8/9/76 It may be a month
before its built!

8/26/76 same
Sept 14/76 Installed

Permit No. 75/1930
Location 536 Richmond St
Owner N. N. Englands Dist. Assembly of God
Date of permit Oct. 22, 1975
Approved



CODE COMPLIANCE OF PORTLAND, MAINE
Application for Permit to Install Wires

398

REASONS: *no access*

Permit No. *2590*
 Issued *2-18*, 19*75*

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 *Northbrook Elec. Eng'g. Co. - Assembly of 9 Feb 73 - 2791*
 Contractor's Name and Address *Ralph Eger 407 Franklin St. Portland, Me.*
 Location *536 Riverside St.* Use of Building _____
 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 *1-30* Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 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 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 _____ 19. _____ Inspection *will call*
 Amount of Fee \$ *2.00*

Signed *Ralph Eger # 2708*

DO NOT WRITE BELOW THIS LINE

SERVICE _____ METER _____ GROUND _____
 VISITS: *12-25-75* *2* *9-5-75* *3* *3-12-75* *4* _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____

REMARKS: _____

INSPECTED BY *Zilly* (OVER)

CITY OF PORTLAND, MAINE
Building & Inspection Services

536 Riverside St.

February 18, 1975

C Mr. Sam DiTrollo
40 Fessenden St.
Portland, Maine

Dear Mr. DiTrollo:

O
P
Y In checking your application for change of use of the building at the above named location for a residence to an office, I would call your attention to my letter to you on January 8, 1975, in which I asked that each room will be labeled as to its use and the location of the proposed printing area within this building. You will need to submit a floor plan to us, which can be drawn on white paper with just a pencil and a ruler and we will need to know the location of all windows and doors and their swing. We will also need to know all door openings to the outside. We will be able to continue processing your application when we have the above information.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT



FIRE PREVENTION BUREAU
380 CONGRESS STREET
PORTLAND, MAINE

JOSEPH R. CREMO
CHIEF

memo
PERMIT ISSUED
WITH [unclear]
26 February 1975

To: Office of Building Inspection

Re: Change of use, 536 Riverside Street

Approved: Providing an approved 5 BC portable extinguisher is located in the printing area.

RECEIVED
FEB 26 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Herbert P. Miller, Captain
Fire Prevention Bureau

536 Riverside St.

February 18, 1975

Mr. Sam DiTrollo
40 Fessenden St.
Portland, Maine

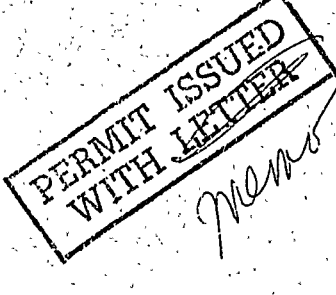
Dear Mr. DiTrollo:

In checking your application for change of use of the building at the above named location for a residence to an office, I would call your attention to my letter to you on January 6, 1975, in which I asked that each room will be labeled as to its use and the location of the proposed printing area within this building. You will need to submit a floor plan to us, which can be drawn on white paper with just a pencil and a ruler and we will need to know the location of all windows and doors and their swing. We will also need to know all door openings to the outside. We will be able to continue processing your application when we have the above information.

Very truly yours,

A. Allan S. De
Assistant Director

AAS:k





Northern New England District Council
ASSEMBLIES OF GOD

Superintendent
REV. SAMUEL DiTROLIO
Tel. 207-773-2791

Mailing Address
P.O. Box 3775
Portland, Maine
04101

Home Address
40 Fessenden St.
Portland, Maine
04101

February 20, 1975

Mr. Allan Soule,
Assistant Director
389 Congress Street
Portland, Maine 04111

Dear Mr. Soule:

I am sorry for the delay in answering your letter of January 6, 1975.
I did not have the information you requested at that time.

On the first floor, of 536 Riverside Street, we intend to make three offices. The living room, which is 17' x 11'8", will be the clerk and reception room. Two small bedrooms we will combine to make one large office, 18' x 11'8" for the Superintendents office. The third bedroom will be a 9'9" x 11'8" office. The kitchen and bathroom will remain the same.

In the basement we are planning a 16'x12' Conference room and a 16'x12' printing area. The remainder will be for storage for the present.

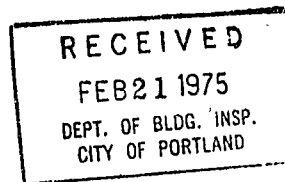
We plan to place a sign on the property and would appreciate any information you could give regarding city regulations as to, size, distance from road, etc.

Thank you for your help in these matters.

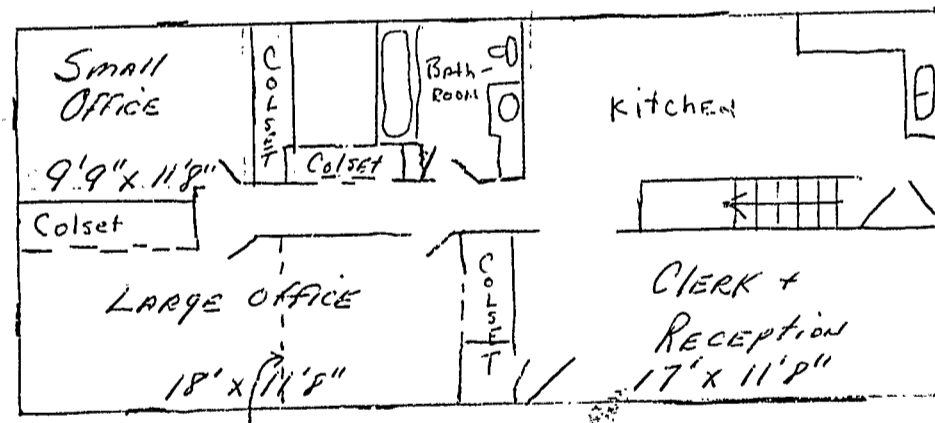
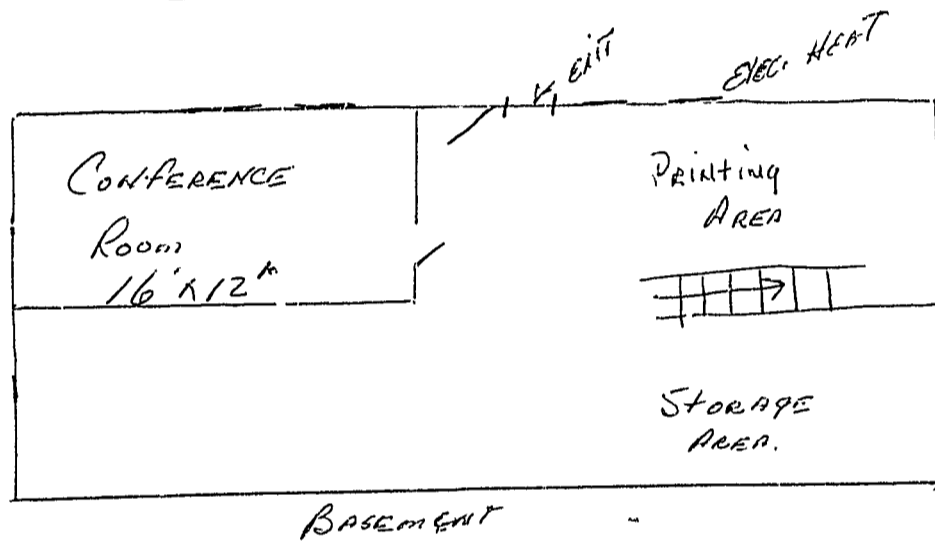
Sincerely yours,

Samuel DiTrolio
Samuel DiTrolio
District Superintendent

SD/rd

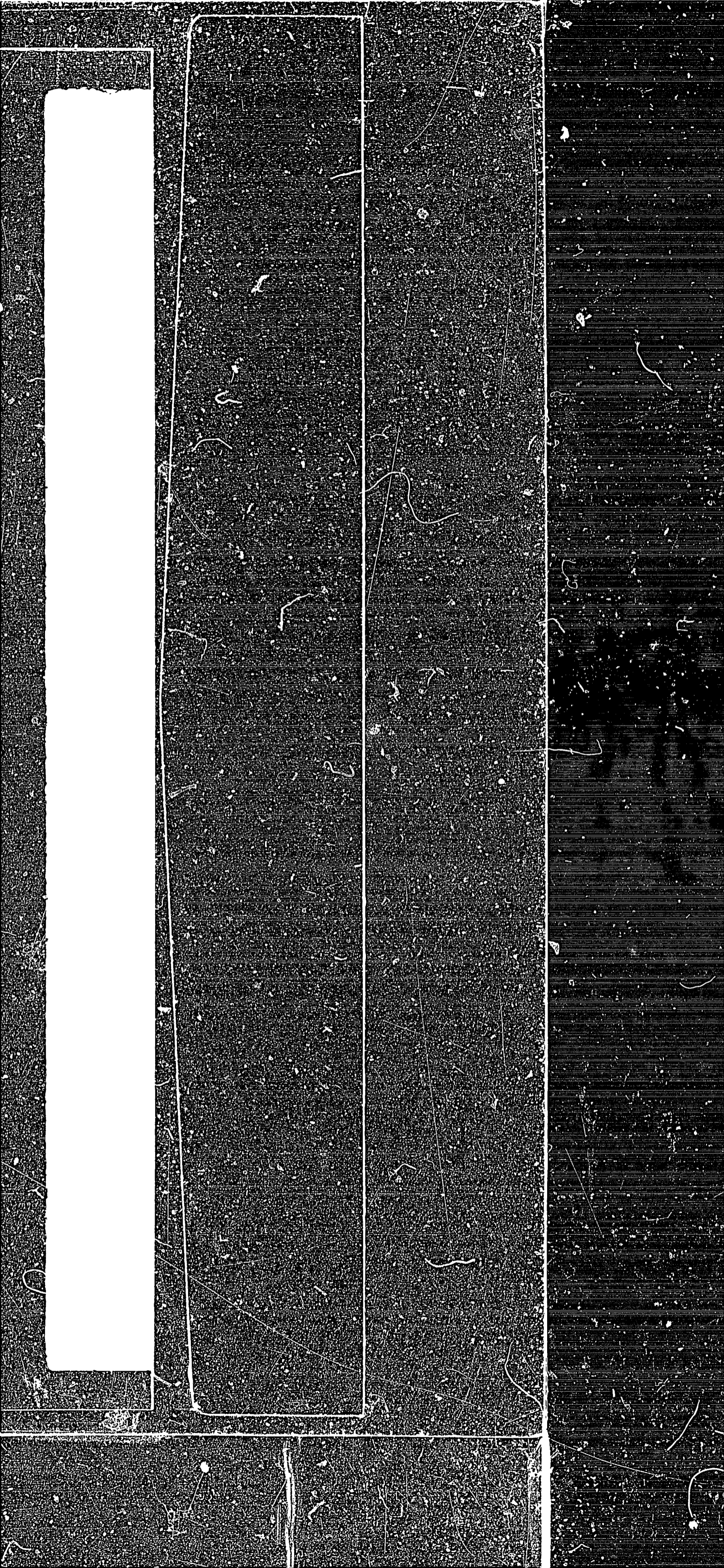


536 RIVERSIDE ST.



Partition to 1st FLOOR
BE REMOVED.

RECEIVED
FEB 21 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

0120 FEB 26 1975

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, Feb. 18, 1975

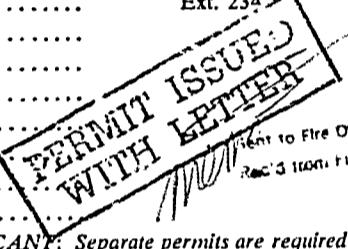
CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 536 Riverside St. Fire District #1 [], #2 []
1. Owner's name and address Northern N.E. Dist. Council of Assem. of God. Telephone 773-2791..
2. Lessee's name and address .. Telephone ..
3. Contractor's name and address .. owner .. Telephone ..
4. Architect .. Specifications .. Plans .. No. of sheets ..
Proposed use of building EXTENSION & office. No. families ..
Last use .. No. families ..
Material .. No. stories .. Heat .. Style of roof .. Roofing ..
Other buildings on same lot ..
Estimated contractual cost \$.. Fee \$ 5

FIELD INSPECTOR—Mr. Lecoq @ 775-5451 GENERAL DESCRIPTION \$13.
This application is for: @ 775-5451 Change of use from residence to office
Dwelling .. Ext. 234 and repair after fire (moving 1 non-bearing
Garage .. partition)
Masonry Bldg. ..
Metal Bldg. .. Stamp of Special Conditions
Alterations ..
Demolitions ..
Change of Use ..
Other ..



NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals. Mail to 40 Fessenden St

PERMIT IS TO BE ISSUED TO 1 [x] 2 [] 3 [] 4 [] Sam DiTrolio
Other: ..

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..
Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
Has septic tank notice been sent? .. Form notice sent? ..
Height average grade to top of plate .. Height average grade to highest point of roof ..
Size, front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..
Material of foundation .. Thickness, top .. bottom .. cellar ..
Kind of roof .. Rise per foot .. Roof covering ..
No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..
Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sills ..
Size Girder .. Columns under girders .. Size .. Max. on centers ..
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor .., 2nd .., 3rd .., roof ..
On centers: 1st floor .., 2nd .., 3rd .., roof ..
Maximum span: 1st floor .., 2nd .., 3rd .., roof ..
If one story building with masonry walls, thickness of walls? .. height? ..

IF A GARAGE

No. cars now accommodated on same lot .., to be accommodated .. number commercial cars to be accommodated ..
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER ..
ZONING: O.K. - 2/27/75 - G.D. Sec 1442 ..
BUILDING CODE: O.K. - 2/27/75 - G.D. ..
Fire Dept. .. F.P.E. ..
Health Dept.: ..
Others: ..

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 ..
Northern N.E. Dist. Council of Assem of God

Signature of Applicant .. Phone # ..
Type Name of above Sam DiTrolio 1 [x] 2 [] 3 [] 4 []

Other ..
and Address ..

FIELD INSPECTOR'S COPY

NOTES

3-28-75 WEST GROVE
ACCORDING TO PHONE
MAY 8-1975 [unclear]
JUNE 4-1975 [unclear]

JULY 9-1975 [unclear]

Permit No. 75/120
Location 536 Riverside St
Owner Mrs. Jean N.E. Albit
Date of permit 2-18-75
Approved _____

Ran

530 Riverside St. (321-A-9 assessor's number)

Jan. 6, 1975

Samuel DiTrolis
P.O. Box 3775
Portland, Maine 04101

Dear Mr. DiTrolis:

In reply to your letter of Dec. 30, 1974 in which you ask to use the building at the above named location as a district office for the Northern New England District of the Assemblies of God, I have checked your location and find that this property is located in the I-1, Industrial Zone. As per your letter, such a use that you ask for would be allowable in this zone under Section 502.11.A. This type of use is church oriented and you would not be dealing directly with the public which is not allowable under Section 502.11.A.10. This section states that job printing is an allowable use in this zone.

We will need a permit for Change of Use before you use this building as stated above. We will also need to know what each room will be used for and where the printing area is to be located. It is necessary to have this information so that we may be sure that the floor areas are not overloaded. We will also need permits for any alterations you plan within this building and a permit for any signs you may propose.

If I can be of any help to you on this matter, please do not hesitate to call me here at this office at city hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k



Northern New England District Council
ASSEMBLIES OF GOD

Superintendent
REV. SAMUEL DiTROLIO
Tel. 207-773-2791

Mailing Address
P.O. Box 3775
Portland, Maine
04101

Home Address
40 Fessenden St.
Portland, Maine
04101

December 30, 1974

I-1

Mr. Allen Soule
Dept. of Building Inspectors
389 Congress Street
Portland, Maine 04101

George Turner

Dear Mr. Soule:

321-A-9

The Northern New England District of the Assemblies of God, is seeking to purchase the property at 536 Riverside Street, Portland. We will be using this building for a district office.

The building would house three offices, Superintendent, Secretary, Treasurer, receptionist, and bookkeeper. A conference room for meetings and formation of ideas for our program. A printing area for the printing and distribution of material for our constitutes.

If there is any further information you should need I would be happy to supply such.

Sincerely yours,

Samuel DiTrolio
Samuel DiTrolio
District Superintendent

SD/rd

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1161

Date Issued **Feb 21, 1970**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **FEB 25 1970**
 By _____

App. Final Insp.
 Date **FEB 25 1970**
 By _____

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 576 14th St.
 Installation For Small
 Owner of Bldg George
 Owner's Address _____

Plumber same Date: _____
 NO. 472-770

NEW	REPL		SINKS		
			LAVATORIES		
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS FLOOR SURFACE		
			HOT WATER TANKS	1	
			TANKLESS WATER HEATERS		
			GARBAGE DISPOSALS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS		
			AUTOMATIC WASHERS		
			DISHWASHERS		
			OTHER		
				TOTAL	1 2.00

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING ^{9/2/69 8127/69} PERMIT NUMBER ⁴¹¹²¹⁶⁹ 668

Address 536 Riverside Street
 Installation For: Dwelling
 Owner of Bldg: George E. Turner, Jr.
 Owner's Address: 536 Riverside Street
 Plumber: Carver Date: August 27, 1969

Date Issued **August 27, 1969**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **FEB 25 1970**
 By **CHIEF PLUMBING INSPECTOR**

App. Final Insp.
 Date **FEB 25 1970**
 By **CHIEF PLUMBING INSPECTOR**

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL		NO.	FEE
1		SINKS	1	2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
1		SEPTIC TANKS	1	2.00
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 5	10.00

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58324
 Issued 11/17/67
 Portland, Maine 7/01-17, 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 George E Turner Tel. 797-2307
 Contractor's Name and Address _____ Tel. _____
 Location 568 Riverside Use of Building Res
 Number of Families 1 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) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 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 Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous Dign 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 \$ _____

Signed George E Turner

DO NOT WRITE BELOW THIS LINE

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

INSPECTED BY J W Herbert
 (OVER)

LOCATION *Riverside ST 568*
 INSPECTION DATE *11/20/69*
 WORK COMPLETED *11/20/69*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet05
 (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
 Circuses, Carnivals, Fairs, etc. 10.00
 Meters, relocate 1.00
 Distribution Cabinet or Panel, per unit 1.00
 Transformers, per unit 2.00

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 59157
 Issued 9/18/69

Portland, Maine, 19 69

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 George Turner Tel.
 Contractor's Name and Address Newcomb Electric Tel. 7738540
 Location 536 Riverside St. Use of Building Dwelling
 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 15 Plugs 40 Light Circuits 3 Plug Circuits 4
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires 3 Size 200AMP
 METERS: Relocated Added Total No. Meters 1

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) 6

APPLIANCES: No. Ranges 1 Watts Brand Feeds (Size and No.)
Water Elec. Heaters 1 Watts 9500
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) with Signs (No. Units)

Will commence 19 Ready to cover in Call Inspection 19

Amount of Fee \$ 12.50

Signed Fred A. [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
 VISITS: 1 2 3 4 5 6
 7 8 9 10 11 12

REMARKS:

B.T.
10/6/69

INSPECTED BY [Signature]
 (OVER)

75
11/5
11/5

CS 743

LOCATION Riverside ST 334
 INSPECTION DATE 11/29/68
 WORK COMPLETED 11/29/68
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING	
1 to 50 Outlets	\$ 2.00
51 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(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, Criterially, Fairs, etc.	10.00

15.
Pa 5/1/69
Granted 5/29/69
69/44

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

George E. Turner, Jr., owner of property at 534-538 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 construction of a 1-story 1-family frame dwelling 40' x 24' with 1-car attached garage 12' x 24'. This permit is presently not issuable under the Zoning Ordinance because the property is located in an I-1 Industrial Zone where the proposed use is not allowable under Section 602.11.A.15 of the 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.

George E. Turner, Jr.
APPELLANT

DECISION

After public hearing held May 29, 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.

John R. Young
Harry M. [Signature]
[Signature]
Board of Appeals

534-538 Riverside Street

May 2, 1969

George E. Turner
568 Riverside Street

cc to: Corporation Counsel

Dear Mr. Turner:

Building permit to construct a 1-story, 1-family frame dwelling, 40' x 24' with 1-car attached garage, 12' x 24' and an 8' x 14' breezeway at the above named location is not issuable under the Zoning Ordinance because the property is located in an I-1 Industrial Zone where the proposed use is not allowable under Section 602.11.A.15 of the Ordinance.

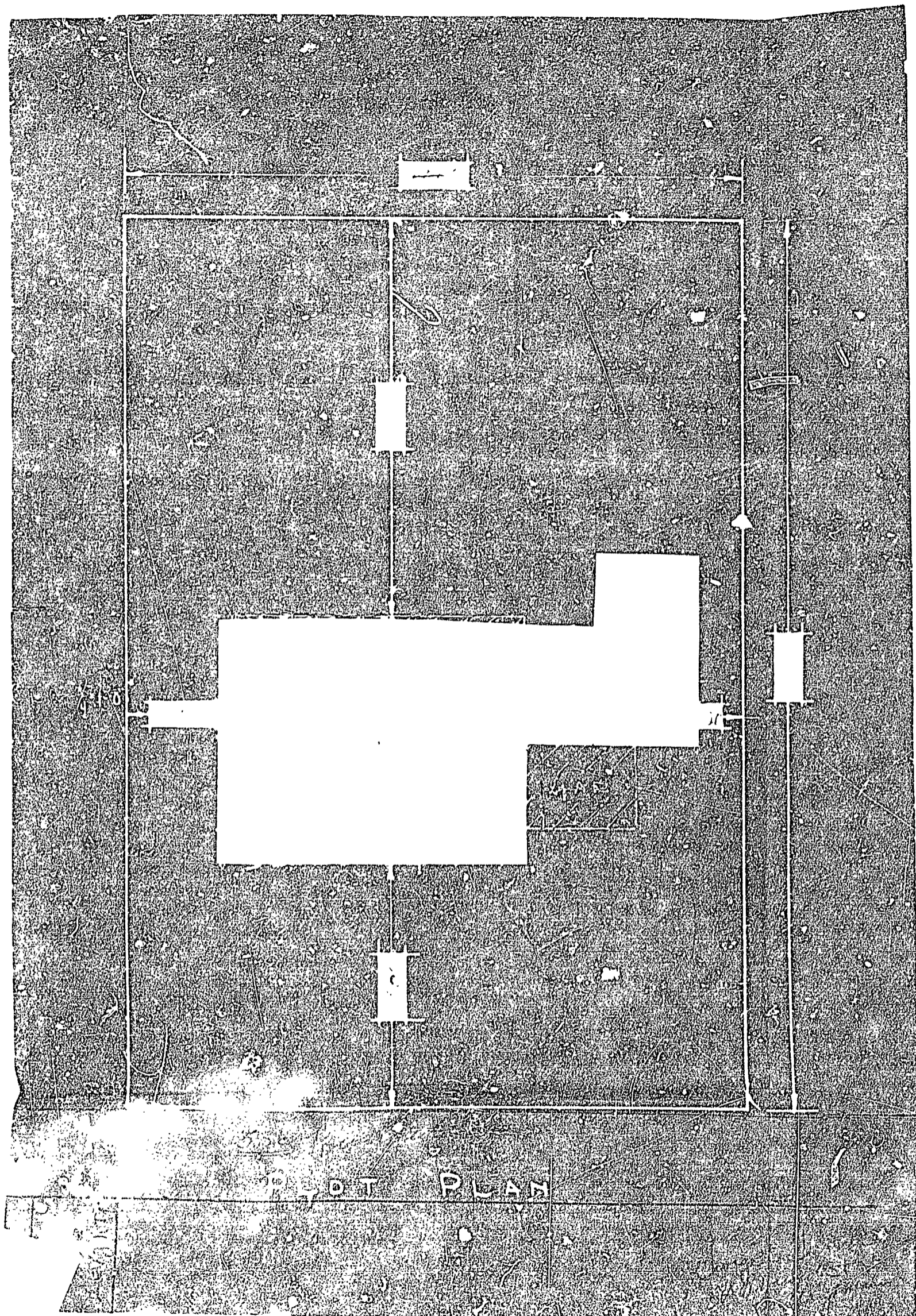
We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office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

If this appeal is approved, it will be necessary to meet the Zoning Ordinance requirements on land not served by public sewer in regard to septic tank disposal system as approved by the Plumbing Inspector.

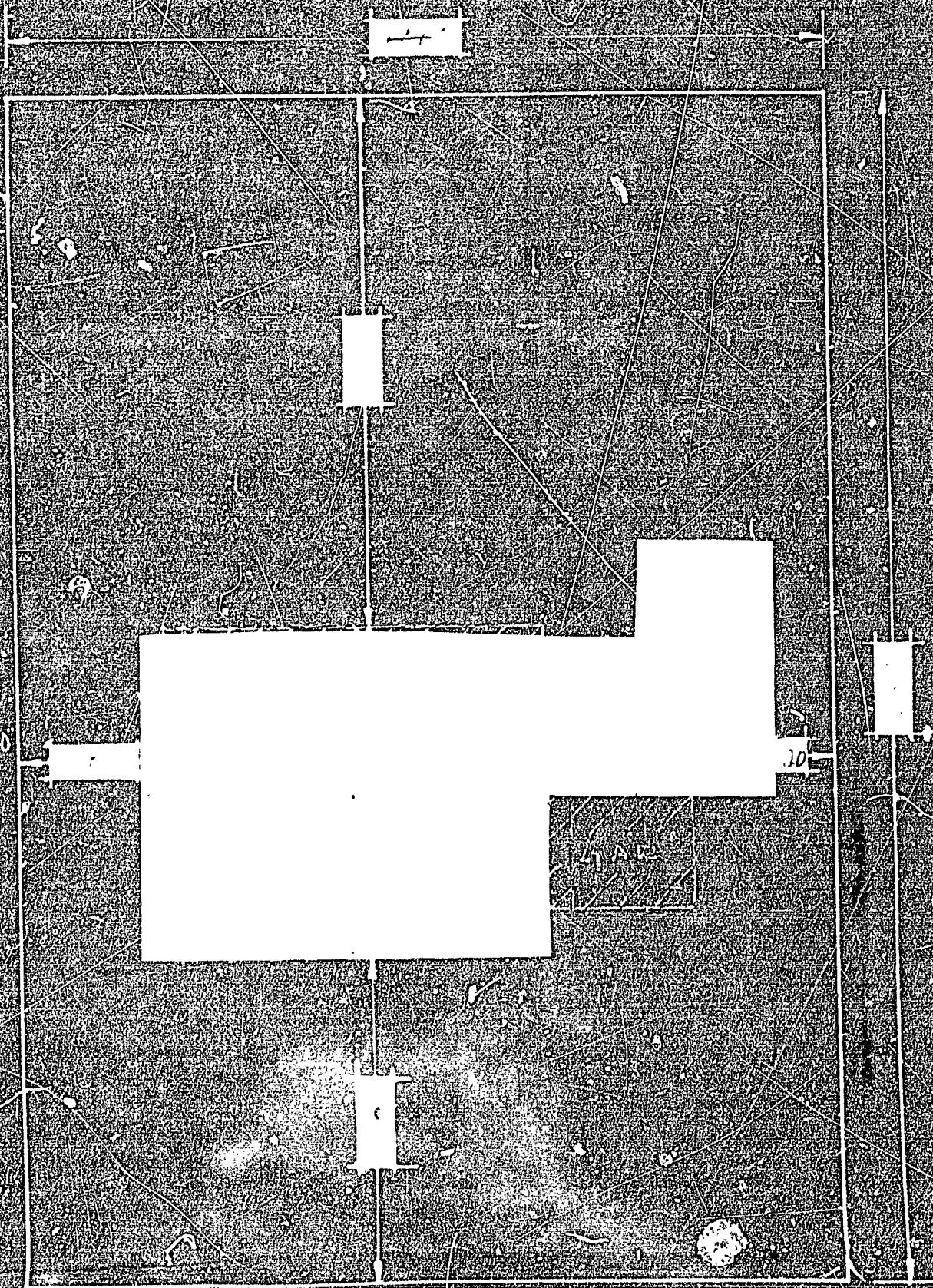
Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection Dept.

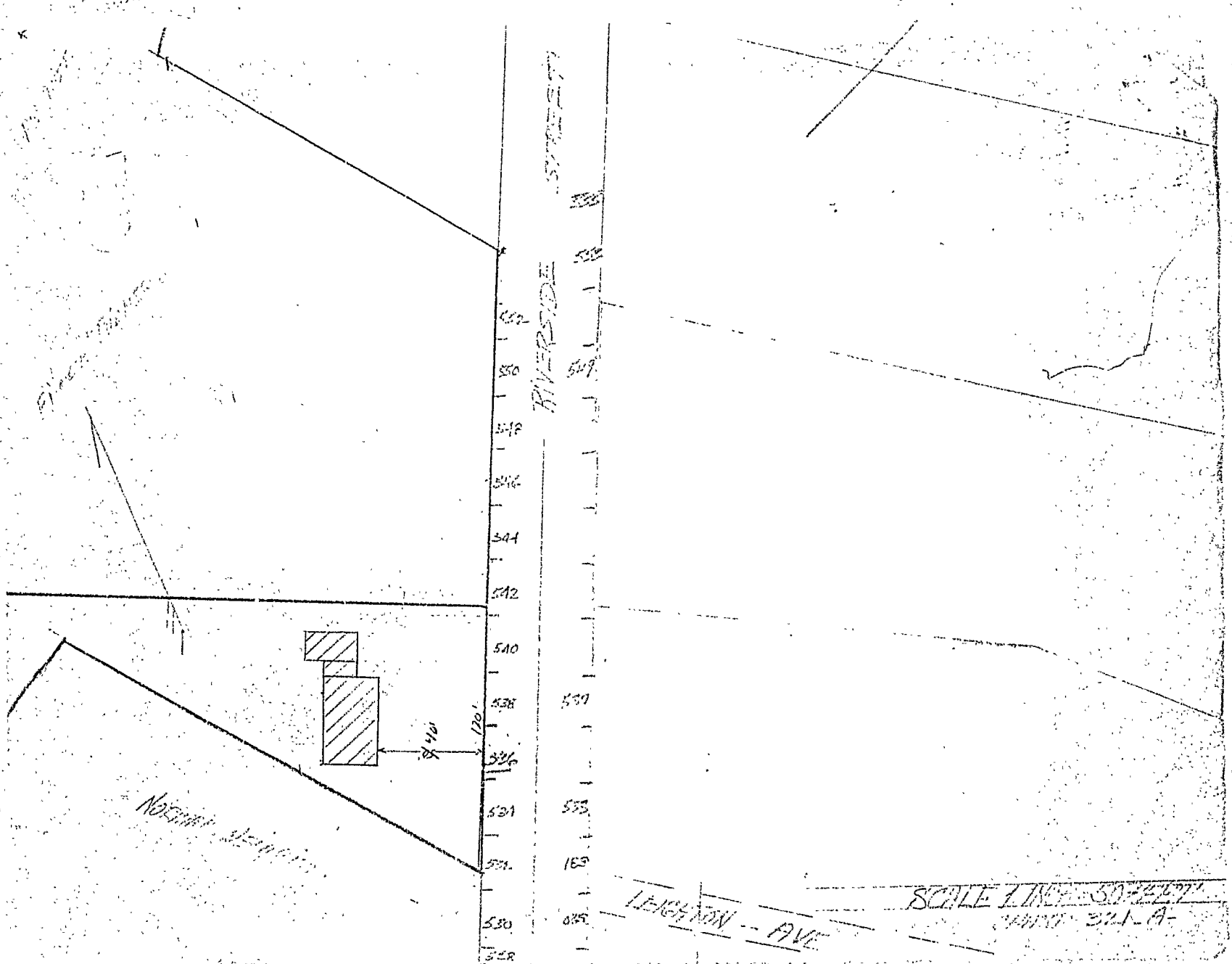
AAS:m



FOOT PLAN



PLOT PLAN



534-538 Riverside Street

May 2, 1969

George A. Turner
568 Riverside Street

cc to: Corporation Counsel

Dear Mr. Turner:

Building permit to construct a 1-story, 1-family frame dwelling, 40' x 24' with 1-car attached garage, 12' x 24' and an 8' x 14' breezeway at the above named location is not issuable under the Zoning Ordinance because the property is located in an I-1 Industrial Zone where the proposed use is not allowable under Section 602.11.A.15 of the 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 this appeal is approved, it will be necessary to meet the Zoning Ordinance requirements on land not served by public sewer in regard to septic tank disposal system as approved by the Plumbing Inspector.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection Dept.

VAS:m



1-1 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 4 1969

CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 1, 1969

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE for same 9-12-168
(RENEWAL) previous application issued

The undersigned hereby applies for a permit to erect alter repair demolish in stall 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 536 Riverside St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George E Turner, 568 Riverside St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building Dwelling & Garage on file No. families 1
 Last use _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 15,000 Fee \$ 30.00

General Description of New Work fee paid 5-1-169

To construct 1-story frame dwelling 40' x 24' -breezeway ~~30' x 24'~~ ^{8' x 14'} with attached one car garage 12' x 24'

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

Appeal sustained 5/29/69

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

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? no If not, what is proposed for sewage? septic tank
 Has septic tank notice been sent? yes Form notice sent? yes
 Height average grade to top of plate 16' Height average grade to highest point of roof _____
 Size, front 40'-dwel. 24'-dwel. No. stories 1 solid or filled land? solid earth or rock? earth
 Size, front 12'-gar depth 24'-gar 8'-breez. 14'-breez.
 Material of foundation concrete Thickness, top 10" bottom 10" cellar yes
 Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class. C Und. Label
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h. water fuel oil
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts _____ Sills 2x6 box
 Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on center 7'11"
 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 2x8, 2nd 2x6, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16"
 Maximum span: 1st floor 12'4", 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 1 number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

G. S. - 6/13/69 - Allen w/ R. L. L.

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

George E Turner

CS 301

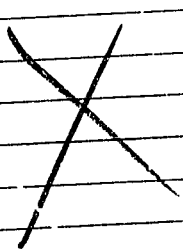
INSPECTION COPY

Signature of owner by: George E. Turner

PH

NOTES

6/28/67 - Fly - wings made. E.S.S.
 7/1/69 - ailed forms. 4' or better on record. E.S.S.
 9/3/69 - Gave permission to close in export plant. E.S.S.
 11/17/69 - Building saw for considered - violation + change foundation level. E.S.S.
 1/15/70 - MOORE around. No way for final. E.S.S.
 1/26/70 - Same. E.S.S.
 2/24/70 - Cost. to be covered. E.S.S.



Permit No. 69/483
 Location 536 Howard St
 Owner George J. James
 Date of permit 6/4/69
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued 7/25/70 - K.A. [Signature]
 Staking Out Notice _____
 Form Check Notice _____

Section to Health Dept. 2/25/70
 Back East Health Dept. _____

[Handwritten scribbles and notes in the top right corner]

March 12, 1969

Mr. George Turner,
568 Riverside Street

Dear Mr. Turner:

With reference to building permit issued on September 12, 1968 to cover construction of a 1-family dwelling house on your property at 536 Riverside Street an inspector from this office reports that no work has been done upon this project.

Because more than three months have elapsed and no work has been started the permit has automatically become void. In event you decide to go ahead with this work in the future, it will be necessary to apply for and secure a new permit before work is commenced.

Very truly yours,

Nelson Cartwright
Inspector

h

A.P.- 536 Riverside St.

Sept. 12, 1968

George E. Turner
568 Riverside Street

Dear Mr. Turner:

Permit to construct a 1-story frame dwelling, 40' x 24' with attached 1-car garage, 12' x 24' and attached breezeway, 8' x 14' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. The 4x10 beam shown in garage to support part of roof load should be a "full size 6x10".
2. If other than 3" O.D. metal posts are used to support outside platform the concrete piers are required to be 9" in diameter rather than 8" as shown on plan.

Very truly yours,

Earle S. Smith
Inspector

ESS:m

P.S.

The septic tank disposal system must be at least 3' x 3' x 150' to meet the requirements of Plumbing Inspection.

A.P.-534-538 Riverside St.

June 10, 1968

George E. Turner
568 Riverside Street

cc to: Corporation Counsel

Dear Mr. Turner:

Building permit to construct 1-story, 1-family frame dwelling, 40' x 21', with 1-car attached garage, 12' x 24' and 8' x 14' breezeway at the above named location is not issuable under the Zoning Ordinance because the property is located in an I-1 Industrial Zone where the proposed use is not allowable under Section 602.11.A.15 of the 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 shall be paid at this office at the time the appeal is filed.

If this appeal is approved, it will be necessary to meet the Zoning Ordinance requirements on land not served by a public sewer in regard to a septic tank disposal system as approved by the Plumbing Inspector.

Very truly yours,

A. Allan Soule
Acting Deputy Director of
Building & Inspection Services

AAS:m

AP - 536 Riverside St.

June 28, 1968

Mr. George E. Turner,
568 Riverside Street

Dear Mr. Turner:

On June 27, 1968, the Board of Appeals sustained your appeal to locate a dwelling at 546 Riverside Street.

It is now necessary for you to come to this office and complete your application by bringing in complete framing plans, giving the cost of the work and paying the fee. The fee is \$2.00 per thousand or fraction thereof.

Very truly yours,

Chief Clerk



Y-1 INDUSTRIAL

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 6, 1968
Completed 9/11/68

PERMIT ISSUED
SEP 12 1968
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 536 Riverside Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address George E. Turner, 568 Riverside St. Telephone 797-2307
Lessee's name and address _____ Telephone _____
Contractor's name and address OWNER Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building 1 fam. dwelling, 1 car attached garage & breezeway No. families 1
Last use _____ No. families _____
Material frame No. stories 1 Heat _____ Style of roof pitch Roofing _____
Other buildings on same lot _____
Estimated cost \$ 15,000 Fee \$ 30.00

General Description of New Work

9/11/68

To construct 1-story, 1 family frame dwelling, 40' x 24'; 1 car attached garage, 12' x 24' with 8' x 14' breezeway

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.

9' door opening
4x10 header
under eaves

Appeal sustained 6/27/68

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? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? No If not, what is proposed for sewage? Septic tank
Has septic tank notice been sent? yes Form notice sent? yes
Height average grade to top of plate 16' Height average grade to highest point of roof _____
Size, front _____ depth _____ at least 4' below grade No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top _____ bottom _____ cellar _____
Kind of roof pitch Rise per foot 5" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h.w. fuel oil
Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts _____ Sills 2x6 box
Size Girder 6x10 Columns under girders lally Size 3" Max. on centers 7'11"
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 2x8 2nd 2x6 3rd _____ roof 2x6
On centers: 1st floor 16" 2nd 16" 3rd _____ roof 16"
Maximum span: 1st floor 12'4" 2nd _____ 3rd _____ roof _____

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

If a Garage

No. cars now accommodated on same lot 0 to be accommodated 1 number commercial cars to be accommodated 0
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:
9/11/68 - O.I.S. with
memo. E.S.B.

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

George E. Turner

CS 301

INSPECTION COPY

Signature of owner By: George E. Turner

NOTES

12-20-68 Phoned Mrs
Turner - To call

back Monday when
to start

12/24/68 George Turner was
in. He doesn't know what
his boy wants to do. I told
him if he did not stick
with it (by abiding the plan)
to get a new permit. I
told him they would
start by March 12th 1969
or appeal again. All

cancel
send lapse notice

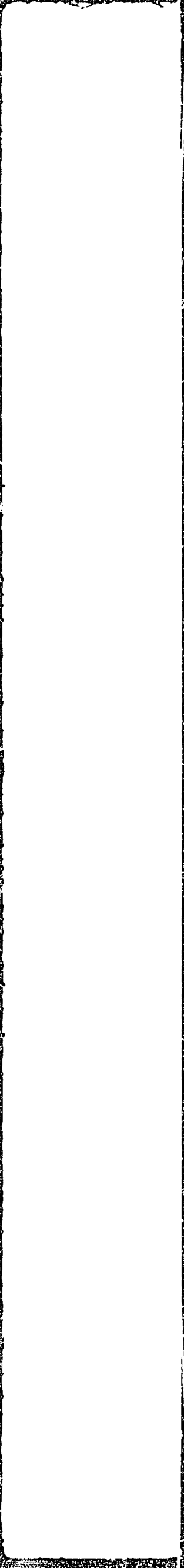
3/12/69 - Lapsed
letter sent. P 16

Permit No.	6581938
Location	536 University St
Owner	George Turner
Date of permit	9/12/68
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

Plans and specs

Tank OK - with
new permit

5/1/69.



6-6-68-Paid \$15.00

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Granted 6/27/68
68/41

VARIANCE APPEAL

George E. Turner, owner of property at 534-538 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: construction of a one-story, 1-family dwelling 40' x 24' with 1-car attached garage 12' x 24' and 8'x14' breezeway. This permit is presently not issuable under the Zoning Ordinance because the property is located in an I-1 Industrial Zone where the proposed use is not allowable under Section 602.11.A.15 of the 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.

George E. Turner
APPELLANT

DECISION

After public hearing held June 27, 1968, 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. Skidmore
Harry M. Thwait
John F. Long
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

August 9, 1957

Mr. George E. Turner
568 Riverside Street

Dear Mr. Turner:

With relation to permit applied for to demolish a building or portion of building at 568 Riverside St. 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 Inspector 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,

W. A. McDonald

Inspector of Buildings

WMCD/H

Eradication of this building has been completed.

8/13/57 OK P. Lewis



INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 9, 1957

PERMIT ISSUED
01159
AUG 21 1957
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 568 Riverside St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George E. Turner, 568 Riverside St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone 2-2041
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Barn attached to dwelling No. families _____
 Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 2-story barn attached to dwelling house.
 No sewer connections.

*ERADICATION LETTER
8/9/57*

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 _____
 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 _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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

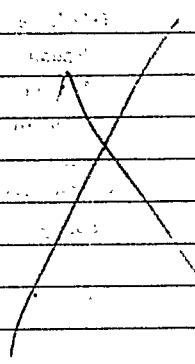
Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
George E. Turner

INSPECTION COPY *ags* Signature of owner by: George E. Turner

F.M.

NOTES

9/16/57 - Bldg. torn
down. S.B.S.



#

566

Permit No. 57/1159

Location 577 Lawrence St.

Owner George E. Turner

Date of permit 8/13/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice



Trade Part of file
(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, September 20, 1951

PERMIT NO. 0192
OCT. 3. 1951
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 566 Riverside Street Within Fire Limits? no Dist. No.
Owner's name and address George Turner, 568 Riverside Street 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 Dwelling No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 2000 Fee \$ 5.00

General Description of New Work

To construct 1 story frame dwelling (later to be used as garage) 24'x24'

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**

Permit issued with Letter

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? no If not, what is proposed for sewage? septic tank
Height average grade to top of plate 9' Height average grade to highest point of roof 15'
Size, front depth No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete piers at least 4' below grade bottom cellar no
Material of underpinning footing 10" square Height Thickness
Kind of roof pitch-gable Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat stove fuel oil
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 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 2x6
On centers: 1st floor 2nd 3rd roof 10' 1 1/2"
Maximum span: 1st floor 2nd 3rd roof 10' 1/2"
If one story building with masonry walls, thickness of walls? height?

If a Garage

Permit issued with letter

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

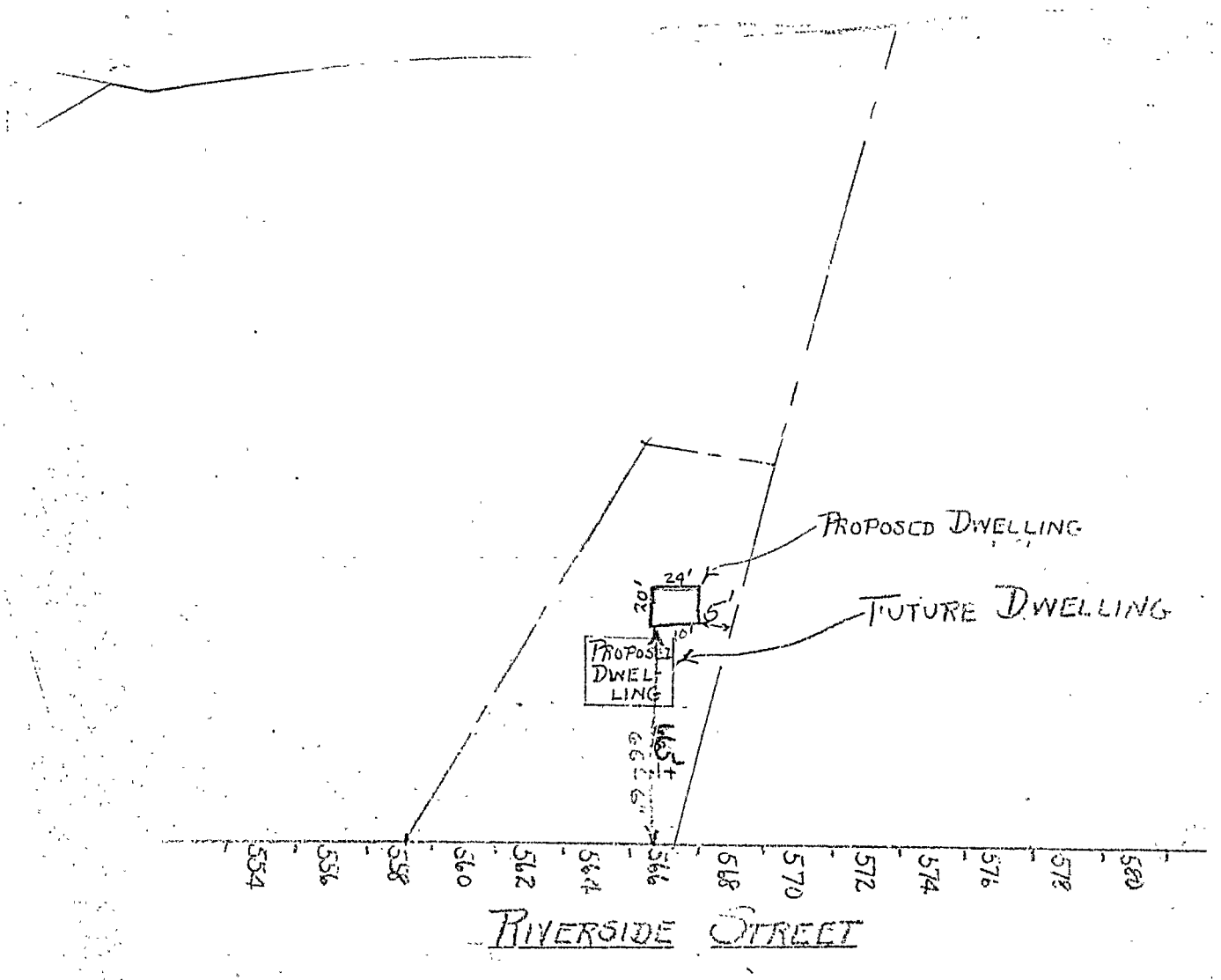
APPROVED:

with letter by ags

Signature of owner

George C. Turner

INSPECTION COPY



AP 560-566 Riverside Street-I

October 2, 1951

Mr. George E. Turner
568 Riverside Street
Portland, Maine

Dear Mr. Turner:

Building permit for construction of a one story dwelling 24' x 24' on the lot at 560-566 Riverside Street is issued herewith. It is understood that you still plan to have a concrete floor resting directly on the ground even though you are to support the building on concrete piers. The permit is therefore issued on the basis that the following construction is to be provided:

1. Tops of concrete piers are to extend at least 6" above the finished grade so that the bottom of the sills will be at least that distance above the ground. In order to prevent either the earth or the concrete from running under the sills between piers, one inch thick boards nominal dimension wide enough to be fastened to the sills and to extend to the ground are to be provided on each side of the sills. The concrete slab is to be poured directly against the inside board up to a level with the top of the sills. This will mean that the slab will need to be made a little thicker where it abuts the walls of the building than elsewhere.

2. The 4x6 sills are to be all one piece in cross section, not built up of two 2x6's, and are to be placed with the 6" dimension upright. Metal pins or dowels are to be set in the tops of the piers over which the sills may be placed for anchorage.

3. Rafters are to be 2x6 spaced 16" instead of 18" on centers as given in the application for permit. Ceiling timbers are to be 2x6, spaced not over 24" on centers and hung to the roof at the ridge at the center of the building.

4. It is understood that the outside walls are to be covered with wood shingles and the permit is issued on this basis.

5. No wallboard is to be applied to walls or ceilings until notification has been given this department for inspection and authorization to close in the building has been given on a green tag left at the job. Building is not to be occupied for living quarters until a final inspection has been made by this department and the certificate of occupancy required by State Law has been issued.

6. Since the Sonotubes to be used for forms for the concrete piers are to be only 9" in diameter, concrete footings at least 6" deep are to be provided for these piers.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G P. S. I have talked over with Mr. Sears your proposal as to concrete piers and floor slab, and we both have a great deal of doubt as to whether or not you will end up with a satisfactory job, although perhaps not specifically contrary to the Building Code in any particular. Please

Mr. George E. Turner-----2

October 2, 1951

bear in mind that this arrangement is your idea and that the main thing that we are concerned about is that the floor slab will not be constructed in such a manner and the enclosure of the space beneath the sill will not be done in such a way that frost will have a chance to heave the building, despite the fact that the piers are 4' below the surface of the ground.

It seems necessary to add another condition to issuance of the permit, and if you do not understand it or if you are unwilling to go by it, it is important that you do not start the work at all, but return the permit immediately for the best adjustment that can be made.

Excavation for the piers is to be made first. When that excavation has been made and the forms for the concrete footings under the piers (refer to paragraph numbered 6), and before any concrete is put in the footing forms, you are to notify this office of readiness for recheck of location, and nothing is to be placed in the footing forms until we have rechecked the location and found it in accordance with the Zoning Law and indicated that fact to you.

We wish to be of as much assistance to you as possible, and it may be that you do not plan to excavate for and pour the piers all at one time. In that case it is necessary that you excavate and put in footing forms for all of the piers, including the corner piers, beneath the side of the proposed dwelling which is indicated as being at one point only 5' from the side lot line. Then notify the office for recheck of location when these particular footing forms are all in. Bear in mind that these footings are required to be at least 8" deep and that they must have forms on all four sides—it is not allowable just to pour the concrete against the earth and walls of the excavation.

When notice is given for recheck you should have marked by a stake or otherwise clearly what you figure to be the finished grade of the ground around the new dwelling.

Permit me to say without seeming to interfere with your affairs, that I have seen many experiments like yours tried, not only the matter of concrete slab floor and piers, but the plan of building a dwelling in location and in such shape that it will be converted to a garage later. Frankly, Mr. Turner, most of them did not work out, and especially, when started at this time of the year, many such efforts prove both a headache and a heartache for those involved. It has also been brought to my attention many times that there is very little one can do to a concrete floor, except at considerable expense, to make it comfortable for living quarters.

If you should decide to make any change from your present plans, it is important that you file application for amendment to the permit now issued with full particulars of the change and get the amendment approved before going ahead with the change.

Warren McDonald

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Dwelling
at 566 Riverside Street Date 9/20/51

1. In whose name is the title of the property now recorded? George Turner
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? yes
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 7"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

George A. Turner

*Dist. to
C. J. McDonald*

AP 560-566 Riverside Street-I

September 26, 1951

Mr. George E. Turner
568 Riverside Street
Portland, Maine

Dear Mr. Turner:

In checking your application for construction of a one family dwelling 20' x 24' on the lot at 560-566 Riverside Street, a question of construction which must be settled arises concerning the foundation of the building. The fact that you are to provide a concrete slab on the ground for a floor for the building and are to support the building on concrete piers calls for special construction to prevent frost action from taking place on the sills. The sills of the building are required to be kept at least 6" above the ground and it is not permissible to have the concrete of the slab run beneath the sill. Therefore some method of keeping the 6" space beneath the sill free of either dirt or concrete will need to be worked out. We shall need to know how this is to be done before issuing a permit for construction of the building.

While there is no requirement of the Building Code to prevent your having a concrete floor in the building, if some way can be worked out to overcome the difficulty mentioned above, it would appear that from the standpoint of warmth and health such a floor would be very unsatisfactory. We therefore suggest that consideration be given to providing a floor of wooden construction framed in the usual manner. In such a case the floor joists would rest on the sills and be free of the ground and moisture therefrom. If you should decide to do this we shall need to know the size, span and spacing of floor joists and the size of center girder and spacing of piers beneath it. Additional piers will also be needed beneath the sills on the sides where the floor joists are to be supported. Another alternative if you wish to use a concrete slab would be to provide all around the building a concrete trench wall at least 8" thick at the top and 10" thick at the bottom extending at least 4' below the surface of the ground and 6" above, but this is likely to prove more expensive and less satisfactory for living purposes than a wood floor would be.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/3

