

374-410 RIVERSIDE INDUSTRIAL PARKWAY  
UNIVERSAL - WATKINS

SHAW-WALKER  
#9203-1R

*2000*

*Pa #5 - 5/24/72*

*Denied  
6-1-72*

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Parkway

William & Barbara Waldron, owner of property at 374-410 Riverside Industrial under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: to construct a 1-story masonry and steel building 150' x 250' at the above named location in the I-1 Industrial Zone in which this property is located. This permit is presently not issuable under the Zoning Ordinance because the side yard distance of only 15' is to be provided instead of the minimum of 25' required by Section 602.11C.1 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

William G. Waldron  
APPELLANT *President*

DECISION

After public hearing held June 1, 1972, the Board of Appeals finds that enforcement of the terms of the Ordinance would not result in undue hardship and desirable relief may not be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may not be issued.

BOARD OF APPEALS

*E. G. [Signature]*  
*W. Carl Eskola*  
*Jacqueline Cohen*

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Gerald E. Mayberry  
Director of Building and Inspections

DATE: August 31, 1966

FROM: Graham W. Watt, City Manager

SUBJECT: Application for Sign Permit - Riverside Industrial Park

When I received your August 30 transmittal of an Order which would authorize a sign on the Universal Watkins property in Riverside Industrial Park, I asked Vincent Dahlfred to talk with Walter Spallholtz and seek his concurrence in holding up on the sign permit in order that Vin may meet with other Riverside Industrial Park property owners and seek to develop a mutually agreeable sign policy.

Frankly, I do not think that an industrial park, if it is to be true to its name, can tolerate very many signs and billboards of the type which are typical in so many industrial districts.

As Vin's note attached indicates, Spallholtz has authorized us to hold up on the application and I ask that you keep this matter in abeyance until you hear further, either from Vin or from me.



GWW

blw

cc: Vincent R. Dahlfred, Economic Development Director  
W. Bruce Dalton, Planning Director



Graham:

As a result of a conversation I have had with Walter Spallholtz, you are authorized and requested to hold back his sign application. He will not pursue this matter until there has been a meeting - probably with representation <sup>from</sup> all present occupants of Riverside Industrial Park, Spallholtz included, and the City - aimed at achieving agreement on a sign policy which will restrict signs to the point where all will be in good taste and there will be no occasion for attempts by the various occupants to outshout each other.

Vin

8/31/66

A. P. - 112-442 Riverside Industrial Park

June 16, 1965

Coyne Sign Company  
Attention: Mr. Joseph Coyne  
195 St. John Street  
Portland, Maine

cc to: Universal outkins  
604 Forest Avenue  
cc to: Corporation Counsel

Dear Mr. Coyne:

Permit to erect a 25' x 10' x 10' 6" high detached pole sign at the above named location is not issuable as this sign is located only five feet from the rear lot line instead of the twenty-five feet required by Section 11-3-3 of the Zoning Ordinance for structures in an I-1 Industrial Zone in which this property is located.

We understand that you desire to exercise your appeal rights in the matter, therefore, the owner or his authorized representative will need to come to Room 113, City Hall, where forms are available for filing this appeal.

Very truly yours,

Gerald E. Hayberry  
Building Inspection Director

GEH: kc



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign  
Portland, Maine, May 15, 1966

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 412-442 Riverside Industrial Parkway Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Universal Signage, 601 Joseph Ave. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Gene Sign Company 194 St. John St. Telephone 772-1144  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

### General Description of New Work

25' x 10'  
to erect 93'6" x 13'6" detached pole sign as per plans.

Appeal sustained 6/30/66

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ 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 girder \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-15" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner

by

Gene Sign Company  
[Signature]

[Signature]



MILLER STREET OFF RIVERVIEW ST.  
UNIVERSAL - DAYTON  
35' 6" x 13' 6" DETACHED - 4 POLE SIGN  
COTIVE SIGN Co.

ZONE I-1 INDUSTRIAL  
MULTI-POLE SIGN IS A STRUCTURE

SECTION 16-6-a: NO SIGN SHALL BE  
CONSTRUCTED IN THE REAR OR  
SIDE YARD OF ANY PREMISES.

SECTION 11-C-3 - MINIMUM REAR YARD  
ACCESSORY BUILDINGS OR STRUCTURES  
25'

PROPOSED SIGN TO BE LOCATED  
5' FROM REAR LOT LINE.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Graham W. Watt, City Manager  
DATE: August 30, 1966  
FROM: Gerald E. Mayberry, Director Building & Inspection Services  
SUBJECT: Approval by Municipal Officers of permit for erection of a detached sign at 412-442 Riverside Industrial Parkway

This sign which is to advertise an industrial laundry business is to measure 25 feet by 10 feet with the overall height being 16.5' above the ground has been reduced in size from 33'-6" x 13'-6" with an overall height of 27 feet as originally applied for upon recommendation and approval of the Sign Review Committee. This smaller sign complies with regulations of the Maine Turnpike Authority which controls by State of Maine Law the size of signs bordering the Maine Turnpike Right-of-Way.

This sign was also considered and a Zoning Ordinance Appeal was sustained because of a yard space discrepancy in that this sign is to be set 5 feet from the rear lot line instead of 25 feet as required by Section 11-C-3 of the Ordinance pertaining to the I-1 Industrial Zone in which the property is located.

In view of the above sanctions I see no reason why this sign should not be approved.

Gerald E. Mayberry

GEH:m

attachment

**City of Portland, Maine**  
IN BOARD OF MUNICIPAL OFFICERS

**Ordered,**

That a building permit authorizing erection of detached sign 25 feet wide and 10 feet high with an overall height of 16.5 feet above the ground on land owned by Universal Watkins Company at 412-442 Riverside Industrial Parkway be and hereby is approved as per section 301.3.1-d of the Building Code subject to full compliance with all applicable requirements thereof

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.5-20 6/23/66  
Granted 6/30/66  
66/58

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Universal Watkins, owner of property at 112-112 Riverside Industrial Parkway  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby  
respectfully petitions the Board of Appeals to permit: erection of a detached pole sign  
25' x 10' x 10'6" high. This permit is presently not issuable under the Zoning Ordinance  
because the sign is proposed only five feet from the rear lot line instead of the 25 feet  
required by Section 11-0-5 of Ordinance pertaining to the I-1 Industrial Zone in  
which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that  
enforcement of the terms of the Ordinance would result in undue hardship and desirable relief  
may be granted without substantially departing from the intent and purpose of the Ordinance.

Universal-Watkins Inc

By: Lucas E. [Signature], Pres.  
APPELLANT

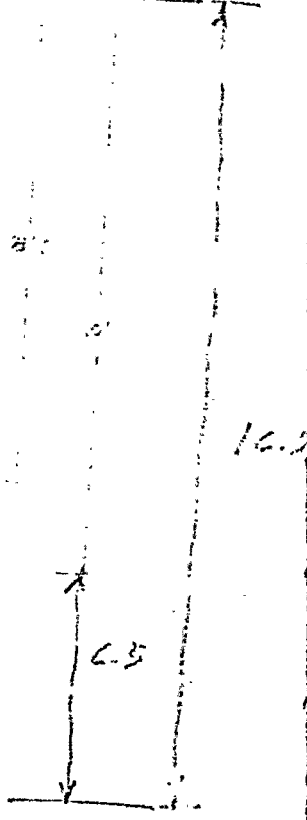
DECISION

After public hearing held June 30, 1966 the Board of Appeals finds that enforcement  
of the terms of the Ordinance would result in undue hardship and desirable relief  
may be granted without substantially departing from the intent and purpose of the  
Ordinance.

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

BOARD OF APPEALS

[Signature]  
[Signature]  
[Signature]



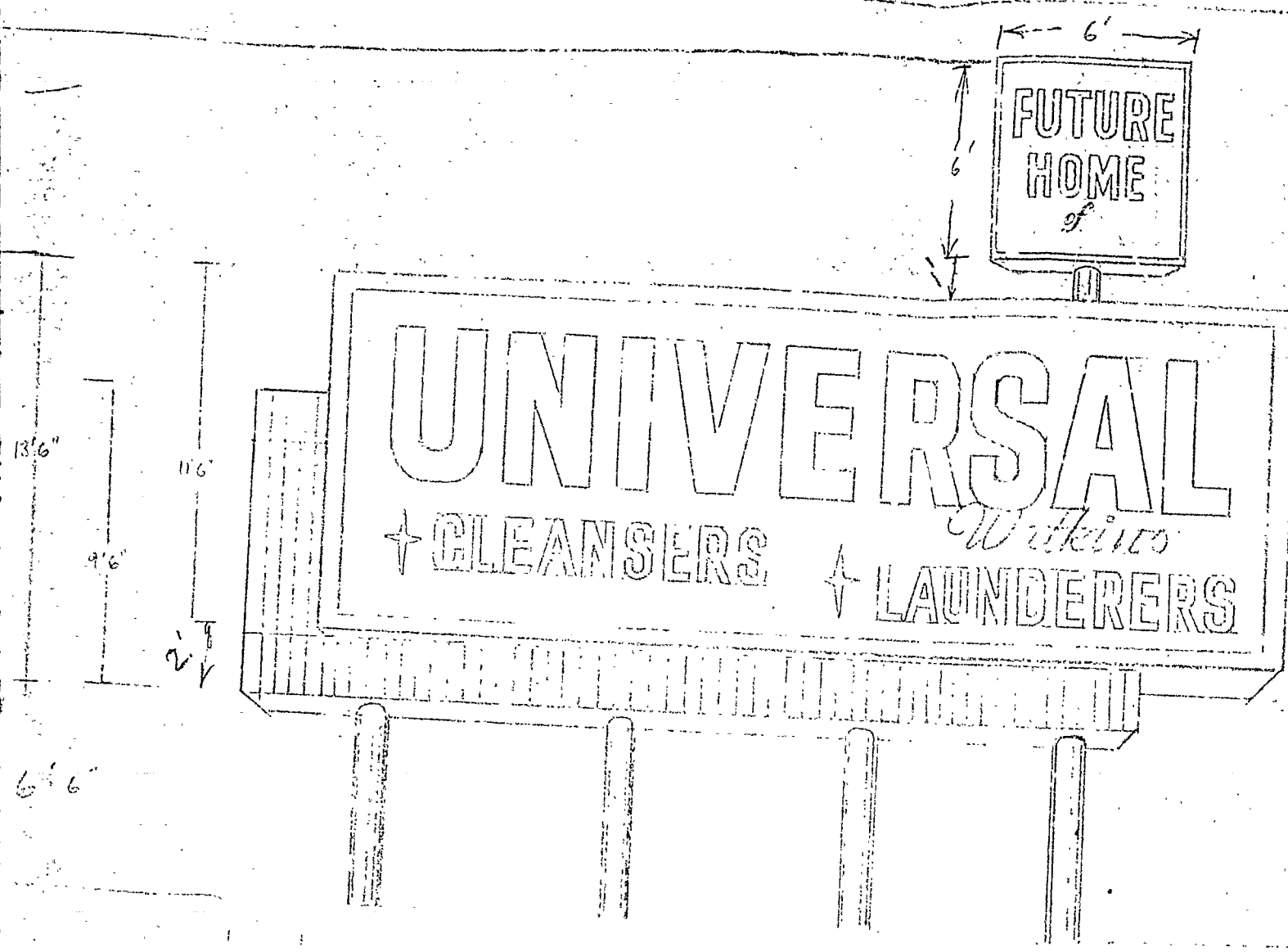
SCALE 1/8" = 1'-0"

© 1915  
 PORTLAND

$8.5 \times 23.5 = 199.75$   
 $1.5 \times 21 = 31.5$   
 $6 \times 6.5 = 9$   


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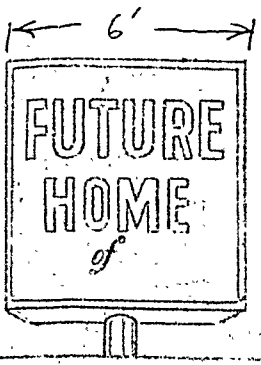
 $240.25$



$11.5 \times 31.5 =$   
 Center  $\{ 2 \times 29 =$   
 Band  $\{ 2 \times 8$   
 $6 \times 6 =$

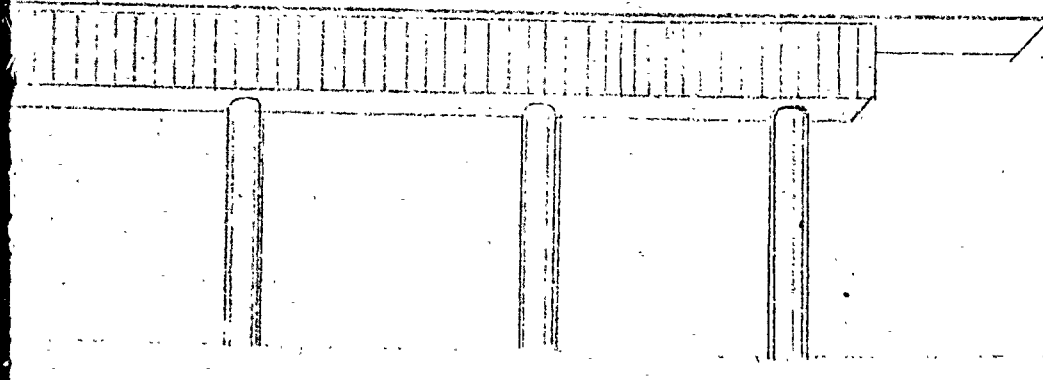
CROCK. 6' SQUARE  
 UNIVERSAL 5' CENTER  
 OF FRAME 10'  
 SCALE  $\frac{1}{4}'' = 10'$

Coyne Sign Company  
 PORTLAND, OREGON



$$\begin{aligned}
 11.5' \times 31.5' &= 362 \\
 \text{Lower } \{ 2 \times 29 &= 58 \\
 \text{Band } \{ 2 \times 8 &= 16 \\
 6 \times 6 &= 36 \\
 \hline
 &= 472
 \end{aligned}$$

UNIVERSAL  
*Watkins*  
 CLEANSERS \* LAUNDERERS



33 1/2"

SQUARE  
 LETTER  
 1/4" to

Dayne Sign Company  
 PORTLAND

MILLIKEN TOMLINSON PLANT

E

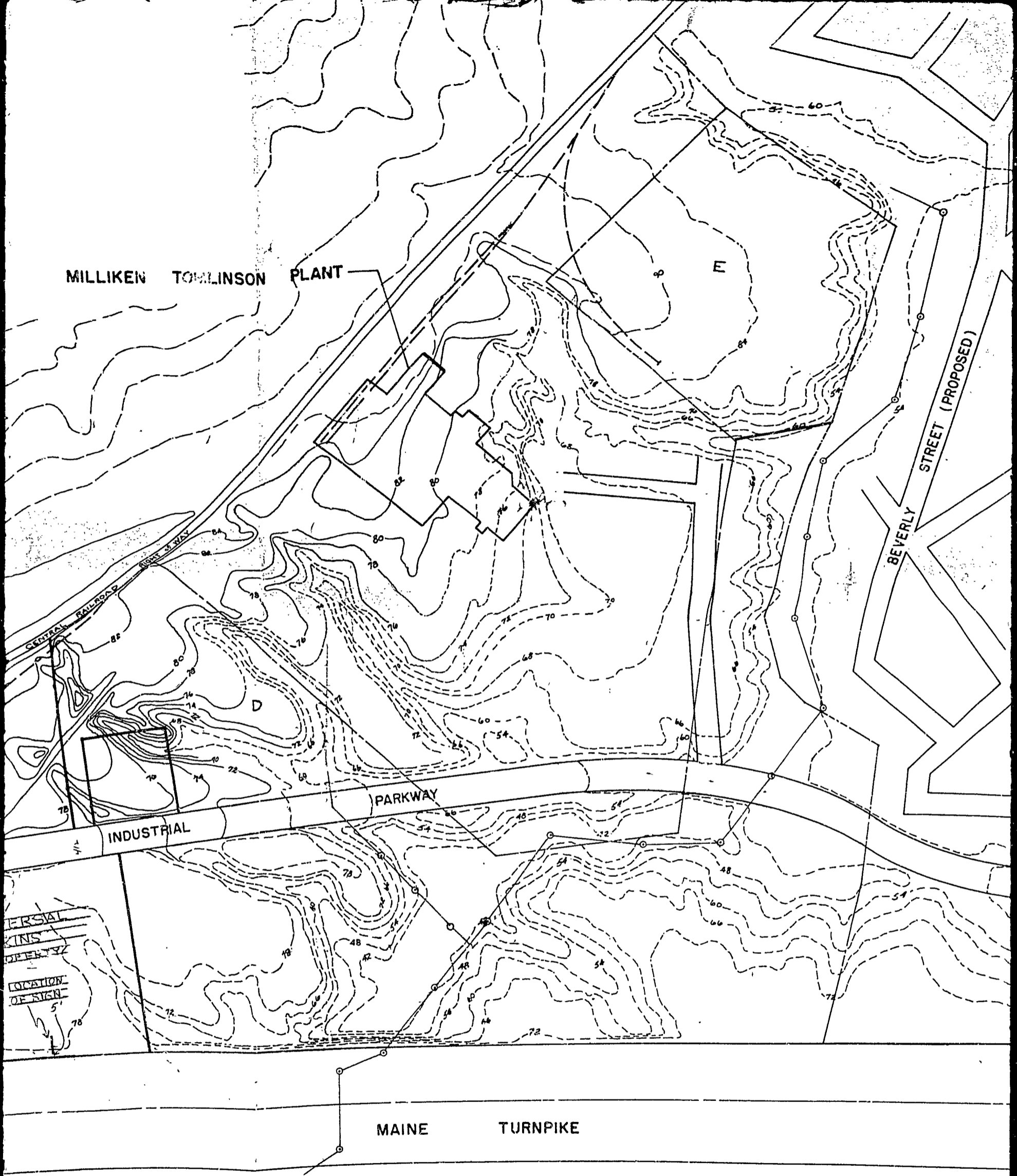
BEVERLY STREET (PROPOSED)

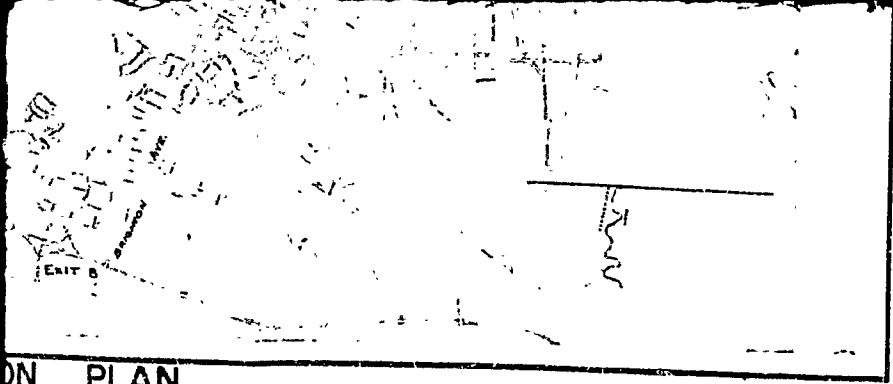
PARKWAY

INDUSTRIAL

PERSONAL  
KINS  
DEPT 32  
LOCATION  
OF SIGN

MAINE TURNPIKE



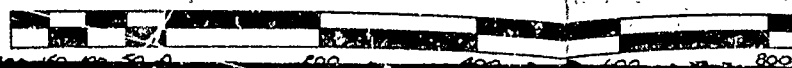


ON PLAN

MILLIKEN TOMLINSON PLANT



IDE INDUSTRI  
by  
TY PLANNING  
IN BOUNDRY



930643

Permit # 930643 City of Portland BUILDING PERMIT APPLICATION Fee \$10 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

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

Owner: J E GOuld Inc Phone # 797-2917  
Address: Box 920 - Ptd, ME 04104  
LOCATION OF CONSTRUCTION 374 Riverside Indust.Prkwy  
Contractor: Les Wilson & Sons Sub.: 854-4583  
Address: Box 1038- Westbrook, ME Phone # 04098

**PERMIT ISSUED**  
**For Official Use Only**  
Date 7/27/93 Subdivision \_\_\_\_\_  
Inside Fire Limits \_\_\_\_\_ Name 11 20 190  
Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
Time Limit \_\_\_\_\_ Ownership \_\_\_\_\_  
Estimated Cost \_\_\_\_\_  
**CITY OF PORTLAND**

Est. Construction Cost: \_\_\_\_\_ Proposed Use: warehouse w/o tank  
Past Use: warehouse w tank  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion remove one ~~XXXXXXX~~ fuel oil tank

Zoning: \_\_\_\_\_  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other: (explain) 7-28-93

**Foundation:**  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

**Ceiling:**  
1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_

**Floor:**  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

**Roof:**  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_

**Exterior Walls:**  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

**Chimneys:**  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Interior Walls:**  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

**Heating:**  
Type of Heat: \_\_\_\_\_

**Electrical:**  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase  
Signature of Applicant Ron Wilson Date 7/27/93  
Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_  
Inspection Dates \_\_\_\_\_

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

Location of Construction: 374 Riverside Ind. Pkwy		Owner: J. E. Gould		Phone:		Permit No:	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use: Distribution Center		Proposed Use: Same w/addition		COST OF WORK: \$		PERMIT FEE: \$ 25,00/\$50,00 Fee	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: VARIANCE APPEAL Addition as per plans				Signature:		Signature:	
Permit Taken By: Vicki Dover		Date Applied For: 2/6/97		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 354-B-3	
				Signature: Date:		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
<ol style="list-style-type: none"> <li>This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>						<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Sebago Technics - contact				APPEAL DENIED <u>2/20/97</u>		<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
<b>CERTIFICATION</b>							
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit							
SIGNATURE OF APPLICANT		ADDRESS:		DATE:		PHONE:	
		12 Westbrook Common, Westbrook, ME		04098-1339		2/6/97	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
Anne Dowell Sebago Technics							
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector							
						CEO DISTRICT	