

980 RIVERSIDE STREET
Earl Wahl Bldg. (warehouse)

SEAL-PROTECT
#9203-1R

980 Riverside St
4.6. File
FOR USE IN I 1
zone
OK

ARIAN INDUSTRIES INC

Intended use of the property 980, Riverside St, Portland, Me.

The main products are small precise components of alloy steels, brass, bronze and aluminum.

Materials such as bars of steel, brass, bronze, aluminum, aluminum castings, brass castings, iron castings are purchased from outside sources and will be finished machined at 980 Riverside.

TYPE OF PRODUCT

- Tools for use in the Stamping Industries
- Tools for use in the Plastics Industries
- Tools for use in the Investment Casting Industries
- Tools for use in the Powdered Metallurgy Industries
- Gages for inspection, Production and Quality Control use
- Components that become part of pumps brass, bronze, stainless steel, & aluminum port plates & valve housings
- Semi finished materials will be supplied by customers and further finished on our machines to customer requirements

RECEIVED
JAN 28 1978
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

TYPES OF MACHINES & SIZE

2 Lathes 17" x 30" & 15" x 30" Smallest parts 1/32 dia x 1/2 long
Largest parts 17 dia x 30" long
Average parts 2" dia x 9" long

2 Milling Machines 12" x 32" Smallest parts 1/16 x 1/8 x 1/2
Largest parts 4" x 12" x 30"
Average parts 2" x 6" x 12"

2 Surface Grinders 6" x 18" Smallest parts 1/16 x 1/8 x 1/2
Largest parts 4" x 6" x 18"
Average parts 2" x 4" x 6"

---Page 2---

E.D.M. 10" x 15" x 24" Smallest parts 1/2" x 1/2" x 1"
Largest parts 4" x 6" x 12"
Average parts 2" x 3" x 4"

Cut Off Saw 8" x 16"

Vertical Band Saw 16"

Engraving Machine, for engraving mold tooling with required information and specifications.

All necessary gages and instruments for measuring and checking precise components to $\pm .0001$ "

All work carried out on the premises 980 Riverside will be of light manufacturing nature. Work areas will be clean and relatively quiet.

There will be no heavy stamping or vibratory action that would disturb the neighboring buildings. There will be no noxious gases, no founding or casting of molten metals.

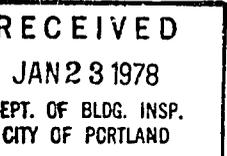
The external appearance will be well maintained and not offensive to others. The internal working of the business will in no way be indicated by outward observation.

EMPLOYEES

Number of employees should not exceed 30 in total

Number of employees should not exceed 10 on any one shift

Parking of employees cars will be on the premises and will not be parked on the public highway.



R. Peppatt

President Arlan Industries Inc



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION Z-1 PORTLAND, MAINE,

PERMIT ISSUED

JAN 25 1978 0052

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 980 Riverside St. Fire District #1 #2
 1. Owner's name and address Portland Valve Co. - see Telephone 797-8950
 2. Lessee's name and address Roy Peppiatt Telephone 883-5568
 3. Contractor's name and address 192 Foreside Road Falmouth, Me. Telephone
 4. Architect Specifications Plans No. of sheets
 Proposed use of building ~~warehouse~~ percision tool shop No. families
 Last use warehouse No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot Fee \$ 5.00
 Estimated contractual cost \$

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
 This application is for: @ 775-5451
 Dwelling Ext. 234
 Garage Change of use from warehouse to
 Masonry Bldg. percision tool making shop with no
 Metal Bldg. alterations.
 Alterations 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? 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
 On centers: 1st floor 2nd 3rd
 Maximum span: 1st floor 2nd 3rd
 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.A. M.C.D. 1/23/78
 BUILDING CODE:
 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?

Signature of Applicant Roy Peppiatt Phone # 781-3480
 Type Name of above Arian Industries Inc. 1 2 3 4
 Other
 and Address

FIELD INSPECTOR'S COPY



APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 19 1981
945
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION _____ PORTLAND, MAINE, Aug. 25, 1981

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:

- 1. LOCATION ... 980 Riverside Street Fire District #1 , #2
- 1. Owner's name and address .. Portland Valve Inc. - 3 Commercial Road. Telephone .. 803-5167
- 2. Lessee's name and address Scarborough Telephone
- 3. Contractor's name and address ... Owner Telephone
- 4. Architect Specifications Plans No. of sheets
- Proposed use of building warehousing & storage of household goods No. families
- Last use No. families
- Material No. stories Heat Style of roof Roofing
- Other buildings on same lot
- Estimated construction cost \$.. 40,000. Fee \$.. 210.00

FIELD INSPECTOR— Mr. GENERAL DESCRIPTION
 This application is for 775-5451
 Dwelling Ext. 234
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

To construct 6,350 sq ft. building addition to
 to be used for warehousing & storage
 as per plans. 3 sheets of plans.
 masonry building
 Stamp of Special Conditions

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? yes
 Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate .. 10' Height average grade to highest point of roof .. 15'
 Size, front .. 30 depth .. 185 No. stories .. 1 solid or filled land? solid earth or rock? earth
 Material of foundation .. concrete & block Thickness, top .. 8" bottom cellar

Kind of roof truss Rise per foot .. 4" Roof covering .. 240 lb. pre-tab shingles
 No. of chimneys .. none Material of chimneys of lining Kind of heat .. none 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. Bldg 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 MISCELLANEOUS
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
 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 Lee M. Anderson Phone # .. same
 Type Name of above .. Portland Valve Inc. 1 2 3 4
 Lee Anderson Other
 and Address

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1421**

Date issued **12/15/77**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

Address **980 Riverside St.**
 Installator For **Commercial**
 Owner of Bldg **Portland Valve Co.**
 Owner's Address **3 Rigby Rd., Scar., Ma.**
 Plumber **Donald R. Stanley-150 New York Ave., S.P.**
 Date **12/15/77**

App. First Insp.
 Date
 By
 App. Final Insp. **DEC 15 1977**
 Date
 By
 Type of Bldg. **ERNOLD R. GOODWIN**
 Chief Plumbing Inspector

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		FLOORS FLOOR SURFACE		
		HOT WATER TANKS		
	<input checked="" type="checkbox"/>	TANKLESS WATER HEATERS	1	2.00
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEATERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
		TOTAL		5.00

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Jan. 27, 19 78
 Receipt and Permit number A 10339

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

LOCATION OF WORK: 980 Riverside Street

OWNER'S NAME: Arbins Industries ADDRESS: same

OUTLETS: (number of)

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

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	_____
Strip Fluorescent, in feet	_____	_____

SERVICES:

Permanent, total amperes <u>200</u>	_____	3.00
Temporary	_____	_____
TOTAL	_____	.50

METERS: (number of) 1 _____

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

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

MISCELLANEOUS: (number of)

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

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on 1-27, 1978, or Will Call _____
 CONTRACTOR'S NAME: Bailey & Pickrell
 ADDRESS: 11 Allen Ave. Ext.
 TEL.: 797-8633
 MASTER LICENSE NO.: 3312 SIGNATURE OF CONTRACTOR: Robert E. Bailey Jr.
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 12/15, 19 77
 Receipt and Permit number A03583

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 980 Riverside St.

OWNER'S NAME: Portland Valve Co. ADDRESS: 3 Rigby Rd., Scar., Me.

OUTLETS: (number of)

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

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) _____

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	<u>2</u> <u>Wiring burner</u>	<u>3.00</u>
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

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

MISCELLANEOUS: (number of)

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

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

INSPECTION: Will be ready on 12/15, 19 77 or Will Call _____

CONTRACTOR'S NAME: E & E Service
 ADDRESS: Fessenden St.
 TEL.: 774-2020

MASTER LICENSE NO.: On File SIGNATURE OF CONTRACTOR: Arnold R. Stanley
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY



FILL IN AND SIGN WITH INK

1133

PERMIT ISSUED

DEC 15 1977

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 12/15/77

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 980 Riverside St. Use of Building Office & Ware. No. Stories 1. New Building Existing "
Name and address of owner of appliance Portland Valve Co.-Same 3 Rigby Rd., Scar., Me.
Installer's name and address Donald R. Stanley, Inc.-150 New York Ave., S. P. Telephone 772-9721

General Description of Work

To install Boiler-Burner Unit - Oil fired

IF HEATER, OR POWER BOILER

Location of appliance Enclosed Boil. Any burnable material in floor surface or beneath? No
If so, how protected? Kind of fuel? Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance 3' From sides or back of appliance 3'
Size of chimney flue 12" Other connections to same flue No
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner American Standard Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner Cement Size of vent pipe 7"
Location of oil storage Adjacent room Number and capacity of tanks 1 - 275
Low water shut off yes Make MacDonald-Miller No.
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? 1
Total capacity of any existing storage tanks for furnace burners 275

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00

APPROVED:

0.12-2.8.12/15/77

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

Signature of Installer: Donald R Stanley

CS 300

Signature of Installer

INSPECTION COPY

986-1002 Riverside Street

June 6, 1973

Brothers II Corp.
c/o Earl J. Wahl
415 Congress Street

Dear Mr. Wahl:

Your application to erect 2-story building for restaurant use was sustained by the Board of Appeals on May 31, 1973. It is necessary that you supply us with complete information as to plans showing how the building will be built structurally as well as two sets of layout plans showing tables, chairs, etc. You will also need to pay the permit fee based on estimated cost of this work.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, May 16, 1973

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 986 - 1002 Riverside St. Within Fire Limits? Dist. No.
Owner's name and address Brothers II Corp., c/o Earl J. Wahl, 415 Congress St. Telephone 772-2876
Lessee's name and address Telephone
Contractor's name and address Unknown Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Restaurant No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

To erect a two story frame building 58' x 67' as per plans - (for restaurant)

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

Appeal sustained 5/31/73

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

Details of New Work

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

If a Garage

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

APPROVED:

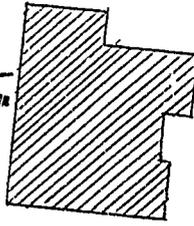
Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Earl J. Wahl

CS 301 INSPECTION COPY Signature of owner by: *Earl J. Wahl, atty for Bros II Corp*

PROPOSED TWO STORY RESTAURANT



BUSINESS
BUILDING

986 988 990 992 994 996 998 1000 1002

RIVERSIDE ST.

15.00 pd 5-14-73

CITY OF PORTLAND, MAINE
THE BOARD OF APPEALS

Granted
5/31/73

VARIANCE APPEAL

Brothers II Corporation, owner of property at 986-1002 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: and certificate of occupancy to construct a 2-story frame building 58' x 67' for a restaurant use at the above named location. This permit is presently not issuable under the Zoning Ordinance because this property is located in an I-1 Industrial Zone where the proposed use is not allowable under the provisions of Section 602.11.A.10 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 an 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.

Steve J. White atty for James Stone
APPELLANT

DECISION

After public hearing held May 31, 1973, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

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

[Signature]
[Signature]
Jacqueline Cohen
Board of Appeals

980 Riverside Street

March 30, 1973

Earl J. Wahl
80 Crest View Drive

cc to: Edwin Locke
The Marley Company
12 Revere Street

Dear Mr. Wahl:

Your application to change a warehouse office to a restaurant at the above named location was approved by the Board of Appeals. As stated on the application we will need more information before we can issue this permit, such as: the layout of kitchen, a second set of plans or the restaurant layout for the Fire Department's files, permit fee will need to be paid, etc.

I am going to send the present set of plans to the Fire Department at this time to help speed up the issuance of this permit for you.

Very truly yours,

A. Allan Soile
Assistant Director

AAS:m



1-1 INDUSTRIAL AREA

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, March 12, 1973

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 930 Riverside St. Within Fire Limits? Dist. No.
 Owner's name and address Earl J. Wahl, 80 Crestview Dr., Portland Telephone 22876
 Lessee's name and address Telephone
 Contractor's name and address Ed Locke, The Marley Co., 12 Revere St. Telephone 774-4348
 Architect Specifications Plans yes No. of sheets 1
 Proposed use of building Restaurant No. families
 Last use warehouse & office No. families
 Material No. stories Heat Sty' of roof Roofing
 Other buildings on same lot

Estimated cost \$ 1000. Fee \$ 5.00

General Description of New Work

To change use from warehouse and office to restaurant with minor alterations as per plan.

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

Appeal sustained 3/29/73

Sent to Fire Dept. 3/30/73
Rec'd from Fire Dept. 4/18/73

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

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 partition:) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

.....
.....
.....

Miscellaneous

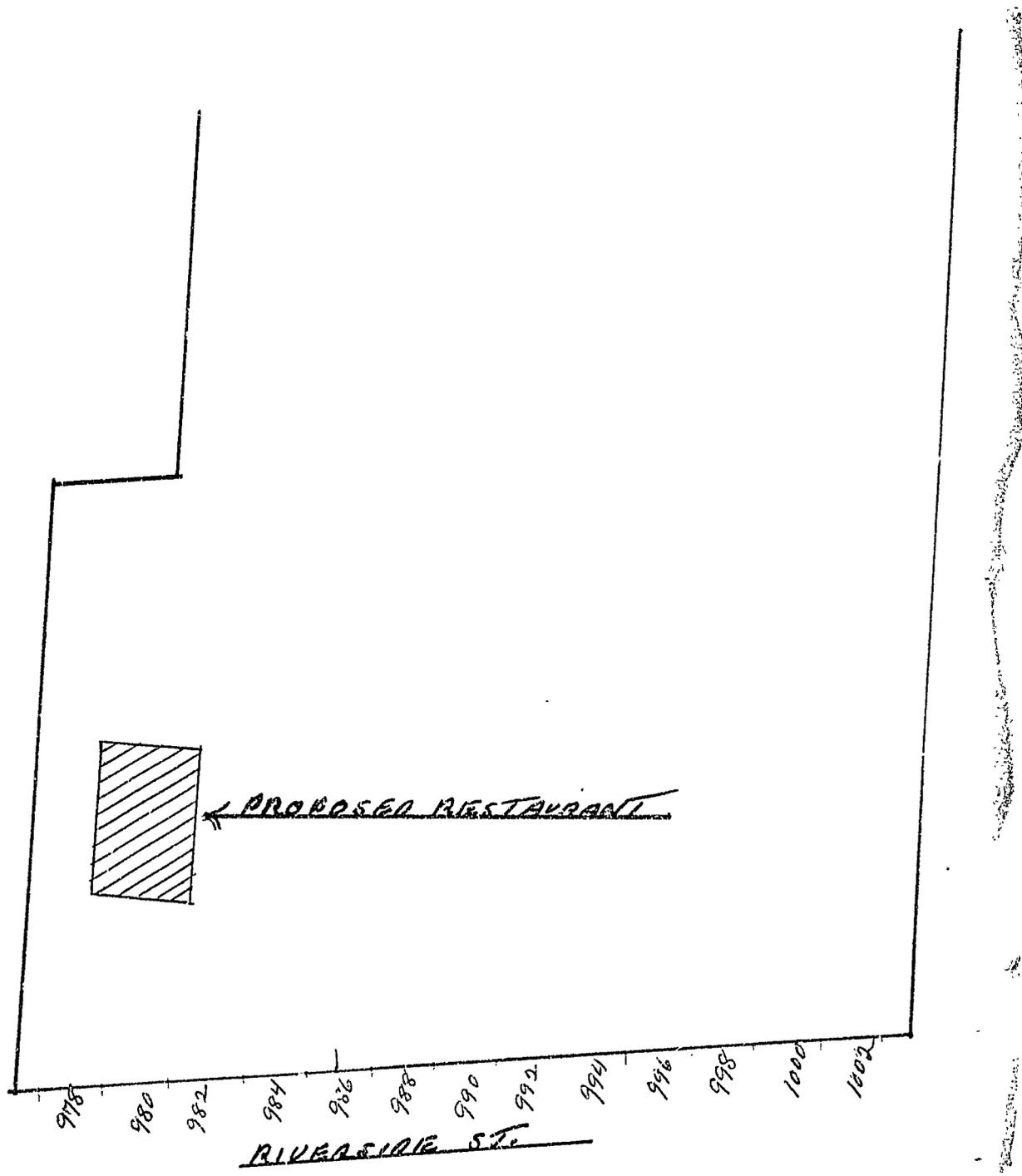
Will work require disturbing of any tree on a public street?.....
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Earl J. Wahl
Earl J. Wahl

CS 301

INSPECTION COPY

Signature of owner



PROPOSED RESTAURANT

RIVERSIDE ST.

978 980 982 984 986 988 990 992 994 996 998 1000 1002

#15 pd 3-12-73

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Granted

3/29/73

VARIANCE APPEAL

Earl J. Wahl, owner of property at 978-1002 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: and certificate of occupancy to change the use of the building at the above named location from a warehouse and office to a restaurant. This permit is presently not issuable under the Zoning Ordinance because the building is located in an I-1 Industrial Zone where the proposed use is not allowable under the provisions of Section 602.11.A.10 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.

William Gordon by his attorney
APPELLANT
Steve J. Walsh

DECISION

After public hearing held March 29, 1973, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

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

W. C. E. ...
W. C. E. ...
Jacqueline Cohen
Jacqueline Cohen
Board of Appeals

980 Riverside St.

April 7, 1970

Earl Wahl
80 Crestview Drive

Dear Mr. Wahl:

Last October 2nd we issued a letter in reference to a final inspection of your warehouse and office at the above address. There were a few discrepancies which prevented us from issuing a final certificate of occupancy which is required by law. There were only three items to be taken care of, Number 1 was, no hole in the flue lining of the chimney at the cleanout. Number 2, no self-closer on the fire door of the boiler room. Number 3, oil tank located in the garage section should be protected with an iron rail or similar protection so that trucks moving in and out of the building could not hit it.

It is my understanding that most fire insurance companies do not honor damages unless a certificate of occupancy for a structure has been given some time or another. The above items are associated in that line of thinking. Please let me know when the above items are completed so that we may issue the certificate which is to your advantage.

Very truly yours,

R. Lovell Brown
Director Building & Inspection Services

RLB:m

980 Riverside Street

Oct. 2, 1969

Earl Wahl
80 Crestview Drive

Dear Mr. Wahl:

A final inspection of your warehouse and office at the above address reveals the following discrepancies which prevent us from issuing the certificate of occupancy required by law.

1. No hole in flue lining of chimney at cleanout.
2. No self-closer on the fire door of the boiler room.
3. Oil tank located in the garage section should be protected with an iron rail or similar protection so that trucks moving in and out of the building could not hit it.

Please let this office know when the above items are completed so that we may issue the certificate of occupancy.

Very truly yours,

Earle S. Smith
Plan Examiner II

ESS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 4, 1969

PERMIT ISSUED SEP 4 1969 848 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 980 Riverside St. Use of Building Warehouse No. Stories 1 New Building Existing
Name and address of owner of appliance Earl Wahl, 80 Crestview Drive
Installer's name and address Dana Aaskov, 501 Summit St. Telephone

General Description of Work

To install Oil-fired forced hot water heating system.

IF HEATER, OR POWER BOILER

Location of appliance first floor boiler room Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes.

IF OIL BURNER

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

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Blank lines for miscellaneous information.

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

APPROVED: O.K. E.R.R. 9/4/69

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

Dana Aaskov

Signature of Installer by: Dana Aaskov

CS 300

INSPECTION COPY

Handwritten mark

Permit No. 69/848
Location 980 Kinross St.
Owner Carl Stahl
Date of permit 9/4/69
Approved _____

NOTES

- 1 Fill Pipe _____
- 2 Vent Pipe _____
- 3 Kind of Heat _____
- 4 Burner Rigidity & Supports _____
- 5 Name & Label _____
- 6 Stack Control _____
- 7 High Limit Control _____
- 8 Remote Control _____
- 9 Piping Support & Protection _____
- 10 Valves in Supply Line _____
- 11 Capacity of Tanks _____
- 12 Tank Rigidity & Supports _____
- 13 Tank Distance _____
- 14 Oil Gauge _____
- 15 Instruction Card _____
- 16 Gas Meter Shut-off _____

980 Riverside St.

June 25, 1969

Earl J. Wahl
80 Crestview Drive

cc to: Ricchio Construction Company
232 Veranda Street

Dear Mr. Wahl:

Permit to construct a 1-story masonry and frame warehouse 60' x 40' at the above named location is being issued subject to the following Building Code requirements:

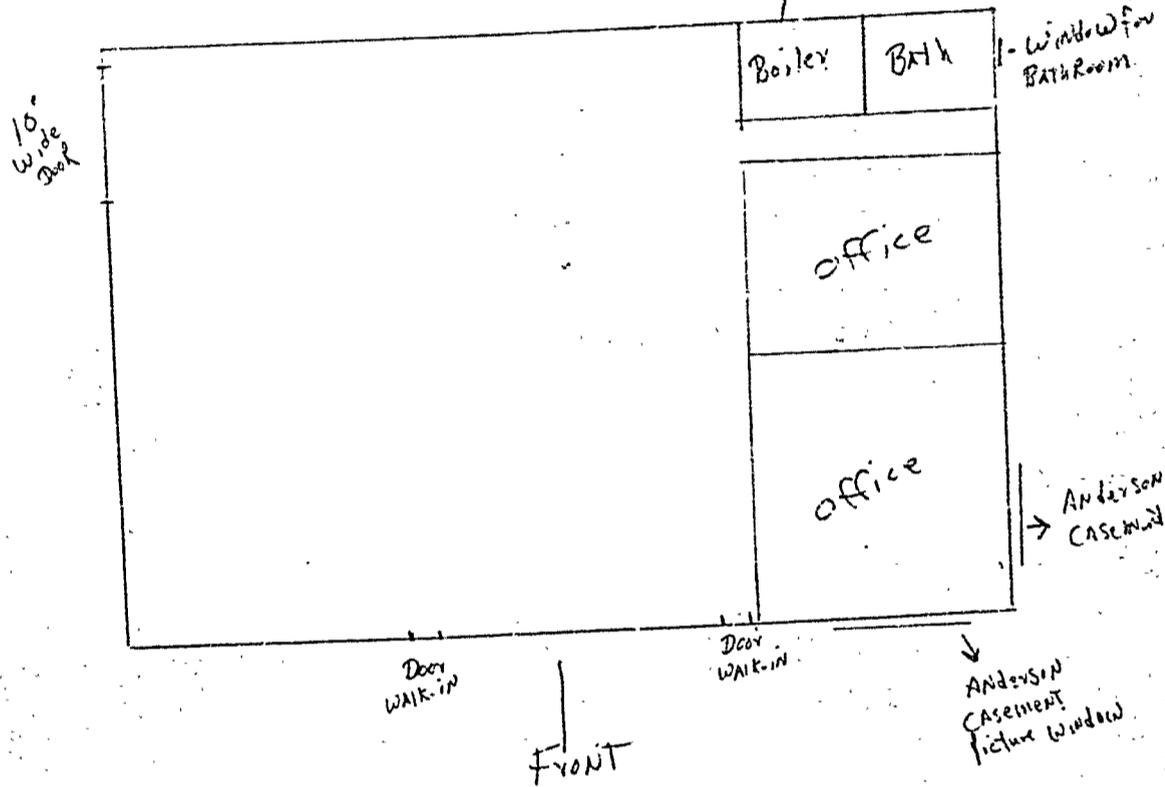
1. Before any installation of roof trusses we will need a section describing how these trusses will be tied to the masonry walls.
2. The angle irons which you propose to use over your 7 foot casement windows will require a statement of design or you may use one of these normal precast lintels which are available.
3. We will also need to know the type of roof covering you plan to use.

Very truly yours,

Edwin W. Locke, Jr.
Plan Examiner II

EWL:m

77



8" ~~Cinder~~ Cement Block Laid up on 10" walls
 ON 3 Sides. Front of Building to be of
 FRAME TYPE Texture III. Exterior Siding
 which will be insulated with 3"
 FIBERGLASS.

- Trussed Roof -

Block Erection to be Done By Richio Const. Co.
 VERANDA ST., PORT HAD, ME.



1-1 INDUSTRIAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 6, 1969

PERMIT ISSUED
549
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 980 Riverside Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Earl J. Wahl, 80 Crestview Drive Telephone 772-2876
Lessee's name and address _____ Telephone _____
Contractor's name and address Ricchio Construction Co., 232 Varanda St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Warehouse No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 8,600. Fee \$ 18.00

General Description of New Work

To construct 1-story masonry and frame warehouse 60'x40' as per plans
3-walls will be concrete block and one wall frame

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? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate 10' Height average grade to highest point of roof 15'6"
Size, front 40' depth 60' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation existing Thickness, top _____ bottom _____ cellar _____
Kind of roof truss N.T. Fox Rise per foot 5" Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind hemlock Dressed or full size? dressed 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 concrete, 2nd _____, 3rd _____, roof trussed
On centers: 1st floor _____, 2nd _____, 3rd _____, roof N.T. Fox
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:

6/24/69 EHL (not He)

Miscellaneous

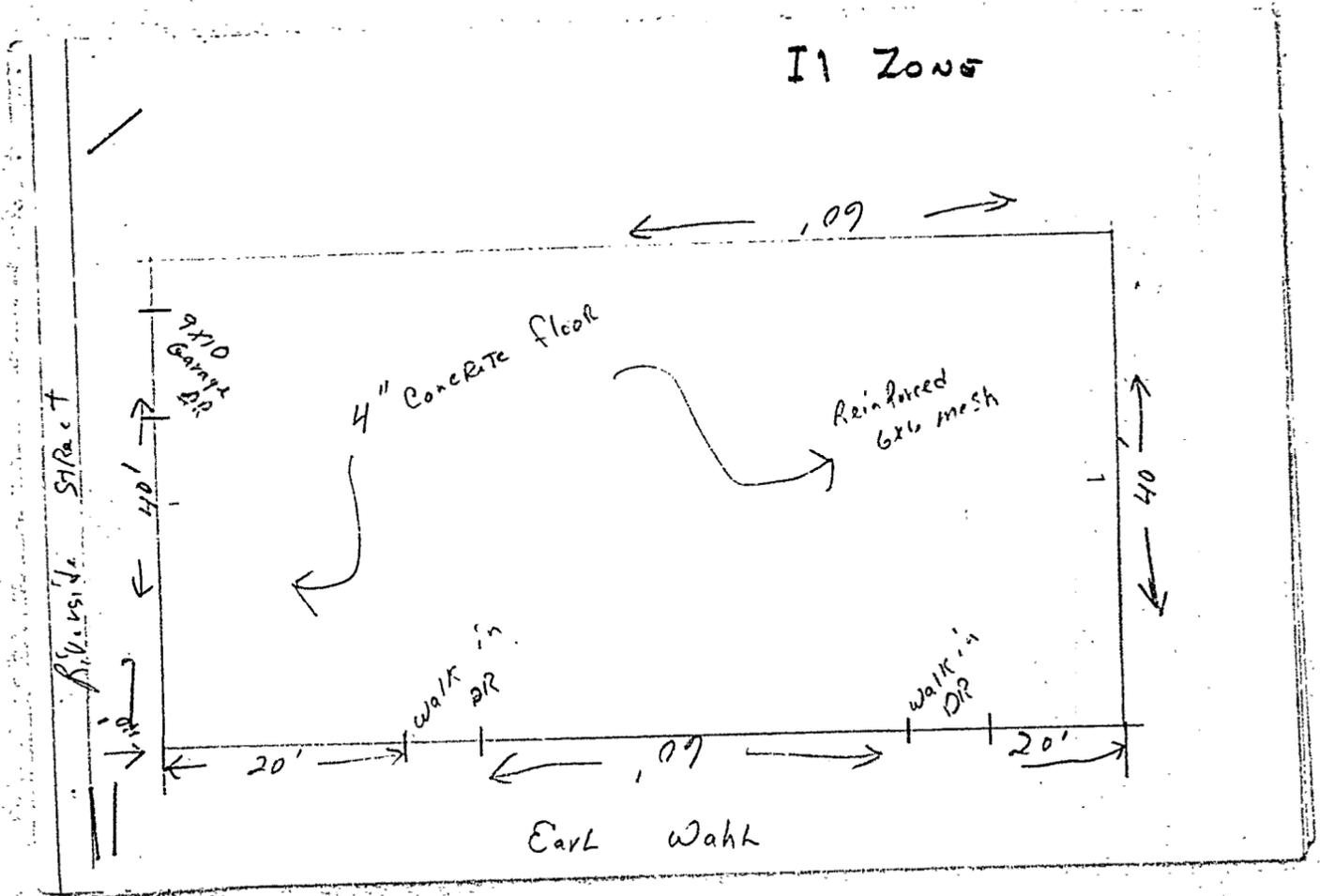
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

ES 301

INSPECTION COPY

Signature of owner

Earl J. Wahl



980 Riverside St.

May 27, 1969

Earl J. Wahl
80 Crestview Drive

cc to: Fred Allen
North Yarmouth, Maine

Dear Mr. Wahl:

We enclose permit for construction of foundation only as per your application request of April 29th. It is understood that the foundation is to be a 10" thick wall with a 14" wide by 12" deep footing at a minimum of 4' below finished grade.

As is usual practice this office is to be notified for a form inspection before any concrete is poured. I note by your permit application that it was for the excavation and foundation only which is usually applied for as you did in order to expedite the work, however, when you are ready to get started on the building portion above that line a separate permit for that phase will then be required. I shall have the plans which you submitted to me reviewed in the meantime so that we will not detain you.

Very truly yours,

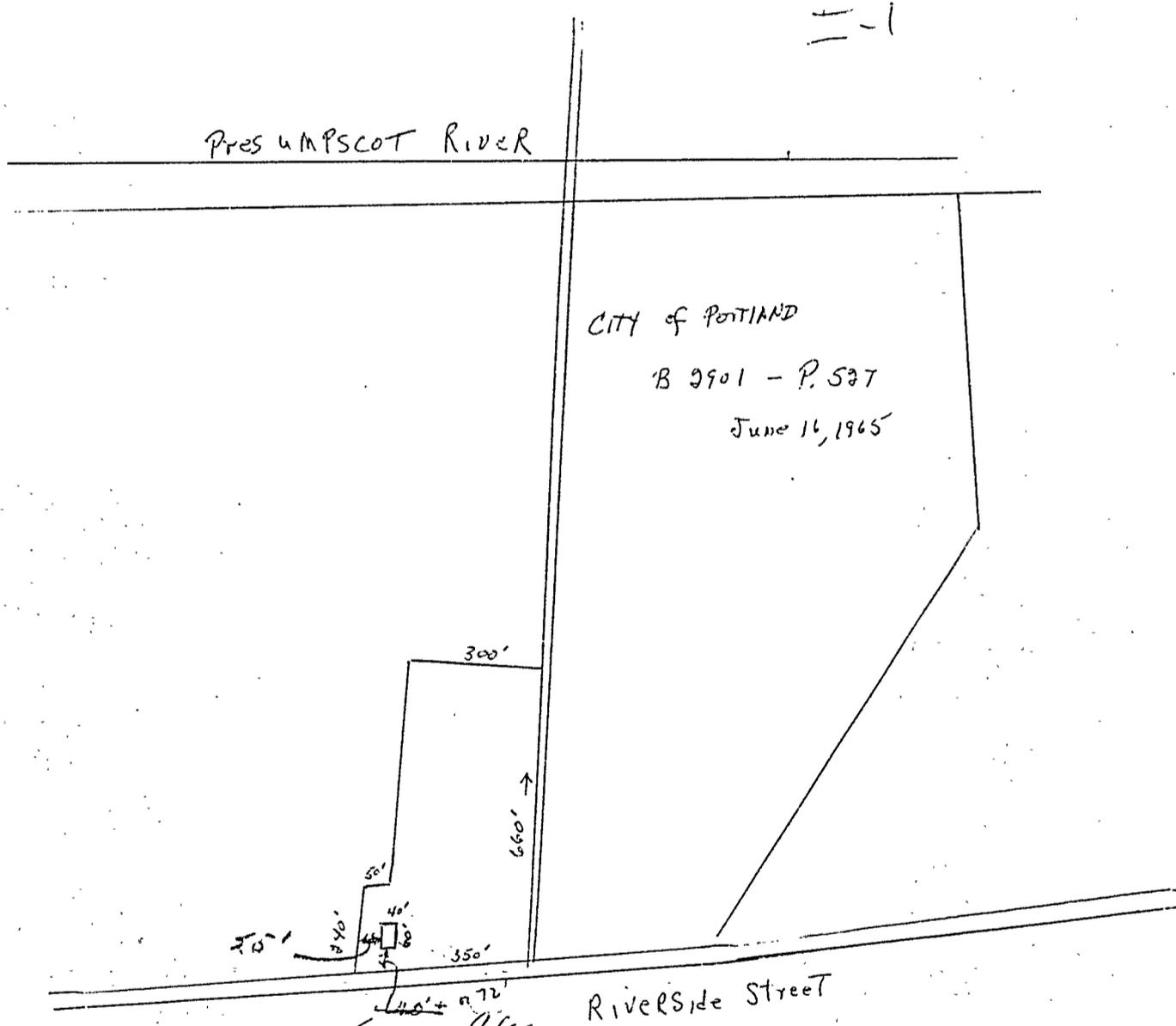
R. Lovell Brown
Director of Building Inspection Department

RLB:m

1-1

PRESUMPTOT RIVER

CITY OF PORTLAND
B 2901 - P. 527
June 16, 1965



140' n 72
980 Riverside Street

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties Date 4/24/69
Location 980 Rowland St Description _____
Owner and Address Carl J. Hall
Contractor and Address 80 Chestnut Street
Actual Area of Lot _____ Sq. Ft. Zone INDUSTRIAL ZONE
Area required by Zoning Ord. if sewer were available _____

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

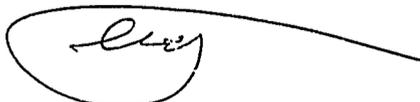
After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit may be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.


Director of Building & Inspections

2 copies to Health Director
(This space for Health Department use) May 20/69

Inspector of Buildings
Rate of Percolation is 30.3 minutes. On this basis area required by
Zoning Ordinance is 15600 sq. feet.

Comments in event zoning appeal is filed: Severely Overlaid by
150 x 3 x 3



980 Riverside Street
(Warehouse Building)

Mr. Earl J. Wahl
30 Crestview Drive
Portland, Maine

cc to: Mr. Fred Allen
North Yarmouth
Maine

Dear Mr. Wahl:

We have been reviewing your permit request for a warehouse at the above address but will need a little more information in order to process it properly. Would you afford us with the following bits of information so that we may issue it accordingly:

original
Amend
Element

10" wall
14" Foot.
11 D.F.C.

STUD WALL
14" x 4"
TRUSS ROOF

1. As a warehouse what use will it be put to, this helps us to determine the load characteristics within the building. *as a storage (for) on structure*
2. A cross section through the foundation wall and footers will be necessary showing the size, dimensions, and any re-enforcing planned on along with sufficient soil information as to what type of soil it will set on; this is necessary in order to qualify whether the loaded building will be sufficient for the soil bearing.
3. We would like to know the nature of the building to be put on this foundation. Is it to be a masonry wall and how thick. Is it to have trusses for the roof or are the walls and roof to be of a metal building, etc.. *TRUSS ROOF*
4. If any offices are to be provided for employees, are toilets going to be installed. If so, we would like to know this because if the building area is not on a sewer line, then an absorption field and septic tank are necessary requiring a percolation test of the Plumbing Department.

Yours very truly,

R. Lovell Brown
Director of Building Inspection

RLB:kc

1-1 INDUSTRIAL ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation Only
Portland, Maine, April 29, 1969

PERMITTED
456
MAY 1 1969
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 980 Riverside St. Within Fire Limits? Dist. No.
Owner's name and address Earl J Wahl, 80 Crestview Drive Telephone 772-2876
Lessee's name and address Telephone
Contractor's name and address Fred Allen, North Yarmouth Maine Telephone 829-3700
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Warehouse No. families
Last use No. families
Material No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1165.00 Fee \$ 6.00

General Description of New Work

FOR EXCAVATION AND FOUNDATION ONLY FOR 1-STORY WAREHOUSE BUILDING 60' x 40'

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent? yes
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation concrete at least 4" below grade Thickness, top 10" bottom 10" cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:
OK. P.L.B. 5/27/69 w/letter.

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

Earl J Wahl

Signature of owner by: [Signature]

CS 301

INSPECTION COPY

[Handwritten initials]

NOTES

6/11/69 - In excess of
40' boards from street
+ 25' from left lot
line. ~~ET~~
Form rings.
mod. E.S.S.

6/11/69 - Form poured
and stopped - some
blocks being laid -
did not stop. E.S.S.

6/25/69 - Gen. Cont.
permit issued.
E.S.S.

Permit No. 69/ 457
Location 980 Howard St.
Owner Earl S. Hall
Date of permit 5/27/69
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 980 Riverside Street

Issued to Lee Mitchell Anderson

Date of Issue January 18, 1982

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 945, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Warehousing & storage of household goods.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

1-18-82

(Date)

Inspector

Inspector of Buildings

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



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION I-1 PORTLAND, MAINE, .. Aug. 35, 1981

PERMIT ISSUED

SEP 10 1981
945

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 ... 980 Riverside Street ... Fire District #1 , #2

1. Owner's name and address .. Portland Valve Inc. - 3 Commercial Road. Telephone .. 883-5167

2. Lessee's name and address .. Scarborough .. Telephone ..

3. Contractor's name and address ... Owner .. Telephone ..

4. Architect .. Specifications .. Plans .. No. of sheets ..

Proposed use of building warehousing & storage of household goods .. No. families ..

Last use .. No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$.. 40,000 .. Fee \$.. 210.00

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling .. Ext. 234

Garage ..

Masonry Bldg.

Meta' Bldg.

Alterations ..

Demolitions ..

Change of Use ..

Other ..

To construct 6,350 sq ft. building addition to be used for warehousing & storage as per plans. 3 sheets of plans. masonry building

Stamp of Special Conditions

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? yes ..

Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..

Has septic tank notice been sent? .. Form notice sent? ..

Height average grade to top of plate .. 10' .. Height average grade to highest point of roof .. 15' ..

Size, front .. 30 .. depth .. 185 .. No. stories .. 1 .. solid or filled land? solid .. earth or rock? earth ..

Material of foundation .. concrete & block .. thickness, top .. 8" .. bottom .. cellar ..

Kind of roof .. truss .. Rise per foot .. 4" .. Roof covering .. 240 lb. pre-tab shingles ..

No. of chimneys .. none .. Material of chimneys .. of lining .. Kind of heat .. none .. fuel ..

Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sills ..

Size Girder .. Column 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: A.R. [Signature] ..

BUILDING CODE: ..

Fire Dept.: ..

Health Dept.: ..

Others: ..

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .. no ..

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

Signature of Applicant Lee M. Anderson .. Phone # .. same ..

Type Name of above .. Portland Valve Inc. .. 1 2 3 4

Lee Anderson .. Other .. and Address ..

FIELD INSPECTOR'S COPY

4

NOTES

9/10/81 owner received copy of Plans
Arch. review - OK

9/16/81 Footing placed
around the entire perimeter.
OK to place foundation;
to be back filled on both
sides.
Weather dark & cloudy 70°
65°.

9/29/81 Footings are covered by mud etc.
because of heavy rain. Will be washing
it off & placing extra down for 8" concrete
wall. Will be in for an announcement
or week of going permit date a week
in addition to that time this area is completed!

10-6-81 OK to place foundation; cleaning
off footing where it is in. Contractor
to wash it off & re-place concrete etc.

11-5-81 Some progress placing in two
sections of concrete. Back filled around the
foundations with gravel & 18" of gravel
base for c.c. below. There is a water problem
in this area - contractor has been cautioned to
provide drainage away from the building; he
said he is digging ditches at the rear
of this area to get that water
problem.

11-16-81 Mill. return to site to talk with contractor
about using yellow concrete blocks below water level.

11-17-81 No one working - make to contact contractor
if the weather clears, to find out the reason why
should be back on the job.

12-9-81 pm - Talked with contractor about underpinning the masonry work.
Installing roof trusses & ceiling in shiplap as trusses are
erected - job is moving quickly. Doors should be
installed & completed by the end of next wk. HT.

12/16/81 No one working - Roof is about 2/3 done shingled.
No doors installed yet - Grading around
building still being rough.

12/31/81 Some doors hung - approximately
about 20 more to be installed.

1-18-82 Final Insp - OK to issue the CO
for entire building. Grading to be completed
in the spring.

Permit No. 81945
Location 9th & Riverside St.
Owner P. H. and P. H. Inc.
Date of permit 8-25-81
Approved 9-10-81

978-984 Riverside St.

Oct. 6, 1981

Portland Valve Inc.
3 Commercial Rd.
Scarboro, Me.
Att: lee Anderson

Following is the decision of the Board of Appeals regarding your petition to construct a 40'x120' addition on rear of existing warehouse. Please note that your appeal was granted.

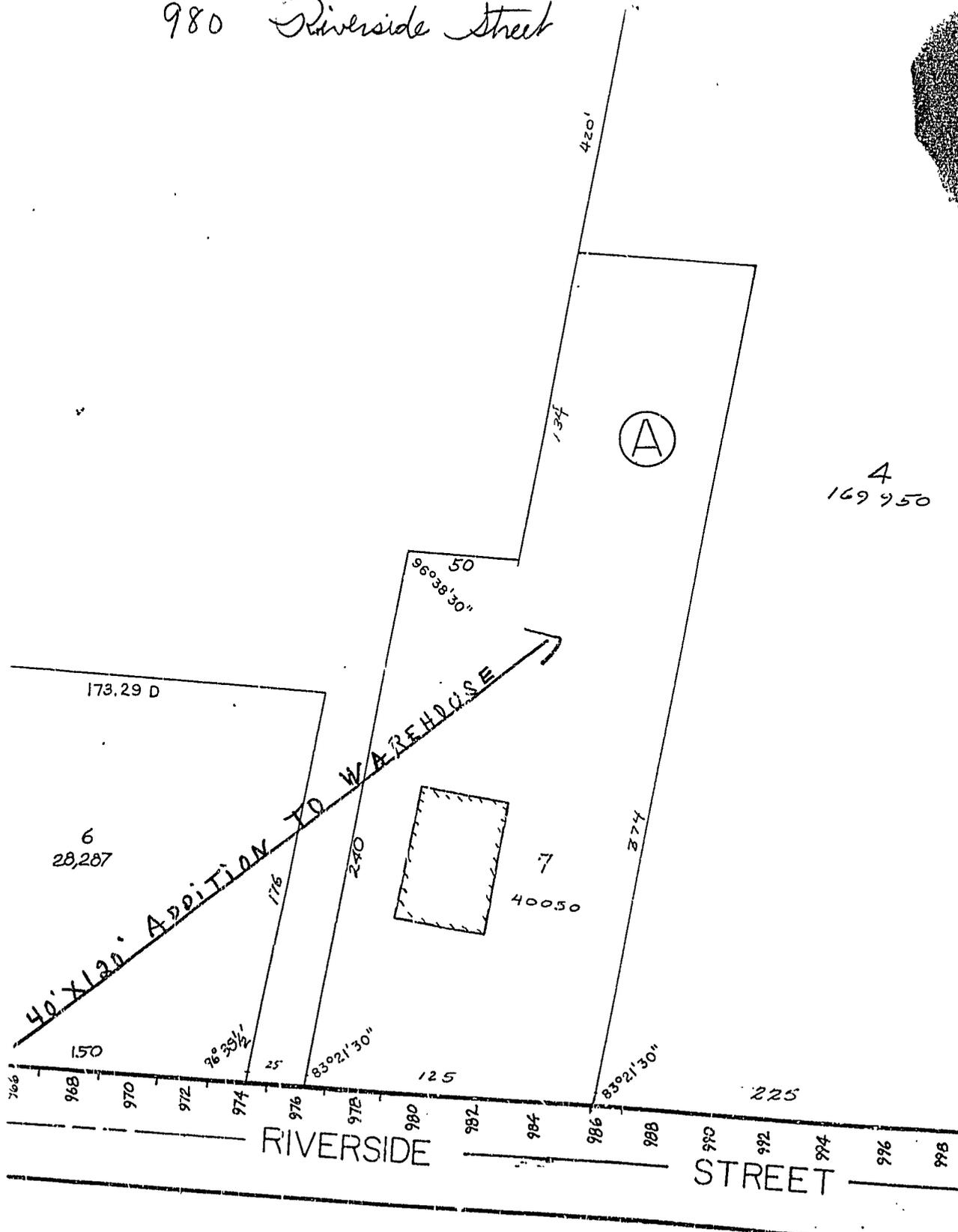
Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

980 Riverside Street



4
169,950

LEE MITCHELL ANDERSON

miniwarehouse

RIVERSIDE

580 RIVERSIDE STREET • PORTLAND • MAINE 04103/TELEPHONE 883 6330

miniwarehouse

8'

2'

RECEIVED

JAN 18 1982

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CHAPTER 32A
 SOLID FUEL STOVES
 The purpose of this ordinance is to
 protect the citizens of the City of
 Portland from the improper construction
 of solid fuel stoves within the City of
 Portland. Such requirements shall be
 the same as those set forth in the
 Portland Municipal Code or the
 Portland City Ordinance which require
 control, which said stricter
 requirements shall be provided,
 laboratories, Inc., and which is
 of its listing in the Portland
 City Ordinance.

Purpose
 Minimum Requirements
 for solid fuel
 stoves established
 32A.1
 32A.2

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
 TO BE ERECTED ~~PROJECTING OVER A PUBLIC SIDEWALK~~ FROM THE PREMISES
 AT 980 RIVERSIDE ST IN PORTLAND, MAINE

PORTLAND VALUE being the owner of the premises
 at 980 RIVERSIDE ST in Portland, Maine hereby
 gives consent to the erection of a certain sign owned by
SAME projecting over the public
 sidewalk from said premises as described in application to the
 Inspector of Buildings of Portland, Maine for a permit to cover
 erection of said sign;

And in consideration of the issuance of said permit PORTLAND VALUE, owner of said premises
 in event said sign shall cease to serve the purpose for which
 it was erected or shall become dangerous and in event the owner
 of said sign shall fail to remove said sign or make it permanently
 safe in case the sign still serves the purpose for which it was
 erected, hereby agrees for himself or itself, for his heirs,
 its successors, and his or its assigns, to completely remove
 said sign within ten days of notice from said Inspector of
 Buildings that said sign is in such condition and of order from
 him to remove it.

RECEIVED
 JAN 18 1982
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

In Witness whereof, the owner of said premises has signed this
 consent and agreement this 18TH day of
JANUARY 1982.

 Witness

John M. Anderson
 Owner

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00020
ZONING LOCATION F-1 PORTLAND, MAINE Jan. 18, 1982

JAN 19 1982

CITY of PORTLAND

To the CHIEF 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 980 Riverside Street
1. Owner's name and address Portland Valve Inc. - 3333 3 Commercial Way, Scarborough Telephone 883-6330
2. Lessee's name and address
3. Contractor's name and address Owner
Proposed use of building manufacturing facility
Last use same
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$
FIELD INSPECTOR - Mr. [Signature] @ 775-5451
Appeal Fees \$
Base Fee 18.20
Lat. Fee
TOTAL \$ 18.20

To erect 2' x 8' sign on front of building as per plans. 1 sheet of plans.

Stamp of Special Conditions

Send permit to # 1 C/O Lee M Anderson

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

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 pos. 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:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

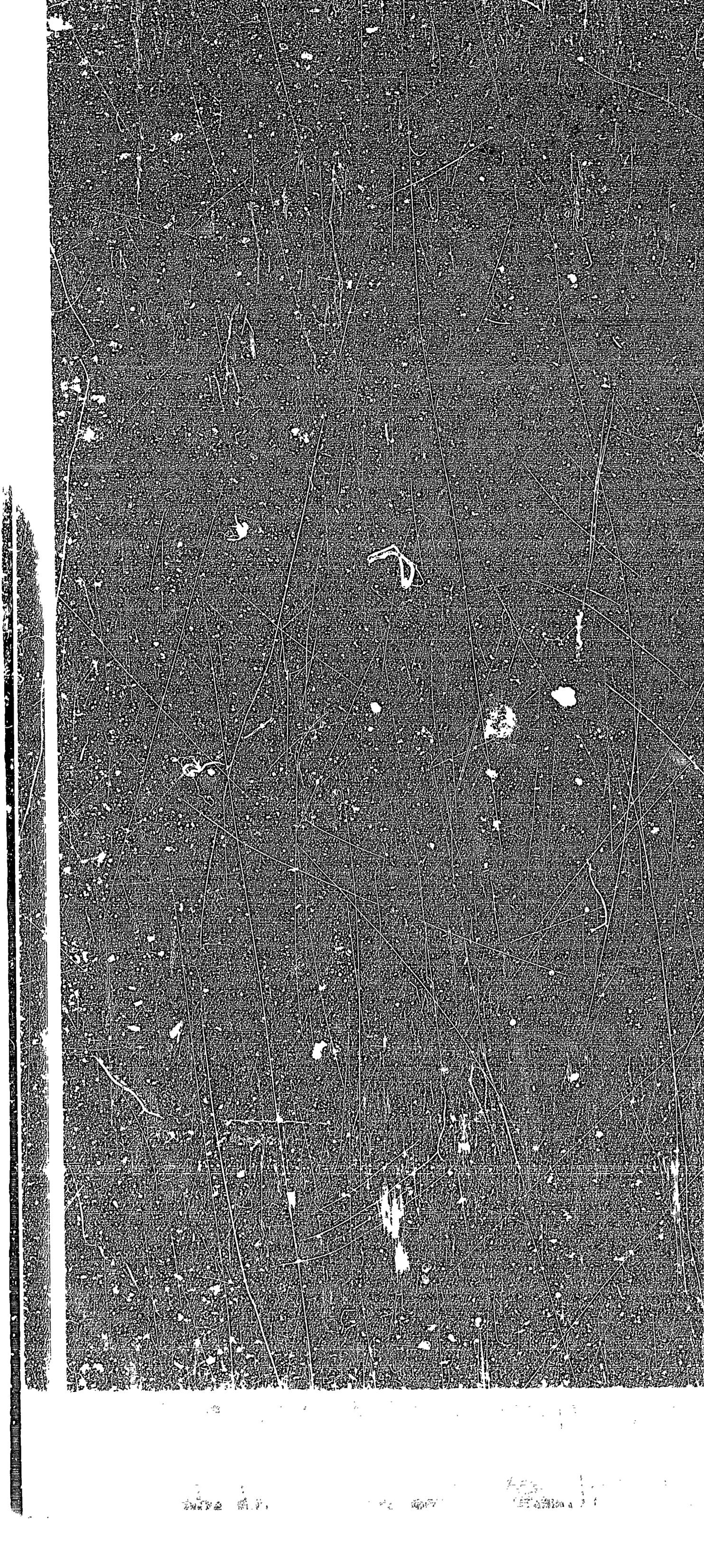
MISCELLANEOUS

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?

Signature of Applicant Phone # same
Type Name of above Lee Anderson b2 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

[Signature]



CITY OF PORTLAND, MAINE

339 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

980 Riverside Street

April 29, 1988

Miss Mary Ann Otis
1290 Congress Street
Portland, Maine 04102

Dear Miss Otis:

As manager of the Miniwarehouse at 980 Riverside Street, and on behalf of Two Brothers of Maine, I am requesting that some evidence be provided that there in fact is a lease existing for the property which they intend to use for automobile sales in the I-1 Industrial Zone.

We have been advised by the City's Office of the Corporation Counsel that unless a lease exists for the use of the property, this item can not be included upon the agenda for the consideration by the Board of Appeals on Thursday evening, May 12th, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine. Please therefore advise me or produce a valid lease for the premises belonging to Walter T. Eisenback or we shall be obliged to remove it from the agenda, on May 2, 1988. Please call me early Monday.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Officer

cc: Charles A. Lane, Associate Corporation Counsel
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman
JOHN C. KNOX
Secretary
PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMILL
MICHAEL J. WESTORT
CHRISTOPHER DINAN

May 9, 1988

Mr. Richard B. Nest
Two Brothers of Maine
R.R. 2, Box 1992
Harrison, Maine 04040

Dear Mr. Nest:

This will acknowledge receipt of your application for a use variance to allow the property at 980 Riverside Street in the I-1 Industrial Zone to be used for automobile sales, retail only, and a change of use from warehouse and office leased premises belonging to Mr. Walter T. Eisenback, owner.

This use variance appeal will be considered at the next regular meeting of the Board of Appeals on Thursday evening, May 26, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as printed copies become available for distribution.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: Miss Mary Ann Otis, Realtor, 1290 Congress Street, Portland, 04102
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffes, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

December 21, 1988

John D. Bellino
Robert J. Grosso
c/o Horace W. Horton, Esq.
120 Exchange Street
Portland, Maine 04101

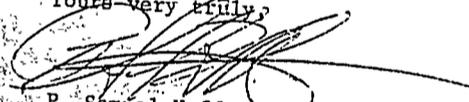
First NH Bank of Maine
c/o Barry Zimmerman, Esq.
53 Exchange Street
Portland, Maine 04101

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Gentlemen: RE: 980-982 Riverside Street, Portland

We have reviewed the records at City Hall and the Mortgage Loan Inspection Plan prepared by Clinton W. Jenkins, dated December 14, 1988, for the above-described premises. We agree that the City of Portland will not pursue or otherwise attempt to enforce the side setback violation on the west side of the office/warehouse building as shown on said plan against John Bellino and Robert Grosso or any successor(s) in interest due to the following: (1) The fact that a building permit was issued for the old warehouse building in 1969; (2) another building permit was issued for a additional structure on the same lot in 1981; and (3) the lapse of nearly twenty years from the initial construction.

Yours very truly,


P. Samuel Hoffses
Chief, Inspection Services
City of Portland

MORTGAGE LOAN INSPECTION PLAN

TO THE LENDING INSTITUTION AND ITS TITLE INSURER

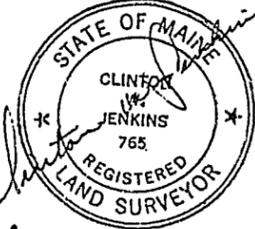
DATE DEC. 14, 1988 PROJ. 88404
BOOK/PLAN _____ PAGE _____
COUNTY CUMBERLAND SCALE 1" = 50'

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID NOT CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

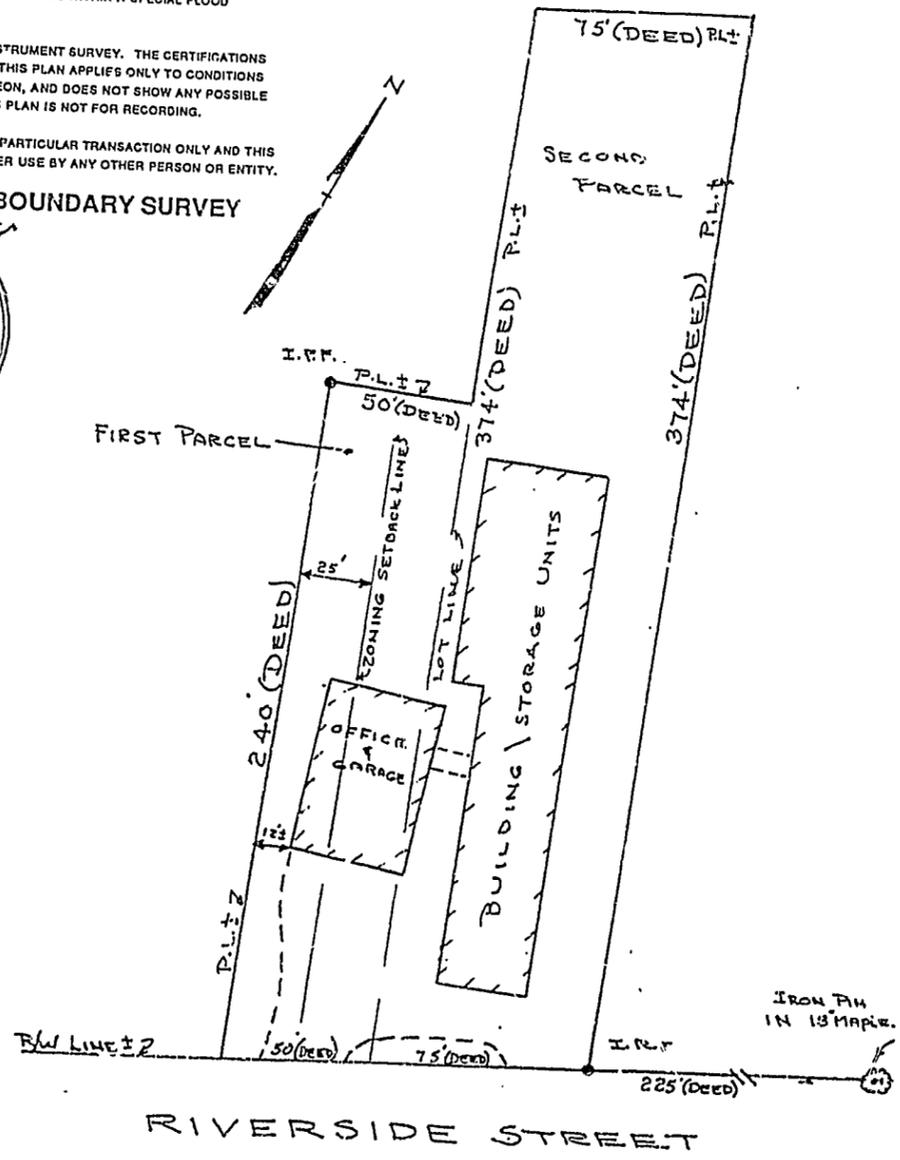
THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY



NOTE: THIS PLAN IS COMPILED FROM DEED, TAX MAP AND FIELD MEASUREMENTS. THE PROPERTY LINES, R/W LINES AND BUILDINGS AND THEIR RELATIONSHIP TO EACH OTHER IS APPROXIMATE. IF A MORE ACCURATE AND DETAILED PLAN IS REQUIRED - AN INSTRUMENT SURVEY IS SUGGESTED.



PROPERTY OF WALTER J. AND CHRISTA M. EISENBACH.
LOCATED AT 980 RIVERSIDE STREET, PORTLAND, MAINE.
PURCHASER - JOHN D. DELLINO AND ROBERT J. GROSSO.

TEL 846-9617

