



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION J-2 PORTLAND, MAINE, April 28, 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:

LOCATION ... 113-141 Anderson Street Fire District #1 #2
 1. Owner's name and address Rad-Lab Corp. - Manchester, N. H. Telephone
 2. Lessee's name and address Etruscan Indust. Limited- 254 Main St. Telephone 829-3728.
 3. Contractor's name and address Cumberland Telephone
 4. Architect Specifications Plans No. of sheets
 Proposed use of building aluminium foundry No. families
 Last use appliance warehouse & distribution No. families
 Material Style of roof Roofing
 Other building
 Estimated 25.00^{Fee} appeal fee.
 FIELD INSPECTOR'S COPY
 This application is for a change of use from appliance warehouse and distribution to aluminium foundry.
 Dwelling
 Garage
 Masonry
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

Frank Gioco
 c/o Donovan Spring
 50 Upton St.
 Manchester, N.H. 03101

GENERAL DESCRIPTION

Change of use from appliance warehouse and distribution to aluminium foundry

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? 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:
 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 C.P. Davico Phone #
 Type Name of above Etruscan Corp. 1 2 3 4
Charles Davico Other
 and Address

FIELD INSPECTOR'S COPY

113-141 Anderson St.

April 29, 1981

Etruscan Industries, Ltd.
254 Main St.
Cumberland, Maine 04021

c.c. Rad-Lab Corp.
1064 Mammoth Rd.
Manchester, N.H.
Att: Joseph Peeters

Building permit and certificate of occupancy to change the use of the building at the above named location from warehousing to aluminum foundry are not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.12.A of the Ordinance applying to the I-2, Industrial Zone in which this property is located.

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, room 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Use Variance Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.C.3.b.3

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

Applicant: *ETRUSCAN INDUST. LIMITED* Date: *4/29/81*
Address: *113-141 ANDERSON ST.*
Assessors No.: *18-4-1*

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - *I-2*
- Interior or corner lot -
- 40 ft. setback area (Section 21) -
- Use - *602.12, CHANGE OF USE WAREHOUSE TO ALUMINUM FOUNDRY*
- Sewage Disposal
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area - *16,579 sq ft*
- Building Area - *7,948 sq ft*
- Area per Family -
- Width of Lot -
- Lot Frontage
- Off-street Parking - *8 REQ. - 12 SHOWN*
- Loading Bays - *1 REQ. - 1 SHOWN*
- Site Plan -
- Shoreland Zoning -
- Flood Plains -

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in room 209, City Hall, Portland, Maine on Thursday May 14, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Rad- Lab Corp., owner of property at 113-141 Anderson Street under the provisions of Sec. 602.24 C of the Zoning Ordinance of the City of Portland hereby respectfully petitions the Board of Appeals to permit change of use of the building at the above named location from warehousing to aluminum foundry which is not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.12.A of the Ordinance applying to the I-2, Industrial Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(3) of the Zoning Ordinance have been met.

Gail D. Zayac
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A USE VARIANCE

Rad-Lab Corp., owner of property at 113-141 Anderson St.

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permi

Change of use of the building at above location from warehousing to aluminum foundry which is not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.12.A of the Ordinance applying to the I-2, Industrial Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

RADLAB CORPORATION
1064 MAMMOTH ROAD
MANCHESTER, N. H. 03104

MAY 1 1981

x By J. L. Carter TREASURER
APPELLANT

2X

602.24C(3)(b)(3). Use Variances.

(a) No reasonable return: The subject property is not capable of yielding a reasonable return if used for its present use or any use permitted in the zone in which such a lot or parcel is located. Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.

(b) Unique circumstances: The hardship results from unique circumstances peculiar to the subject lot or parcel which do not generally apply to or affect the general vicinity of the subject property.

(c) Not self-created: The aforesaid inability to yield a reasonable return is not the result of any action or inaction by the owner or his predecessors in title. Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.

(d) Essential character of area - general plan: The variance would not result in a use or development of the lot or parcel in question which would be not in harmony with the general purpose and intent of this Chapter or of the Land Development Plan of the City.

(e) Essential character of area - surrounding uses and facilities:
The variance would not result in a use or development of the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety.

(f) No other remedy: There is no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel.

May 19, 1981

Etruscan Industries, Ltd
254 Main St.
Cumberland, Me. 04021

c.c. Rad-Lab Corp.
1064 Mammoth Rd.
Manchester, N. H.
Att: Joseph Peeters

Following is the decision of the Board of Appeals regarding your petition to change the use of the building from warehousing to aluminum foundry. Please note that your appeal was denied.

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

USE VARIANCE

Findings of Fact

The applicant is Etruscan Industries, Ltd. and he is interested in the property located at 113-141 Anderson St. as aluminum foundry.
The owner of the property is Rad-Lab Corp. and his address is 1064 Mammoth Rd.
Manchester, N.H. The property is located in a I-2 Zone.
Att: Joseph Peeters
The present use of the property is warehousing.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.24.C of the Ordinance to permit change of use from warehousing to aluminum foundry which is not permitted under the Ordinance applying to the I-2, Industrial Zone where property is located.

Further Findings of Fact

Foundry - Melt a liquid and poured into a mold.
Hot F. received to melt the aluminum

Clark Kelly, City Development Director
Appearances

The names and addresses of those appearing in support of the application are: James O'Connell, Attorney at Law, 100 Commercial St., Portland, Me.; Charles Rogers, Owners Rep., 100 Commercial St., Portland, Me.; John Baxter, Architect, 100 Commercial St., Portland, Me.

and the names and addresses of those appearing in opposition to the application are: Rev. Luther L. Brown, Pastor, 100 Commercial St., Portland, Me.; Ralph L. Dunbar, 100 Commercial St., Portland, Me.; John L. Dunbar, 100 Commercial St., Portland, Me.; John L. Dunbar, 100 Commercial St., Portland, Me.; John L. Dunbar, 100 Commercial St., Portland, Me.
Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

Location map, Plat Dec. Photo,

REASONS FOR DECISIONS

The subject property (is/is-not) capable of yielding a reasonable return if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following: no facts to

prove otherwise

(Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.)

The hardship (~~does~~/does not) result from unique circumstances peculiar to the subject lot or parcel which generally apply to or effect the general vicinity of the subject property, as evidenced by: no facts to prove

otherwise

The aforesaid inability to yield a reasonable return (is/is-not) the result of any action or inaction by the owner or his predecessors in title as demonstrated by:

none N/A

(Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.)

The variance (would/would not) result in a use or development of the lot or parcel in question which would be contrary to the general purpose and intent either of Section 60.24 or of the Land Development Plan of the City as evidenced by:

Section 60.24

The variance (would/would not) result in a use or development on the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase

airborn map, plot plan, photo,

REASONS FOR DECISIONS

The subject property (is/~~is not~~) capable of yielding a reasonable return if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following: no facts to

prove otherwise

(Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.)

The hardship (~~does~~/does not) result from unique circumstances peculiar to the subject lot or parcel which generally apply to or effect the general vicinity of the subject property, as evidenced by: no facts to prove

otherwise

The aforesaid inability to yield a reasonable return (is/~~is not~~) the result of any action or inaction by the owner or his predecessors in title as demonstrated by:

no facts N/A

(Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.)

The variance (~~would~~/would not) result in a use or development of the lot or parcel in question which would be contrary to the general purpose and intent either of Section 602.24 or of the Land Development Plan of the City as evidenced by:

no facts to prove

The variance (~~would~~/would not) result in a use or development on the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase

congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety all as demonstrated by the following facts: _____

1981 Zoning Regulations

There (is/is-not) means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel, because of the following: Correct

because a total change of ordinance to include parking

SPECIFIC RELIEF GRANTED

After public hearing held on May 14, 1981, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a use 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.

APPROVED
Richard J. Murphy
Gina D. Zupka
James S. Miller
Jacqueline White
Michael E. West

117 Anderson Street

Feb. 28, 1973

Radlab Corporation
Att: Mr. Joseph Peeters
670 Chestnut Street
Manchester, N. H. 03104

cc to: Jacob Agger, Attorney
415 Congress Street

Dear Mr. Peeters:

In response to your letter dated February 26th showing interest in a piece of property on Anderson Street, I am returning your map with some markings on there in blue denoting the zone line and stating that the zone I-2 would require a side and rear yard of one foot for each foot of height of the building to a limiting height dimension of 25 feet. Also, the front setback requirement is 25 foot minimum. Quite obviously the point of land which this is proposed to go onto would not allow this requirement without being too restrictive on the size of the building and therefore I would advise you to appeal the rear yard on Cove Street and front yard on Anderson Street, as this has been the procedure in other buildings in that area under similar conditions. If you wish to appeal this before the property is purchased, you only have to get the owner to give consent for that appeal and the appeal has to be in the name of the owner of the property. If appeal is sustained, then you can take the next step.

Very truly yours,

R. Lovell Brown,
Director Building & Inspection Services

RLB:m

enc.

RADLAB corporation

670 CHESTNUT STREET
MANCHESTER, N. H. 03104

February 26, 1973

City of Portland, Maine
Office of Building Superintendent
Portland, Maine 04101

Gentlemen:

At the present time we lease the property known as
117 Anderson Street which is owned by the Estate of John Nappi.

We have been offered the purchase of this property but
before we enter into a purchase agreement, we need to know if
we can expand this building without facing any problems.

Attached is a photocopy of the plot of the property in
question taken from the city's plot plan.

If the scales are correct, it would appear that the
largest rectangular addition that could be build on the available
land would be approximately 34' X 66' as indicated on the plot
plan.

If we were to purchase this property and request a
building permit, would there be any problems in having this
permit issued assuming of course the proposed construction meets
all of the building departments codes?

Very truly yours,

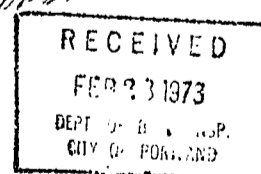
Radlab Corporation

J. Peeters
Joseph C. Peeters

JCP/hp
cc: Robert W Messner
Larry Donatello
Jacob Agger
File

THEY WILL HAVE TO APPEAL

SIDE & REAR YDS. 1' FOR EACH FOOT OF
HEIGHT TO A MAXIMUM OF 25'
FRONT SET BACK 25' MINIMUM





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
June 19, 1967
Portland, Maine

PERMIT ISSUED

JUN 23 1967

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 67/404 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 117-119 Anderson St. Within Fire Limits? Dist. No. _____
 Owner's name and address Anderson Realty, c/o J. J. Jeger, 415 Congress St. Telephone 773-3825
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Breggy Construction Co. 19 Fleetwood St. Telephone 772-7169
 Architect _____ Plans filed yes. No. of sheets _____
 Proposed use of building Warehouse No. families _____
 Last use _____ No. families _____
 Increased cost of work _____ Additional fee 50

Description of Proposed Work

To change size of fire door from 8'x8' to 6' wide by 7' high
 To change size of lintel from 8" x 16" high to 4x8 precast lintel-4 1/2" bars per lintel

Details of New Work contractor:

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Anderson Realty
Breggy Construction Co.
Signature of Owner by: _____

Approved: _____ Inspector of Buildings

INSPECTION COPY
CS. 108

A.P.- 117-119 Anderson Street

May 23, 1967

Anderson Realty
415 Congress Street
Att: J. Agger

cc to: Breggy Construction Co., 19 Fleetwood Street
cc to: Corporation Counsel

Dear Mr. Agger:

Permit to construct a 1-story frame addition 9'x12', an inside room 8'x12' with a ramp 8'x6'-6" is not issuable under Section 12-G-1 of the Zoning Ordinance in which this property is located as the addition is located only 4 feet from the Cove Street side lot line instead of 15 feet required by the above section.

As you have appeal rights in the matter, 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. Mayberry
Director of Building & Inspection Services

GEM:m



I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, May 9, 1967

PERMIT ISSUED

00404

JUN 5 1967

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 117-119 Anderson St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Anderson Realty, c/o J. Agger, 415 Congress St. Telephone 773-3805
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Breggy Construction Co. 19 Fleetwood Telephone 772-7169
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Warehouse No. families _____
 Last use _____ No. families _____
 Material masonry _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____

Estimated cost \$ 700 Fee \$ 5.00
5-19-67 500 add. fee 1.00
\$ 1,200 pd. 5-19-67 6.00

General Description of New Work

To construct 1-story 9'x12' frame addition covered with aluminum and 8'x12' room inside building and ramp as per plan

permitted 6/1/67

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 Mr. Agger Contractors

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 _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage:

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____ 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
 Anderson Realty
 Breggy Construction Co.

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

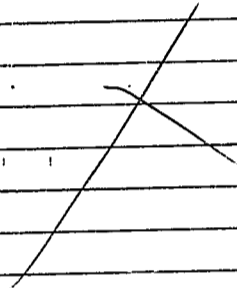
Ex:

NOTES

6/8/67 - Addition built
remains to be ^{covered} with
sill. S.S.

7/17/67 - Done except
for door leading to
chiply areas at 117. S.S.

7/31/67 - Work done
P.S.



~~6/14/67~~ 6/14/67

Permit No.

Location

Owner

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

67/1404

117-119 Audubon St.

Audubon Realty

6/5/67

CHECK LIST FOR SIGNS

Date - 10/20/69
Checked by - F. W.

Location - 117 Anderson St

Zone Location - I-B
Fire Zone -
Sign & Review Committee - over 8' in least dimension -
Area of sign -
Area of existing signs -
Material -
Design -
Facing adjoining Residence Zone -
Flashing or Steady light -
If on state road check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

Height -
Required yards (single pole OK - 2 poles a structure) 40' setback
Corner clearance -
Footing -
Certificate of Design -

Projecting Sign -

Clearance 10' -
 Bonded -
 Height - 7
 Written Consent -
 Projection over sidewalk (18" from curb) -

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

October, 1969

Location: #117 Anderson St.

Before tanks and piping are covered from view, installer is required to notify the **Fire Dept. Headquarters** of readiness for inspection and to refrain from covering up until approved by the **Fire Dept. Headquarters**

(1.)

These tanks of 1000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 10 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, October 10, 1969

PERMIT ISSUED
1024
OCT 15 1969

CITY OF PORTLAND
MAINE

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 117 Anderson St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Parts Distributors, 117 Anderson St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Community Oil Company, 175 Front St. Sp. Portland Me. Telephone _____
 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 _____ Fee \$ 2.00
 Estimated cost \$ _____

General Description of New Work

To install (1)-1000 gallon fuel oil storage tank, outside underground (new installation) for private use.

Tank will be buried 3' underground and covered with asphaltum.
Tanks bears Und. Label.
1 1/2" vent pipe.

Sent to Fire Dept. 10/10/69
Rec'd from Fire Dept. 10/15/69

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** contractors

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 sewer? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? ²¹⁰ _____
 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

Community Oil Company.

APPROVED:

10/15/69 J. R. Oramo

015. E. P. R. 10/15/69

CS 201

INSPECTION COPY

Signature of owner

by R. P. Pseudo

77M

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 53918

Issued

Portland, Maine July 18, 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 John Nappi, 231 Forest Ave, Portland Tel.

Contractor's Name and Address Eastern Electrical Corp, 80 Pop 346, Portland Tel. 781-22268

Location 117 Anderson St, Portland Use of Building Warehouse & sales office

Number of Families .. Apartments .. Stores 1 Number of Stories ..

Description of Wiring: New Work .. Additions .. Alterations

Pipe .. Cable .. Metal Molding .. BX Cable .. Plug Molding (No. of feet) 140'

No. Light Outlets 29 Plugs 12 Light Circuits .. Plug Circuits ..

FIXTURES: No. .. Light Switches 8 Fluor. or Strip Lighting (No. feet) ..

SERVICE: Pipe Cable .. Underground .. No. of Wires 4 Size 3/0

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) ..

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 .. 19 ..

Amount of Fee \$ 7.05

Signed George Farley

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 W. H. ...



1-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, September 8, 1967

PERMIT ISSUED
60891
SEP 14 1967
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 117 Anderson St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address John Nappi, 24 Pleasant St. Yarmouth Me. Telephone _____
 Lessee's name and address R S L Distributors Inc. 117 Anderson St. Telephone _____
 Contractor's name and address Coyne Sign Company 75 St. John St. Telephone 772-4144
 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 _____ Fee \$ 2.00
 Estimated cost \$ _____

General Description of New Work

To erect double-faced 5' x 6' roof sign as per plan. (non-flashing lighting)

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 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:

[Signature]

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

Coyne Sign Company

CS 301

INSPECTION COPY

Signature of owner

by:

[Signature]

[Handwritten mark]



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, July 18, 1967

PERMIT ISSUED

JUL 18 1967

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 67/580 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 117 Anderson St. Within Fire Limits? Dist. No.

Owner's name and address John Wappi, 231 Forest Ave. Telephone

Lessee's name and address R S L Distributors, 104 Congress St. Telephone

Contractor's name and address Langford & Low Inc, P.O. Box 662 Telephone

Architect Plans filed yes No. of sheets
(1) sheet - 7-18-67

Proposed use of building Display and Office No. families

Last use Restaurant No. families

Increased cost of work 400.00 Additional fee 50

Description of Proposed Work

To erect (2) non-bearing partitions for office space.
2x4 studs 16" o.c. covered with plywood.

Details of New Work permit to contractors

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

Height average grade to top of plate Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

Approved: H. B. M.

R S L Distributors
Langford & Low Inc.

Signature of Owner by: William J. Langford

Approved: Inspector of Buildings

INSPECTION COPY
CB-108

LANGFORD & LOW, INC.

GENERAL CONTRACTORS

P. O. BOX 662

PORTLAND, MAINE 04104

July 13, 1967

Building Inspectors Office
City of Portland
389 Congress Street
Portland, Maine

Re: Renovation at 117 Anderson Street

Gentlemen:

We would like to obtain a permit to renovate the front of the above building in accordance with the enclosed sketch.

No structural change will be made. The existing lintels and columns across the front will remain as is. We propose to add two to three courses of block on the left side to bring it up to the same elevation as the right side of the building. All the glass will be removed and will be replaced with glass block. One entrance will be removed and the other will be replaced with a new aluminum door and frame. The approximate cost of this work will be \$1,500.00. If you need any further information on this project please advise us.

Very truly yours,

William J. Langford
William J. Langford
Vice President



1-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd Class
Portland, Maine, July 13, 1967

PERMIT ISSUED

00580
JUL 13 1967

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 117 Anderson Street Within Fire Limits? Dist. No.
Owner's name and address John Kappi, 231 Forest Ave. Telephone
Lessee's name and address R. S. L. Distributors, 1004 Congress St. Telephone
Contractor's name and address Langford & Low, Inc., P.O. Box 662 Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Display and office No. families
Last use Restaurant No. families
Material construction No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1500. Fee \$ 6.00

General Description of New Work

To change front of building as per plan

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 Langford & Low, Inc.

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:

H. E. G.

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
Langford & Low Inc.

CG 301

INSPECTION COPY

Signature of owner

By: William J. Langford

813

Permit No. 67/580

Location 117 Oakwood St

Owner R S L Dainton

Date of permit 7/14/67

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspr.

Cert. of Occupancy issued

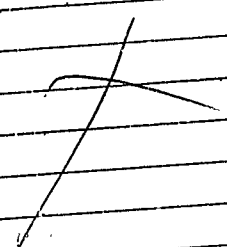
Sealing Out Notice

Form Check Notice

NOTES

7/17/67 - Told Mr. Sanford to come to office to apply for amendment to cover new partition walls. E.S.D.

7/29/67 - Came permission to close in walls and partitions. Fastened beams strapping. E.S.D. No need for another insp. S.H.



I-2 INDUSTRIAL ZONE - RURAL ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure May 29th 1967
Portland, Maine,

PERMIT ISSUED
00385
MAY 31 1967
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 117-119 Anderson Street Within Fire Limits? Dist. No.
Owner's name and address Anderson Realty, 415 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Gregg Construction Co., 19 Fleetwood St. Telephone
Architect Specifications Plans yes No. of sheets 1
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 \$ 100. Fee \$ 2.00

General Description of New Work

To cut in new 8'x6' opening between two buildings as per plan

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 Anderson Realty

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:

Handwritten signature: G. E. M.

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
Anderson Realty

CS 301

INSPECTION COPY

Signature of owner by

Handwritten signature: by Jagger, Agent

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Graham W. Watt, City Manager
DATE: Oct. 14, 1966

FROM: Gerald E. Mayberry, Director Building & Inspection Services

SUBJECT: Order relating to approval of building permit by Municipal Officers

Attached herewith is an order involving a building permit for a proposed 36' x 56' addition to the existing building at 117-119 Anderson Street. It is necessary that this permit be approved by the Municipal Officers as this building will abut Anderson Street and a spread footing under the foundation wall will extend not over 2 feet beyond the Anderson Street line.

As this building is an extension of an existing building which abuts the street line and has received approval of the Board of Zoning Appeals to waive the 25 foot required front yard setback at the October 13, 1966 hearing, I see no reason why this encroachment cannot be approved.

Gerald E. Mayberry

GEH:tm

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

Ordered,

That a building permit for construction of a 36' x 56' addition to extend the building at 117-119 Anderson Street owned by John Nappi; be and hereby is approved to include, as per Section 301.3.1-a of the Building Code, projection of the footing of concrete foundation wall not to exceed 2 feet encroachment beyond the Anderson Street line, subject to an agreement to be entered into between the owner and the City of Portland relating to the construction and maintenance of this part of the structure beneath the public way, and subject to full compliance with all terms of the Building Code applying thereto.

A. P. - 117-119 Anderson Street

September 30, 1966

Mr. John Nappi
231 Forest Avenue
Portland, Maine

cc to: Federal Regal Service
117 Anderson Street
cc to: Philip P. Snow
477 Congress Street

Dear Mr. Nappi:

Permit to construct a 36 by 56 foot masonry addition to the existing building at the above location as per plans received with application is not issuable under the Zoning Ordinance as this addition is to abut the Anderson Street line instead of being set back the 25 foot front yard distance as required by Section 12-C-2 referring to the I-2 Industrial Zone in which this property is located.

We understand that you desire to exercise your appeal rights in this matter and therefore you will need to come to Room 113 to file your appeal.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM: kc

Should this appeal be granted, more complete structural information will be needed. As soon as the size of the concrete footings for the foundation walls is determined and details provided, this permit will be sent to the Municipal Officers at the regular council session for their approval to project beyond the street line.

117-119 Anderson Street Court 15 (masonry addition 36' x 54')

Zone I-2 Industrial Section 1/2
 USE: WHOLESALE AUTO PARTS OK
 External effects - O.K.

Yards: Side: 1 ft / foot of height 14' height + 14' yards, O.K.

Front: 25' req'd Appeal needed.

Height: O.K.

Rear: 1 ft / ft of ht. to max. 25' O.K.

Parking: 1 space / 1000 sq ft
 @ 1233 sq ft 2 spaces req'd. for new.

Exist 7950
 10 spaces req'd + 10 shown.

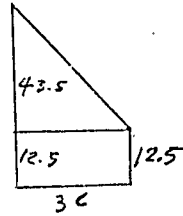
Off street loading :-

Exist: 36 x 68 = 2450 sq ft

New add: 1233

3683 sq ft gross floor area

One bay shown but not required.



$$12.5 \times 36 = 450$$

$$43.5 \times 36 = 783$$

$$\text{New } 1233$$

$$\text{Exist } 7950$$

$$54 \times 54 = 2920$$

$$38 \times 68 = 2580$$

$$36 \times 68 = 2450$$

$$7950$$



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, September 16, 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 117-119 Anderson Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address John Nappi, 231 Forest Ave. Telephone _____

Lessee's name and address Federal Mogul Service, 117 Anderson St. Telephone _____

Contractor's name and address not let Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building Wholesale auto parts No. families _____

Last use _____ " _____ No. families _____

Material masonry _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To construct 1-story concrete block and brick veneer addition 36' x 58' as per plans

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

Appeal sustained 10/13/66

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 Nappi**

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 _____ Dress ed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

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

John Nappi

APPROVED:

CS 301

INSPECTION COPY

Signature of owner John Nappi

John Nappi
Project Engineer

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William Bruce Dalton, Planning Director

DATE: May 9, 1967

FROM: Gerald E. Mayberry, Director of Building & Inspection Services

SUBJECT: Request for change of zone - R-6 to I-2 vicinity of Anderson and
Cove Streets - Anderson Realty

This is a reasonable request as a change of zone from R-6 to I-2 would allow the off-street loading use for large trucks in compliance with zoning requirements.

As the portion of this lot that is involved abuts streets instead of private property, this should not adversely affect nearby property owners.

Gerald E. Mayberry

GEM:m

Please file under this location

MEMORANDUM

May 8, 1967

To: Vincent R. Dahlfred, Director of Econ
✓ Gerald E. Mayberry, Director of Build
Alfred Lucci, City Assessor
Karl F. Switzer, Director of Parks and
Thomas F. Griffin, Jr., Director of
John Davy, M. D., Director of Health
Barnett I. Shur, Corporation Counsel

From: Wm. Bruce Dalton, Planning Director

Subject: Request for Change of Zone - R-6 to
Anderson and Cove Streets - Anderson

Anderson Realty, through its attorney
requested a change of zone from R-6
located at 127-141 Anderson Street located
between Cove and Anderson Streets.

Currently, this property is being used for
vehicles. This area is a triangular lot
which is owned by Anderson Realty.
use the property for off-street parking
of motor vehicles accessory to the use of
same lot.

Any thoughts or comments your Department
regarding this proposed change of zone would
be appreciated. It is hoped that your comments would
be received before May 19, 1967.

Wm. B. Dalton

115-100 10/5/66
66/92
Granted 10/13/66

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

John Nappi, owner of property at 117-119 Anderson Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a 36'x56' addition to the existing building. This permit is presently not issuable under the Zoning Ordinance because the addition is proposed abutting Anderson Street instead of the required 25 foot front yard setback as per Section 12-C-2 of the Ordinance referring to the I-2 Industrial Zone in which the property is located.

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.

John Nappi
APPELLANT

DECISION

After public hearing held October 13, 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

Franklin S. Hambley
Harry McLaughlin
Edith L. King

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 10, 1966

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, October 13, 1966 at 4:00 p.m. to hear the appeal of John Neppi requesting an exception to the Zoning Ordinance to construct a 36'x56' addition to existing building at 117-119 Anderson Street.

This permit is presently not issuable under the Zoning Ordinance because the addition is proposed abutting Anderson Street instead of the required 25 foot front yard setback as per Section 12-C-2 of the Ordinance referring to the I-2 Industrial Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hindley
Chairman

cc:

Neil S. Kidlon
1148 Washington Ave.

Thomas Ferrante
38 Hammond Street

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 10, 1966

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, October 13, 1966 at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to construct a 36'x56' addition to existing building at 117-119 Anderson Street.

This permit is presently not issuable under the Zoning Ordinance because the addition is proposed abutting Anderson Street instead of the required 25 foot front yard setback as per Section 12-C-2 of the Ordinance referring to the I-2 Industrial Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin O. Hinckley
Chairman

n

DATE: October 13, 1966

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF John Nappi

AT 117-119 Anderson Street

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

	YES	VOTE	NO
Franklin G. Hinckley	(✓)		()
Ralph L. Young	(✓)		()
Harry M. Shwartz	(✓)		()

Record of Hearing

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

Ordered,

That a building permit for construction of a 36' x 56' addition to extend the building at 117-119 Anderson Street owned by John Nappi; be and hereby is approved to include, as per Section 301.3.1-a of the Building Code, projection of the footing of concrete foundation wall not to exceed 2 feet encroachment beyond the Anderson Street line, subject to an agreement to be entered into between the owner and the City of Portland relating to the construction and maintenance of this part of the structure beneath the public way, and subject to full compliance with all terms of the Building Code applying thereto.

Charles W. Dohm
Walter Walcott
Frank Bliss
Daniel O. King
Samuel W. Chapman

PERMIT NUMBER **0010**

PERMIT TO INSTALL PLUMBING

Date Issued: **4/20/61**
 By: **P. Welch**
 PORTLAND PLUMBING INSPECTOR

Address: **119 Anderson Street**
 Installation For: **Brockway Garage**
 Owner of Bldg.: **Brockway Garage**
 Owner's Address: **119 Anderson Street**
 Plumber: **Richard P. Waltz** Date: **4/20/61**

APPROVED FIRST INSPECTION

Date: **4-25-61**
 By: *[Signature]*

APPROVED FINAL INSPECTION

Date: **4-25-61**
 By: *[Signature]*

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

N&W	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)	1	\$ 2.00
		Electric Coffee Maker	1	\$ 2.00
			Total	

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 6514

Address: 119 Anderson St.

Date Issued: 6/5/58

Installation For: *[Handwritten]*

By: *[Signature]*
PORTLAND PLUMBING INSPECTOR

Owner of Bldg.: *[Handwritten]*

Owner's Address: *[Handwritten]* Date: 6/5/58

Plumber: *[Handwritten]*

APPROVED FIRST INSPECTION

Date: June 5, 58

By: *[Signature]*

APPROVED FINAL INSPECTION

Date: June 5, 58

By: *[Signature]*

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

NEW	REP.	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS	1	1.75
1		ROOF LEADERS (conn. to house drain)		
			Total	1.75

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT NUMBER 6513

PERMIT TO INSTALL PLUMBING

Date Issued: 6/5/58
PORTLAND PLUMBING INSPECTOR

Address: 119 Anderson St

Installation For:

Owner of Bldg: John Nappi

Owner's Address: Portsmouth, Maine

By: J. P. Walsh
APPROVED FIRST INSPECTION

Plumber: P. B. Bennett, Inc. Date: 11/5/58

Date: July 15, 58
By: J. P. Walsh
APPROVED FINAL INSPECTION

NEW REPL. PROPOSED INSTALLATIONS NUMBER FEE

Date: Oct. 24, 58
By: J. P. Walsh

SINKS

LAVATORIES 1 1.00

TOILETS 1 1.00

BATH TUBS

SHOWERS

DRAINS 4 3.34

HOT WATER TANKS 3

TANKLESS WATER HEATERS

GARBAGE GRINDERS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS (conn. to house drain)

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

SM 12-53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 6 5.34

I-2 INDUSTRIAL ZONE R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class Installation
February 25, 1959
Portland, Maine

PERMIT ISSUED

FEB 25 1959

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 121 Anderson St. Within Fire Limits? yes Dist. No.
Owner's name and address Anderson Realty Co. 121 Anderson St. Telephone
Lessee's name and address John Nappi, Pleasant St. Yarmouth Me. Telephone
Contractor's name and address Grinnell Company, 511 Fore St. Telephone 3-3879
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Warehouse (Offices & Stockroom) No. families
Last use " " " No. families
Material brick No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install wet sprinkler system as per plan.

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 grinnell Co.

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 Man. 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:

OK 2-25-59 JJK

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
Grinnell Company

INSPECTION COPY

Signature of owner by

[Handwritten signature]

FM

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 121 Anderson St. IN PORTLAND, MAINE

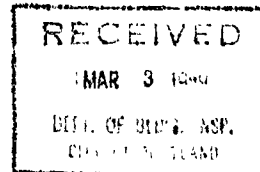
John Nappi, being the owner of the
premises at 121 Anderson St. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Brockway Motors
projecting over the public sidewalk from said premises as described in applica-
tion to the Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

And in consideration of the issuance of said permit John Nappi
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 perman-
ently 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.

In Witness whereof the owner of said premises has signed this consent
and agreement this 26th day of February 19 59

J. J. Coyne
Witness

John Nappi
Owner
John Nappi





I-2 INDUSTRIAL ZONE R6 RESIDENCE ZONE
 APPLICATION FOR PERMIT TO ERECT
 SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
 MAR 03 1959
 CITY of PORTLAND

Portland, Maine, March 3, 1959 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 121 Anderson St. Within Fire Limits? yes Dist. No. _____
 Owner of building to which sign is to be attached John Nappi, Pleasant St. Yarmouth Me.
 Name and address of owner of sign Brockway Motors, 121 Anderson St.
 Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
 When does contractor's bond expire? Dec. 31, 1959

Information Concerning Building

No. stories 1 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
 Electric? no Vertical dimension after erection 3' Horizontal 6'
 Weight 90 lbs., Will there be any hollow spaces? yes Any rigid frame? yes
 Material of frame angle iron No. advertising faces 2, material metal
 No. rigid connections 4 Are they fastened directly to frame of sign? yes
 No. through bolts none, Size _____, Location, top or bottom _____
 No. guys none material cable Size 5/16
 Minimum clear height above sidewalk or street 11'
 Maximum projection into street 6' Fee \$ 2.00

Signature of contractor

J. P. Coyne

INSPECTION COPY

Fm

3124

Permit No. 59/203
Location 121 Anderson St
Owner Brackway Motors
Date of permit 31 4/1/59
Sign Contractor _____
Final Inspn. _____

NOTES

Ready for shop
work

3/5/59 - Shop in progress
E. S. S.

3/25/59 - work done
889

