



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION T-2 PORTLAND, MAINE, Sept. 24, 1979

SEP 25 1979
000848
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 114-116 North Boyd Street Fire District #1 , #2
Raymond Penfold-2B Tenny Yarmouth Telephone 846-8998
1. Owner's name and address

2. Lessee's name and address Structure & Design Inc. Telephone

3. Contractor's name and address D. Douglass Evans-Airport Industrial Park-Sanford Telephone 324-5681

4. Architect

Proposed use of building truck storage No. families

Last use

Material

Other buildings on same lot

Estimated contractual cost \$ 32,000 Fee \$ 145.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage 85' x 62'

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other truck storage bldg.

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

IF A GARAGE

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

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: O.K. M.G.P. 9/25/79

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 J. Raymond Penfold Phone # same

Type Name of above Structure & Design Inc. 1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

Permit No. 79/848
Location 114-116 N Bay St.
Owner Raymond Pendell
Date of permit 9-25-79
Approved

Sept 27/79

No one working;
The land has been
prepared for construction.

Nov 5/79

This building is in the
final stages of construction.
Roof is completed.
Walls & concrete floors.
The superintendent of the job said
they have been working late at night
to have this building almost completed
by Nov 9th/79. That's the deal
they got this camp to be out of the
other building they are in.

Excavating in dirt today & hope to
have it graded & packed if they can
move equipment on the lot.
The interior concrete wall has been
started & at 4 pm was up to 4' h.
The old existing oil tanks at the rear
of the building are to be tested and
if they pass the pressure test they
will be used, if not they will apply for
the required permit to install
replacements.

Nov 6/79 4pm

Talked with Mr Pendell
about someone complaining about construction
work going on after 10 pm. He said that there
was no one working after 5:30 pm because there
is no electricity & no portable generator. He
couldn't afford the cost of paying overtime.
He invited anyone to stop by at any time
through the evening and see for themselves.
He said there's no justification for this
complaint, it's purely a harassment, he
demanded to know who it was and told
him the complaining party would not have
any name. It was a fact that in the past
3 yrs someone has had us running to
this property he's making drama
complaining about sign all the time. It
certainly appears to be a hate dispute
case. Dec 13/79 partitions incomplete for office work.

Dec 15/79 FINAL

INSP - On to issue the Code.
Jan 9/1980. Some grading to be completed, that will be done in
the spring. Jan 23/1980 Melcom called to check on the
signs - Bailey sign placed ^{the sign} _{permits}

79/848, 114-116 No Boyd St. Feb 5/80

2:15 pm
I talked with Mr. Penfold who agreed to install a ~~face~~ exhaust fan to change the air within the garage area, within the next two months. He is to notify us when the installation is completed at which time I'll make a final inspection of the building and if in compliance with the city Building Code, I'll issue the Co of P (permanent)

Feb 6/1980

8 am. I had Earnie go with me to inspect the water supply line that burst that had only been in place 90 days. It appeared to me the 90° elbow secured to the main line, then an additional length attached and extended up through the concrete slab to the water meter. I was of the opinion that it had to be of one piece from the street up through the floor to the meter.

Earnie said the repair with the 90° elbow was acceptable, and recommended that the plumber wrap the area repaired with tape paper and in case the joint in solid concrete, so it will secure the joint from ever coming apart from the burst of the water pressure. The owner said he personally would be certain that the job was done right, and call us when the concrete is placed. He was told not to put less than 2" all around the joint.

79/848
114-116 N. Boyd St.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION

Issued to **Raymond Penfold**

Date of Issue **2-5-80**

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. **79/848**, 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

APPROVED OCCUPANCY

Truck storage

Entire

Limiting Conditions:

Temporary

This certificate supersedes
certificate issued

Approved:

2/5/80
(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.



CITY OF PORTLAND

WALTER W. HILTON
CHIEF BUILDING INSPECTOR

January 28, 1980

129-137 Fox Street Corner 104-116 North Boyd Street

Ra-Ma Equipment Inc.
129-137 Fox Street
Portland, Maine

Dear Sir:

On September 25, 1979, permit number 848 was issued to fill a 60x62 foot building, at the above named location, as per plan submitted. It has come to the attention of this department, that you are in violation of several city ordinances.

- X (1) Section 602.22.C of the Zoning Ordinance requires a Certificate of Occupancy before the same may be occupied.
- X (2) Section 602.16 of the Zoning Ordinance required a permit for the sign on the building, and the one detached from the building.
- (3) The area of the lot shown on your plan which went through site plan review under Chapter 604 of the Municipal Code, is 21,363 square feet. It appears that you have expanded this use to a larger area.
- X (4) Section 314 of the Building Code requires a permit for the temporary construction building.
- (5) No permit for trash dumpster.
- o (6) Damaged traffic signs. ✓
- o (7) Damaged chain link fence.
- o (8) Driving over curb and sidewalk.
- o (9) Parking vehicles on city property.

Bill Brown
City Traffic
286
1/28/80

705

Urgent

Walter W. Hilton
July 1, 1921

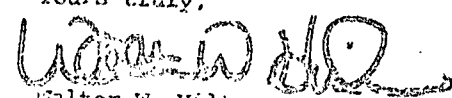
(2)

- (10) Curbs or sidewalks on North Boyd Street have not been installed.
- (11) Sidewalks on Fox Street destroyed.
- (12) No bumper guards along property lines.

It has also been brought to our attention that you have caused damage to city owned property which abuts your parking area. The City of Portland will be billing you for these damages under a separate cover. I would also point out that it is a traffic violation to drive over sidewalks and curbs, and the City's Police Department has been notified to check into this matter.

If the above items are not taken care of within fifteen (15) days, the city will initiate legal action.

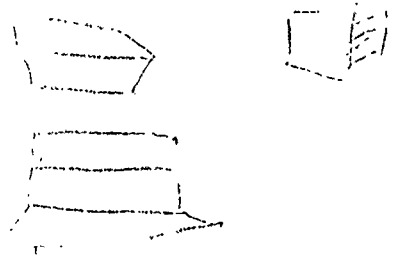
Yours truly,



Walter W. Hilton
Chief of Building Inspections

WWH/r

- cc: A. J. Wilson, City Manager
George Flaherty, Public Works Dept
John Rague, Public Works Dept.
Doug Mason, Planning Dept.



104-116 BOYD STREET

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Walter Hilton, Chief of Building Inspection

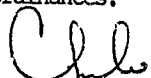
DATE: 3/19/80

FROM: Charles A. Lane, Assistant Corporation Counsel

SUBJECT: Ra-Ma Equipment Inc. - Property at 129-137 Fox Street

It is my understanding that Ra-Ma Equipment Inc. received permission from the City of Portland to conduct its business from the above-described premises. George A. Flaherty and myself inspected Ra-Ma's property on March 10. At that time, we noted that although Ra-Ma had a number of motor vehicles parked at various places around the perimeter of its property, it did not appear that the parking was in compliance with the City's parking regulations.

Would you please arrange to have the property in question inspected and determine whether its use for parking conforms with the applicable ordinances.



Charles A. Lane
Assistant Corporation Counsel

CAL/ljn

cc: George A. Flaherty, Public Works Director

May 14, 1980

Raymond Penfold
RA-MA Equip., Inc.
129-137 Fox St.
Portland, Maine

It has recently come to my attention that you have been testing racing vehicles outside of your business structure at 114-116 North Boyd Street, and that such action has caused your neighbors to file a complaint.

I wish to point out that you are in violation of a number of zoning requirements by conducting your business in such a manner. The Zoning Ordinance requires that in the I-2, Industrial Zone in which you are located, that all work be conducted within an enclosed structure and it further states that the testing of internal combustion engines cannot be conducted in the open. Also, at no time can the noise level created at your business exceed 70 decibels at your property line.

If you continue to violate these above mentioned laws, I will not hesitate to notify the City's Corporation Counsel and institute immediate court action.

I shall also notify the Portland Police Department to monitor your premises and notify us of any continued unlawful operation of your business.

Sincerely yours,
Joseph E. Gray, Jr. Director
Neighborhood Conservation &
Inspection Services

By _____
Walter Hilton
Chief Building Inspector

c.c. Joseph Gray, Director Bldg & Insp. Services
Charles Lane, Corporation Counsel
Tom Valisau, Deputy City Manager
Joseph D. Casale, City Counselor
A.J. Wilson, City Manager
Frank Amoroso, Police Chief

F.6

January 29, 1980

Ra-Ma Equipment Inc.
129-137 Fox Street
Portland, Me.

Re: 129-137 Fox Street, 104-116 North Boyd Street

Sir:

In reference to your question of the requirements for approval of your expanded parking area at the above named location, you must submit a detailed site plan showing the following information with a change of use permit application.

- (1) **Parking spaces and lot layout:**
Parking lots shall be arranged to afford ready means of entrance and exit at sidewalk level with special permits to be secured for curb cuts from the City's Public Works Department after plan approval.
- (2) **Protection of adjoining property:**
A substantial bumper of masonry, steel or heavy timber shall be placed near all lot lines to protect structures and property abutting the parking lot.
- (3) **Surface and drainage:**
Parking lots shall be graded with rolled or compacted cinders, gravel or other approved non-absorbent material to prevent raising of dust and shall be maintained to prevent drainage onto adjoining property or sidewalks.

I have enclosed a sample site plan with a check list on the reverse side and you should provide all the material checked under minor site plan review.

If I may be of any assistance, please feel free to call.

Yours truly,

Walter Hilton
Chief Building Inspector

c.c. A.J. Wilson, City Manager
George Flaherty, Public Works Dept.
John Rague, Public Works Dept.
Doug Mason, Planning Dept.
William Bray, Traffic Engineer

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
REQUIRED FEE(S) PAID.

Show to whom, date and address where delivered Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO. 771102
CERTIFIED NO. 771102
INSURED

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
Ra-Ma Equipment Inc.
121-137 Fox Street
Portland, Maine

SIGNATURE OF ADDRESSEE (AGE 18 OR ANY)

[Handwritten Signature]

SHOW WHERE DELIVERED (only if required)

POST OFFICE DEPARTMENT
OFFICIAL BUSINESS



PENALTY FOR PRIVATE USE TO AVOID
PAYMENT OF POSTAGE, \$300

POSTMARK OF DELIVERING OFFICE

Print your name and address below. If you want to restrict delivery, or to have the address of delivery shown on this receipt, check block(s) on other side. Moisten gummed ends and attach this card to back of article.

RETURN
TO

City Hall - Building Inspection-W. Hilton
389 Congress Street Rm. 317
Portland, Maine 04101

POB Form 3811 Apr. 1969 CS-16-71452-1

January 29, 1980

Ra-Ma Equipment Inc.
129-137 Fox Street
Portland, Me.

Re: 129-137 Fox Street, 104-116 North Boyd Street

Sir:

In reference to your question of the requirements for approval of your expanded parking area at the above named location, you must submit a detailed site plan showing the following information with a change of use permit application.

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I have enclosed a sample site plan with a check list on the reverse side and you should provide all the material checked under minor site plan review.

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Yours truly,

Walter Hilton
Chief Building Inspector

c.c. A.J. Wilson, City Manager
George Flaherty, Public Works Dept.
John Rague, Public Works Dept.
Doug Mason, Planning Dept.
William Bray, Traffic Engineer

January 28, 1980

129-137 Fox Street Corner 104-116 North Boyd Street

Ra-Ma Equipment Inc.
129-137 Fox Street
Portland, Maine

Dear Sir:

On September 25, 1979, permit number 848 was issued to build a 60x62 foot building, at the above named location, as per plans submitted. It has come to the attention of this department, you are in violation of several city ordinances.

(1) Section 602.22.C of the Zoning Ordinance requires a Certificate of Occupancy before the same may be occupied.

(2) Section 602.16 of the Zoning Ordinance required a permit for the sign on the building, and the one detached from the building.

(3) The area of the lot shown on your plan which went through site plan review under Chapter 604 of the Municipal Code, is 21,363 square feet. It appears that you have expanded this use to a larger area.

(4) Section 314 of the Building Code requires a permit for the temporary construction building.

(5) No permit for trash dumpster.

(6) Damaged traffic signs.

(7) Damaged chain link fence.

(8) Driving over curb and sidewalk.

(9) Parking vehicles on city property.

*Check
Base Building
Permit*

*Permit for
Sign*

Parking Area

(2)

- (10) Curbs or sidewalks on North Boyd Street have not been installed.
- (11) Sidewalks on Fox Street destroyed.
- (12) No bumper guards along property lines. *See attached plan*

It has also been brought to our attention that you have caused damage to city owned property which abuts your parking area. The City of Portland will be billing you for these damages under a separate cover. I would also point out that it is a traffic violation to drive over sidewalks and curbs, and the city's Police Department has been notified to check into this matter.

If the above items are not taken care of within fifteen (15) days, the city will initiate legal action.

Yours truly,

Walter W. Hilton
Chief of Building Inspections

WWH/r

cc: A. J. Wilson, City Manager
George Flaherty, Public Works Dept.
John Rague, Public Works Dept.
Doug Mason, Planning Dept.

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

No 32764 IC

Certificate of App. Number

TOWN/CITY CODE
02170

LPI NUMBER
1123

DATE ISSUED
10 22 79
Month Day Year

Installer's Name
Last Name HOGARTY EARL F.I. M.I. M

Installer Code
2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

Owner Ray Pinfold
Address 114-116 NORTH BOND ST.
St./Lot Number Street, Road Name Subdivision
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

OWNER'S COPY

Signature of LPI [Signature]

Date Inspected NOV 14, 1979
ORIGINAL—To be sent to: Department of Human Services,
Division of Health
Engineering, Augusta, Maine 04333

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Dorchester

TOWN/CITY CODE 051710 LPI NUMBER 1123 DATE ISSUED 10 2 1979
Month Day Year

No 32764 IC

Certificate of App. Number

Installer's Name MCGARTY EARRH F.I. M.I. M

Installer Code 2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

Owner ROV PENFOLD

Address 114-116 NORTH BOND ST. Subdivision
St./Lot Number Street, Road Name
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Penfold

TOWN'S COPY

Signature of LPI NOV 14 1979

Date Inspected

ORIGINAL—To be sent to: Department of Human Services,
 Division of Health
 Engineering, Augusta, Maine 04333

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code 051710 LPI Number 1123 Date Issued 10 2 1979 INSTALLER'S License No. 11235

No 32764 IP

PERMIT NUMBER

Address of Where Plumbing is Done 114-116 NORTH BOND ST. Subdivision

Installer Code 2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mech.

Name of Owner PENFOLD ROV F.I. M.I. S Mailing Address SRAP Zip Code

Type of Construction	1. New	3. Addition	5. Replacement of Hot Water Heater	7. Hook-up of Modular Home
	2. Remodeling	4. Remodeling & Addition	6. Hook-up of Mobile Home	8. Other (Specify) <u>1</u>
Plumbing To Serve	1. Single (Res)	3. Mobile Home	5. Commercial	7. Other (Specify) <u>NOV 2 1979</u>
	2. Multi-Fam (Res)	4. Modular Home	6. School	
Number of Fixtures or Hook-Ups	Sink(s) <u>16</u>	Toilet(s) <u>2</u>	Bathtub(s) <u>0</u>	Lavatorie(s) <u>2</u>
	Shower(s) <u>0</u>	Urinal(s) <u>0</u>	Hot Water Heater(s) <u>0</u>	Floor Drain(s) <u>3</u>
	Clothes Washer(s) <u>0</u>	Dish Washer(s) <u>0</u>	Hook-Up(s) <u>0</u>	

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained from the LPI.

SCHEDULE OF "FEES"

1-10	Fixtures	\$2.00 each
11-20	Fixtures	\$1.00 each
21	Fixtures on up	\$.50 each
	Hook-Ups	\$2.00 each

NOTE: Hotwater Heater (Tank or Tankless) is a Fixture!

Fixture Fee	<u>16</u>	<u>00</u>
Hook-Up Fee	<u>0</u>	<u>00</u>
Administrative Fee	<u>3</u>	<u>00</u>
Total Fee	<u>19</u>	<u>00</u>

If Double Fee Check Box

TOWN'S COPY

Signature of LPI

HHE-211 Rev. 4/76

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Tom Valleau, Assistant City Manager
FROM: Walter Hilton, Chief of Building Inspections
SUBJECT: Exit 7 Truck Stop (Construction) 114-116 North Boyd St.

DATE: 11-6-79

On September 25, 1979, a building permit was issued for the following:

To construct a 60x62 ft. metal building to be used for truck storage. Value of building \$32,000.

Owners name: Raymond Penfold
2B Tenny Street
Yarmouth, Maine Tel. 846-9026

Contractors name:
Structures and Design Inc.
D. Douglass Evans
Airport Industrial Park
Sanford, Maine Tel. 324-5681

I visited the project on November 5, 1979, and the metal building is in it's final stages of construction. The contractor stated that the project had to be completed no later than Friday, November 9, and therefore, he was working as many hours a day as possible. If he runs over the final completion date, there is a high financial penalty.

Walter Hilton

WH/r

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

180

Applicant Ra-Ma Equip. Co. Date 5-22-79
115 Fox St. Address of Proposed Site 104-116 N. Boyd St. cor 129-137 Fox St.
 Mailing Address
parking for 61 cars Site Identifier(s) from Assessors Maps 24-A-1
 Proposed Use of Site
21,363 sq. ft. Zoning of Proposed Site I-2
 Acreage of Site / Ground Floor Coverage
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: 5-25-79

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

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

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION/ INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	_____																
COMPLIES CONDITIONALLY																	
DOES NOT COMPLY																	

REASONS: _____

Melanie M. W... 5/22/79
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

2a-2a Equip. Co.

5-22-79

Applicant

115 Fox St.

Date

106-115 N. Boyd St. Box 129-137, Portland

Mailing Address

Working for 61 cars

Address of Proposed Site

202-1

Proposed Use of Site

11-305 mo. / 1/2

Site Identifier(s) from Assessors Maps

E-2

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: 5-25-79

FIRE DEPARTMENT REVIEW

5-22-79
(Date Received)

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

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE
FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Ra-Ra Radio Co.
 115 Fox St.
 Mailing Address
 Proposed Use of Site
 21,343 sq. ft.
 Acreage of Site / Ground Floor Coverage

Date 5-22-79
 Address of Proposed Site 10A-116 N. Boyl St. Box 125-137 Fox St.
 Site Identifier(s) from Assessors Maps 2A-10-1
 Zoning of Proposed Site I-2

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

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: _____
 Date Dept. Review Due: 5-25-79

PLANNING DEPARTMENT REVIEW 5-22-79
 (Date Received)

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

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

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Paul J. Mason 5-22-79
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

130

Applicant: Ra-Ka Equip. Co.
 Mailing Address: 115 Fox St.
 Proposed Use of Site: Parking for 51 cars
 Acreage of Site / Ground Floor Coverage: 21 sq. ft.

Date: 5-22-79
 Address of Proposed Site: 104-116 N. Boyd St. cor 129-137 Fox St.
 Site Identifier(s) from Assessors Maps: 24-A-1
 Zoning of Proposed Site: I-2

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

Proposed Number of Floors: _____
 Total Floor Area: _____

Other Comments: _____
 Date Dept. Review Due: 5-25-79

RECEIVED
 PUBLIC WORKS DEPARTMENT REVIEW MAY 22 1979
 DEPARTMENT OF PUBLIC WORKS
 (Date Received)

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

REASONS: _____

(Attach Separate Sheet if Necessary)

John P. Pogue 5-22-79
 SIGNATURE OF REVIEWING STAFF/DATE
 PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

197

Applicant Ra-Ma Equip. Co. Date 9-25-79
 Mailing Address 115 Fox St. Address of Proposed Site 104-116 N. Boyd St. cor 129-137 Fox St.
~~Proposed Use of Site~~ 60'x62' BLDG. 24-A-1
 Site Identifier(s) from Assessors Maps
 Acreage of Site / Ground Floor Coverage 21,363 sq. ft. Zoning of Proposed Site I-2

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 3,720 sq. ft.
 Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: 9-28-79

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

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

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	0'-STREET PARKING	LOADING BAYS
COMPLIES	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

197

Date 9-25-79
 Address of Proposed Site 104-116 N. Bowd St. cor 129-137 Fox St.
 Site Identifier(s) from Assessors Maps 2A-R-1
 Zoning of Proposed Site T-2
 Proposed Number of Floors 1
 Total Floor Area 3,720 sq. ft.

Other Comments: _____
 Date Dept. Review Due: 9-28-79

PUBLIC WORKS DEPARTMENT REVIEW

Sept. 25 1979
 (Date Received)

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

REASONS: lower to meet plumbing code

(Attach Separate Sheet if Necessary)

John P. Kaye 9-25-79
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: _____
 Date: 9-25-79
 Mailing Address: _____
 Address of Proposed Site: 104-116 N. Bond St. cor 129-137 Fox St.
 Proposed Use of Site: 60 to 62 ADA / 28-A-1
 Site Identifier(s) from Assessors Maps: _____
 Acreage of Site: / / Ground Floor Coverage _____
 Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 3
 Board of Appeals Action Required: () Yes () No Total Floor Area: 3,720 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: 9-28-79

FIRE DEPARTMENT REVIEW

(Date Received)

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

REASONS: _____

(Attach Separate Sheet if Necessary)

Joe E. McDermott
 SIGNATURE OF REVIEWING STAFF / DATE
 FIRE DEPARTMENT COPY 9/25/79

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
PROCESSING FORM

W. J. [Signature]
Proposed Use of Site: *Ground Floor Conversion*
Acquire of Site: *Yes* *No*
Site Location: *Portland, Maine*
State of Maine: *Portland, Maine*
Planning Board Action Requested: *Review*

[Faded and mostly illegible text, possibly including a list of items or a table]



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION I-2 PORTLAND, MAINE, 2-1-80

FEB 1 1980

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 Corner of Fox Street & North Boyd Street
1. Owner's name and address Raymond Pemfold - same Ra-Ma Equip, Inc.
2. Lessee's name and address
3. Contractor's name and address Bailey Sign Co. - Thompson's Point, Portland, Me.
4. Architect Specifications Plans No. of sheets 1
Proposed use of building garage
Last use same
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$.35.00

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To erect sign attached to building, 2500 sq. ft.. Not electrical Pop-rivets
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 1x 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 MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: W.K. M. C. C. 2/1/80
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Bruce Bailey Phone #
Type Name of above Xxxxx Bruce Bailey 1x 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

NOTES

Feb 4/80
Sign in place as per
plan

Permit No. 80/53
Location Box # 7, Boyd St
Owner Ray Deibel
Date of permit 2-12-80
Approved

~~Two large columns of empty lined space, crossed out with a large X.~~

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine 5-22-79

Location 104-116 North Boyd St. Cor. 129- 137 Fox Street Zone I-2
To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Parking

as set forth on the attached site plan (made by Ra-Ma Equipment, Inc. whose address is 115 Fox Street) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) same

Lessee (name, address and phone number) _____

Is proposed use to be accessory to a building or other use on this lot? no. If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 61, commercial vehicles 30.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? yes And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? yes

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? none

Do you propose to remove or disturb any tree on a public street? no If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? yes

Signature of Owner Ra-Ma Equipment, Inc.

By [Signature]
(duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) 5-22-79

[Signature]
Inspector of Buildings

\$15.00 FD

PERMIT ISSUED

MAY 22 1979

CITY of PORTLAND

January 28, 1980

129-137 Fox Street Corner 104-116 North Boyd Street

Ra-Ma Equipment Inc.
129-137 Fox Street
Portland, Maine

Dear Sir:

On September 25, 1979, permit number 848 was issued to build a 60x62 foot building, at the above named location, as per plans submitted. It has come to the attention of this department, you are in violation of several city ordinances.

- (1) Section 602.22.C of the Zoning Ordinance requires a Certificate of Occupancy before the same may be occupied.
- (2) Section 602.16 of the Zoning Ordinance required a permit for the sign on the building, and the one detached from the building.
- (3) The area of the lot shown on your plan which went through site plan review under Chapter 604 of the Municipal Code, is 21,363 square feet. It appears that you have expanded this use to a larger area.
- (4) Section 314 of the Building Code requires a permit for the temporary construction building.
- (5) No permit for trash dumpster.
- (6) Damaged traffic signs.
- (7) Damaged chain link fence.
- (8) Driving over curb and sidewalk.
- (9) Parking vehicles on city property.

(2)

- (10) Curbs or sidewalks on North Boyd Street have not been installed.
- (11) Sidewalks on Fox Street destroyed.
- (12) No bumper guards along property lines.

It has also been brought to our attention that you have caused damage to city owned property which abuts your parking area. The City of Portland will be billing you for these damages under a separate cover. I would also point out that it is a traffic violation to drive over sidewalks and curbs, and the city's Police Department has been notified to check into this matter.

If the above items are not taken care of within fifteen (15) days, the city will initiate legal action.

Yours truly,

Walter W. Hilton
Chief of Building Inspections

WWh/r

cc: A. J. Wilson, City Manager
George Flaherty, Public Works Dept.
John Rague, Public Works Dept.
Doug Mason, Planning Dept.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: George A. Flaherty - Public Works Director
FROM: William J. Bray - Traffic Engineer *WJBray*
SUBJECT: BUILDING SITE VIOLATIONS

DATE: 1-17-80

As Bill Boothby and I discussed with you earlier today the newly constructed building located on the property bounded by Franklin Arterial, Boyd Street and Fox Street is in violation of several City Ordinances. These violations include but not limited to the following:

1. No permit for trash dumpster — *dsh*
2. No permit for construction trailer
3. Damaged traffic signs
4. Damaged chain link fence
5. Driving over curb and sidewalk (Chp. 711.18)
6. Parking vehicle on City property (Chp. 711.18)
7. Hasn't installed curb or sidewalk on Boyd Street (Chp. 705.1)
8. Sidewalks on Fox Street destroyed
9. No bumper guards along property lines

expanded on parking area

I have attached several pictures that were taken on this same day for your information.

This item has also been placed on Transportation Committee Agenda for 1-18-80.

Bill from city on damages under separate cover

WJB/dt
attachments



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 11-14, 19 79
 Receipt and Permit number A 34961

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: 114-116 North Bovd St. -Ra-Ma Equipment Inc.
 OWNER'S NAME: Ray Fenfold ADDRESS: 115 Fox Street

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u>	<u>5.00</u>
FIXTURES: (number of)	
Incandescent _____ Flourescent <u>xx</u> (not strip) TOTAL <u>1-10</u>	<u>3.00</u>
Strip Flourescent _____ ft.	
SERVICES:	
Overhead <u>xx</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u> ..	<u>3.00</u>
	<u>.50</u>
METERS: (number of) <u>1</u>	
MOTORS: (number of)	
Fractional <u>2</u>	<u>1.00</u>
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)	<u>5.00</u>
Electric Under 20 kws <u>xx</u> Over 20 kws	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels	
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	
Signs 20 sq. ft. and under	
Over 20 sq. ft.	
Swimming Pools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under	
over 30 amps	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, battery	
Emergency Generators	
	INSTALLATION FEE DUE: _____
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
	FOR REMOVAL OF A "STOP ORDER" (304-16.b)
	TOTAL AMOUNT DUE: 17.50

17.50

INSPECTION: _____ today
 Will be ready on 2 P. M., 1979; or Will Call _____
CONTRACTOR'S NAME: Gregoire Electric
ADDRESS: RFD # 1 Saco, Me.
TEL.: 929-5294
MASTER LICENSE NO.: ~~xxxxxx~~ 3953 **SIGNATURE OF CONTRACTOR:**
Norman C. Gregoire
LIMITED LICENSE NO.: _____

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