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Portland, Maine, ... AMOUST 3, 1950

CITY of FORTLAND

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Owner's name and address Telephone.  Telephone No. families No.	specifications, if any, submitted herewith and the	John Strick Fire Limited VBS Dist. No.
Lessefs name and address Telephone Contractor's name and address Telephone Architect	Location 46 Alder Street (rear	Telephone.
Contractor's name and address  Proposed use of building  From No. families  Roofing  Contract stable.  Material wood. No. stories  Style of roof  Roofing  Contract stable.  General Description of New Work  To deactian bestery frame former stable approximately 30' x 40'. No news connection.  General Description of New Work  To deactian bestery frame former stable approximately 30' x 40'. No news connection.  Details of New Work  Is any plumbing involved in this work?  Is any plumbing involved in this work?  Height average grade to top of plate  Height average grade to top of plate  No. stories  Size, front.  Size, front.  Size, front.  Material of foundation  Material of underpinning  Kind of roof  Rise per foot  Roof covering  Kind of roof  Rise per foot  Roof covering  Corner posts  Sila  Girt or ledger board?  Size  Max. on centers  Studs (outside walls and carrying partitions) 224-16" O. C. Bridging in every floor and flat roof span over 8 feet.  Joist and rafters:  1st floor  2nd  3rd  7roof  Maximum span:  3st one story building with masonry walls, thickness of walls?  He Garage  No. cars now accommodated on same lot.  Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?  Will work require disturbing of any tree on a public street?  Do Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?  Will work require disturbing of any tree on a public street?  Will work require disturbing of any tree on a public street?  One prosess of the above work a person competent to see that the State and City requirements pertaining thereto are observed?  Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?  Will there be in charge of the above work a	Owner's name and addressErrolld No.	Calenhore Talenhore
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INSPECTION COPY

1 AKMIT 155ULI

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

CITY of PORTLAND

Portland, Maine, May 17, 1957 Location 42 Alder Street Within Fire Limits? Dist. No. Owner's name and address ..... Errolld. W. Mattatell, 296 Stevens Ave. ..... Telephone ...... Architect Specifications Plans No. of sheets No. Last use \_\_\_\_\_\_\_No. families \_\_\_\_\_\_ Other building on same lot ..... Estimated cost \$..... General Description of New Work To demolish existing 1-story frame warehouse 60' x 30' Lot to be used for parking in connection with apt. house at 40 Alder St. De you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City Of Portland? It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner Details of New Work Is any plumbing involved in this work? ...... Is any electrical work involved in this work? Is connection to be made to public sewer? ...... If not, what is proposed for sewage? ..... Material of underpinning ....... Height ...... Thickness ...... Framing Lumber—Kind \_\_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Size ...... Max. on centers ..... ..... Columns under girders ..... 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. 1st floor....., 2nd ....., 3rd...., roof ..... Joists and rafters: 1st floor...., 2nd...., roof ..., roof On centers: 1st floor....., 2nd...., 3rd..., roof Maximum span: If one story building with masonry walls, thickness of walls? ...... height? ..... 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:

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

Signature of owner Eurolog W. Thatatall

Errolld W. & Marion E. Mattatall-

December 20, 1957

to the apartment house as indicated above.

There are some deficiencies as regards the proposals for physical arrangementst

-the lot at 38-40 Alder St. is perhaps four feet higher in the rear than the lot at 42-46 Alder St., and we shall have to know how you intend to care for their difference in elavation (what the grades on the final lot would be), especially wmether or not any retaining walls

of any kind were to be used. -in your letter you have said that all surface water will be drained into a matural drainage way. We shall have to know just what you menn by a natural drainage way, and, of course, the public street cannot be considered as a natural drainage way. Upon inspection of the situation, it appears that there is no curb along Alder St. at this point, just a dirt sidewalk, and the sidewalk is rutted as though water had run down across it in considerable quantity. It will be necessary for you to show on your site plan just how you intend to take care of this drainage situation. If there is any question of drainage upon the public street, we will ask the opinion of the Department of Public Works about the proposition.

on the sketch which Traific Engineer Connor has approved you show a 12 foot wide approach to the lot from Alder Street over the public sidewalk, but there is nothing to indicate how you intend to set this approach out. Did you propose curb cornets at this driveway or how did you intend to set it out so that persons cannot drive over the sidewalk anywhere?

Very truly yours,

Warren McDonald Inspector of Buildings

WMcD/B

WMCD 12/27/57

December 20, 1957

AP CO-38-40 Alder St. (Assessor's Lot No. 33-C- and 42-46 Alder (Assessor's Lot No. 33-C-18) for parking lot

Errolld W. & Marion E. Mattatall 296 Stevens Ave.

Dear Mr. and Mrs. Mattatall:

The sketch with your letter of application for certificate of occupancy on the above lots indicates that you propose to use not only the lot at 42-46, but also the area in the rear of the apartment house at 38-40 Alder. Under the Zoning Ordinance the area of land at the rear of the apartment house may only be used for accessory use customarily incidental to the apartment house on the same lot, which means that the rear part of this lot may only be used for parkable by the tenants of the apartment house. There is another complication in the zoning law which shows that there show be an area of 1000 feet in the lot for each apartment in the building. Since the area of the lot is much less than volving the use of this rear part of the lot for any use not accessory to the

At the same time it is obvious that the City does not want to prevent you from providing off-street parking space for the tenants of the apartment house or others. It seems to me that the best way to clear up this particular situation, is for you to write another letter to me applying for the certificate but stipulating that you will see to it, after the certificate is actually issued, that the land in the rear of the apartment house is used only for the kind of parking which may be termed accessory to the apartment house. In event you are unwilling to bind yourself to that extent, the only other recourse would seem to be to seek a variance from the Zoning Board of Appeals for using the land in the rear of the apartment house for the usual parking area without regard to the apartment house on the same lot.

After the above matter is settled there are still some details about your plan of physical arrangements which do not yet fully satisfy the requirements of the Ordinance, and, after your plan is in order, it will still be necessary for you to carry out the improvements before the certificate of occupancy can be issued. Since the vacant lot is already being used for parking by some parties without a certificate, it is important that you get the corrected information to us so that we can find your plan all in order and so notify you that you may go anced with the physical improvements before December 27, 1957. After that information has been received and approved here, it will then be in order for you to go shead with the improvements, bearing in mind that it is not lawful to use either lot for parking except that part in the rear of the apartment house which may only be used accessory

36 80 00

296 Stevens Ave. Portland, Maine December 4, 1957

Mr. Warren McDonald Dept.Of Building Inspection City of Portland, Maine

P2 BUSINESS ZONE

Dear Sir:

We wish to make application for a certificate of occupancy for a parking lot on our property at 38-40-42 Alder Street, not parking more than three Commercial vehicals on land at one time.

The lot shall be filled to a depth of twelve inches with clean gravel, smoothly graded and thoroughly compacted. This shall be camposed of crushed rock and black topped.

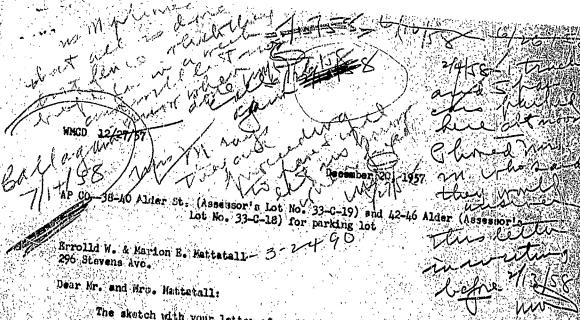
All surface water will be drained into a natual drainage way. We shall have electric lights properly arranged so that light shall not be visable from outside of lot and its driveway. A chain link fence five feet high will be erected around lot.

Yours truly,

Exwelder to Minim & Mattatall

(se with

Errolld W. & Marion E. Mattatall to the upartment house as indicated above. There are some deficiencies as regards the proposals for physical arrangements: -the lot at 38-40 Alder St. is perhaps four feet higher in the rear than the lot at 42-46 Alder St., and we shall have to know how jon intend to care for their difference in clavation (what the grades on the final lot would be), especially whether or not any retaining walls of any kind were to be used. -in your larger you have said that all surface water will be drained into a satural drainage way. We shall have to know just what you mean by a natural drainage way, and, of course, the public stream cannot be considered as a natural drainage way. Upon inspection of the situation, it appears that there is no curb along Alder Min at this point, just a dirt sidewalk, and the sidewalk is rutted as though water had run down across it in considerable quantity. It will be necessary for you to show on your site plan just how you intend to take care of this drainage situation. If there is any question of drainage upon the public street, we will ask the opinion of the Department of Public Works about the proposition. on the sketch which Traffic Engineer Connor has approved you show a 12 foot wide approach to the lot from Alder Street over the public sidewalk, but there is nothing to indicate how you intend to set this approach out. Hid you propose curb corners at this drive sy or how did you intend to set it out so that persons cannot drive over the sidewalk anywhere? Very truly yours, Warren McNonald Inspector of Buildings WMcD/B



The sketch with your letter of application for certificate of occupancy on the above lots indicates that you propose to use not only the lot at 42-46. Zoning Ordinance the area of the apartment house at 38-40 Alder. Under the be used for accuracy one customarily incidental to the apartment house may only same lot, which means that the rear part of this lot may only be used for parking by the tenants of the apartment house. There is another complication in that the building evidently contains some 15 or 16 apartment, a situation under the zoning law which shows that there should be an area of 100 feet in the lettest figure, it is obvious that a certificate of occupancy could not be used the volving the use of this rear part of the lot for any use not accessory to the

At the same time it is obvious that the City does not want to prevent you from providing off-street parking space for the tenants of the spartment house or is for you to write an ther letter to me applying for the certificate but stiputhing that you will see to it, after the cortificate is actually issued, that which may be termed accessory to the apartment house is used only for the kind of parking to bind yourself to their ortent, the only other recourse would seem to be to saek a variance from the Zoning Eoard of Appeals for using the land in the rear of the on the same lot.

After the above matter is settled there are still some details about your plan of physical arrangements which do not yot fully satisfy the requirements of the Ordinance, and, after your plan is in order, it will still be necessary for you to carry out the improvements before the certificate of occupancy can be issued. Since the vacant lot is already being used for parking by some parties without a certificate, it is important that you get the corrected information to us so that we can find your plan all in order and so notify you that you may go should with the physical improvements before December 27, 1957. After that information has been improvements, bearing in mind that it is not lawful to use either lot for parking except that part in the rear of the apartment house which may only be used accessory

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## ERROLLD W. MATTATALL MARION E. MATTATALL

Real Estate

296 Stevens Avenue

Portland, Maine

60 mond

February 11, 1958

Mr. Warren McDonald Inspector of Buildings Portland, Maine

B2 BUSINESS ZONE

Dear Sir:

Referring to your letter of December 12, 1957, we wish to state that we do intend to use the land in rear of apartment house at 38-40 Alder Street for tenants only.

In regard to the difference in elevation between the two lots, 38-40 and 42-46 we expect to have a bulldozer to cut the lot down, in back of the house, about 18 ins. to 2 ft. and slope gradually to the next lot, having it black topped.

After talking with you again we shall decide whether to have a catch basin or natual drainage.

We plan to have afence as our other letter stated and a 12 foot opening for entrance, also, macadamized over sidewalk into street if this is satisfactory.

Yours truly,

Parm: in and

E. W. & M. E. MATTATALL

Percel function of ready for e Co.

Ly May 15, 1958

MW

2778

(COPY)



CITY OF PORTLAND, MAINE Department of building Inspection

## Certificate of Occupancy

LOCATION 38-40 & 42-46 Alder St.

Issued to Errold W.& Eurion E Mattatall

Date of Issue July 15,1958

Chief is in curtify that the Ballong premises, or part thereof, at the above location, bear according to the substantially to requirements of Zoning Ordinance and according Cooper of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Rear yard of Lot at 38-40 Alder.

APROVED OCCUPANCY
PRIMING OF AUGUSTON

APPROVED OCCUPANCY Parking of automobiles as accesory to apartment house on same lot CHILL

Minimum at 42-46 Alder

Auto parking but not to include more than three commercial webicles at any one time.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Sociology This certificate i
when proj

CS 147

PRINCIPAL CONTRACTOR C

42-46 AIDER STREET