

498 CUMBERLAND AVENUE

SPARKLING

Full on 482011 Half on 482022 Three 482033 Four 482044



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 0054

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Feb. 3, 1976.

PERMIT ISSUED

FEB 3 1976

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 498 Cumberland Ave. Fire District #1 [], #2 []
1 Owner's name and address Town Tax same Telephone
2 Lessee's name and address Telephone
3 Contractor's name and address to be left Telephone
4 Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 10.00

FIELD INSPECTOR—Mr. Marge

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

GENERAL DESCRIPTION

To fill in tanks with sand removal or discontinue use

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: Box #24 CORAY 04039

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 ... habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE: P.K. - 2/3/76 - Allen

Fire Dept.: [Signature]

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? yes ...

Signature of Applicant [Signature] Phone #

Type Name of above [Signature] Donald Clark 1 [] 2 [] 3 [] 4 []

Other and Address

FIELD INSPECTOR'S COPY iak



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Dec. 1, 1975

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 498 Cumberland Ave.

1. Owner's name and address Beatress Zade 100 Clifton St. Fire District #1 #2

2. Lessee's name and address Telephone

3. Contractor's name and address none Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building ~~garage~~ Wholesale & retail sales No. families

Last use garage taxi depot No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr. Marge

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

GENERAL DESCRIPTION

Change of use from garage & taxi depot to wholesale & retail sales of electrical equipment and supplies

Fee \$ 15.00 **APPEAL**
file pd.

Stamp of Special Conditions

I warrant that the information furnished to settle the question of zoning appeal. In the event the applicant will furnish complete information, estimated cost and legal fee.

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:

Robert Donovan
477 Congress St.

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? yes...

Signature of Applicant Robert Donovan Phone #

Type Name of above Robert Donovan 1 2 3 4

iak
 FIELD INSPECTOR'S COPY

Other
 and Address

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT



XXXXXXXXXXXX
CHIEF

FIRE PREVENTION BUREAU
380 CONGRESS STREET
PORTLAND, MAINE

3 February 1976

To: Office of Building Inspection
Subj: Discontinuance of tanks at 498 Cumberland Ave.

Approved providing. - tanks are filled with inert material (sand).

T. J. Flaherty, Lieut.

498 Cumberland Avenue

December 19, 1975

Beatrice Zade
100 Clifton Street
Portland, ME 04103

cc: Robert Donovan
477 Congress Street
Portland, ME 04111

Enclosed herewith is the decision of the Board of Appeals regarding your petition for wholesale and retail sales of electrical equipment and supplies, to extend into the adjoining building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you will have to pay for the permit fee itself.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mj

498 Cumberland Avenue

December 3, 1975

Beatrice Zade
100 Clifton Street
Portland, ME 04103

cc: Robert Donovan
477 Congress Street
Portland, ME 04111

Building permit and a Certificate of Occupancy for wholesale and retail sales of electrical equipment and supplies, to extend into the adjoining building at this location (now used for taxi depot and garage) are not issuable under the Zoning Ordinance because the property is located in an R-6 Residential Zone where these non-conforming uses are not allowed unless authorized by the Board of Appeals. (Section 602.17B)

We understand you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Non-Conforming Use appeal shall be paid at this office at the time the appeal is filed. If the fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Section 602.24.E)

Very truly yours,

A. Allan Soule
Assistant Director

/mj

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

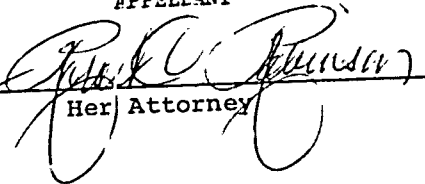
APPLICATION FOR A NONCONFORMING USE APPEAL

Beatrice E. Zade, owner of property at 498 Cumberland Avenue
under the provisions of Section 602.24 E of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit: wholesale and
retail sales of electrical equipment and supplies, to extend into the adjoin-
ing building at this location (Now used for taxi depot and garage). This
permit is not issuable under the Zoning Ordinance because the property is
located in an R-6 Residential Zone where these non-conforming uses are not
allowed unless authorized by the Board of Appeals (Section 602.17B)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 E(1) 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.

Beatrice E. Zade
APPELLANT

By 
Her Attorney

602.24 E Nonconforming Uses.

1. Authority.

The Board of Appeals may, subject to the procedures, standards and limitations set forth in Section 602.24 C (3)(b)(1) of this Ordinance, authorize such variances from the provisions of the following sections of this ordinance relating to nonconforming uses:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is Beatrice Zade and he is interested
in the property located at 498 Cumberland Avenue as owner.
The owner of the property is same and his address is
100 Clifton Street. The property is located in a R-6
Zone. The present use of the property is taxi depot and garage.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.17B of the Ordinance to permit
the change of use from taxi depot and garage to wholesale and retail
sales of electrical equipment and supplies, to extend into the adjoining
building at the above named location

Further Findings of Fact

Favorable Planning Staff recommendation; adequate parking is
provided

Appearances

The names and addresses of those appearing in support of the application
are: Robert Robinson, Atty for Mrs. Zade, letter from C. L. Howe,
14 Mellen St., Robert Donovan, Atty for Holmes Distributors

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not
by way of limitation, plans, specification, photographs, etc. consisted of the
following: letter from C. L. Howe, 14 Mellen St. (no objection), photograph,
overlay, Sanborn map

REASONS FOR DECISIONS

The parcel of land in question (~~is/is not~~) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: existing non-conforming use, which would be continued - was used as a taxi depot & garage

and also by reason of the following topographical features: NA

and they (do/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

- (a) existed at the time of the enactment of the provision for which a variance is sought; or
- (b) were created by natural forces; or
- (c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought (~~would/would not~~) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: unique circumstances would improve the non-conforming use of the building to a more suitable use.

The hardship (~~is/is not~~) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____

Property in the same neighborhood (~~will/will not~~) be adversely effected by the granting of the variance and the granting of the variance (~~will/will not~~) create conditions which would be detrimental to the public health or safety, because will actually improve conditions

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Non-Conforming Use appeal will be heard at a public hearing in Room 209, City Hall Portland, Maine on Wednesday, December 17, 1975 at 3:00 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.

Beatrice Zade, owner of property at 498 Cumberland Avenue, under the provisions of Section 602.24 E of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit wholesale and retail sales of electrical equipment and supplies, to extend into the adjoining building at this location (now being used for taxi depot and garage). This permit is not issuable under the Zoning Ordinance because the property is located in an R-6 Residential Zone where these non-conforming uses are not allowed unless authorized by the Board of Appeals (Section 602.17B)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E (1) of the Zoning Ordinance have been met.

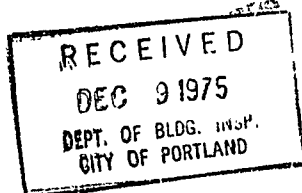
Jacqueline Cohen
Secretary

I shall not be able to attend this meeting because of a prior commitment. I have no objection to this petition.

Yours truly,

Cornie L. Howe

14 MELLETT ST.



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E (1) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

returned

Sharon & William Greaves 12/9

Bernice & William Sturgeon 12/9

Michael Ellis 12/9

VOID
11/17/73

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. *857*
Issued *10-4, 1973*

Portland, Maine

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 *Town TAX Co. 497 Cumberland Ave.*

Contractor's Name and Address *RECO Elec.* Tel.

Location *498 Cumberland Ave.* Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires *Size 3 PHASE 4-WIRE*

METERS: Relocated Added Total No. Meters

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 \$ Signed *Gulph Eger*

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 (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 11, 1971

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 498 Cumberland Ave. Use of Building Garage & Office No. Stories 1 Building Existing "
Name and address of owner of appliance Town Taxi, 498 Cumberland Ave.
Installer's name and address Dixon Bros., 230 Main St., Gorham Telephone 839-3311

General Description of Work

To install oil-fired warm air furnace.

IF HEATER, OR POWER BOILER

Location of appliance Utility room Any burnable material in floor surface or beneath? yes
If so, how protected? total blower compartment of furnace Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace over 24"
From top of smoke pipe over 24" From front of appliance over 24" From sides or back of appliance 6"
Size of chimney flue 12 x 12" Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Armstrong -model 1-13 Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner wood Size of vent pipe 1 1/2
Location of oil storage basement (existing) Number and capacity of tanks 1 - 275
Low water shut off Make No
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Empty lines for miscellaneous information]

Amount of fee enclosed? \$5 (2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature line]

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

Dixon Bros.

Signature of Installer BY: [Handwritten Signature]

INSPECTION COPY

CS 300

11/3/71 *CR* NOTES

X

Permit No. *711*
 Location *498 Columbus Road*
 Owner *James J. Fox*
 Date of permit *12/1/71*
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 3, 1971

PERMIT ISSUED

SEP 8 1971

2067

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 498 Cumberland Ave. Use of Building Garage & Office No. Stories 1 Building Existing
Name and address of owner of appliance Town Taxi, 498 Cumberland Ave.
Installer's name and address Dixon Bros., 230 Main St, Gorham Telephone

General Description of Work

To install oil fired forced warm air heating system & oil burner equipment (in place of gravity warm air) Model L-13, Armstrong Horizontal warm Air Furnace

4 ft from ceiling IF HEATER, OR POWER BOILER

Location of appliance ceiling suspended Any burnable material in floor surface or beneath?

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace

From top of smoke pipe 8" From front of appliance From sides or back of appliance

Size of chimney flue 8" X 8" Other connections to same flue no

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Armstrong Horizontal Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top

Type of floor beneath burner Size of vent pipe 1 1/2

Location of oil storage outside underground Number and capacity of tanks existing

Low water shut off Make No.

Will all tanks be more than five feet from any flame? How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smoke pipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Blank lines for miscellaneous information

Amount of fee enclosed? building at same time.) \$10. etc., in same

APPROVED:

O.K. E.A.B. 9/9/71

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

Dixon Bros.

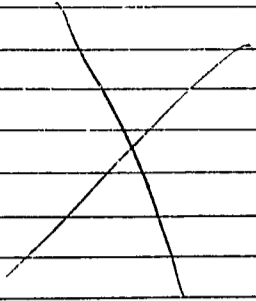
Signature of Installer By:

CS 300

INSPECTION COPY

NOTES

9/23/71 ~~Not started~~
11/3/71



Permit No. 71/1067

Location 498 Cumberland Ave

Owner Jean Jaki

Date of permit 9/8/71

Notif. closing-in

Inspn. closing-in

~~W. J. Wally~~
WALLY

Final Inspn.

Cert. of Occupancy issued

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

License 55285
 Permit No. 238

Issued
 Portland, Maine 9/2, 1971

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 TOWN TAXI 498 COM. AVE. Tel. _____
 Contractor's Name and Address DIXON BROS 230 MAIN Tel. 837-3311
 Location 498 COM. AVE Use of Building OFFICE GARAGE
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) 2 No. Motors 2 Phase _____ H.P. _____
 Commercial (Oil) 2 No. Motors 2 Phase 1 H.P. 4
 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 \$ 2.00

Signed David Dixon

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 F. W. Hebert
 (OVER)

LOCATION *Cumb. Av. 478*
 INSPECTION DATE *9/30/71*
 WORK COMPLETED *9/30/71*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

10/13

48/57

City of Portland, Maine
Board of Appeals
—ZONING—

July 26, 1948

To the Board of Appeals:

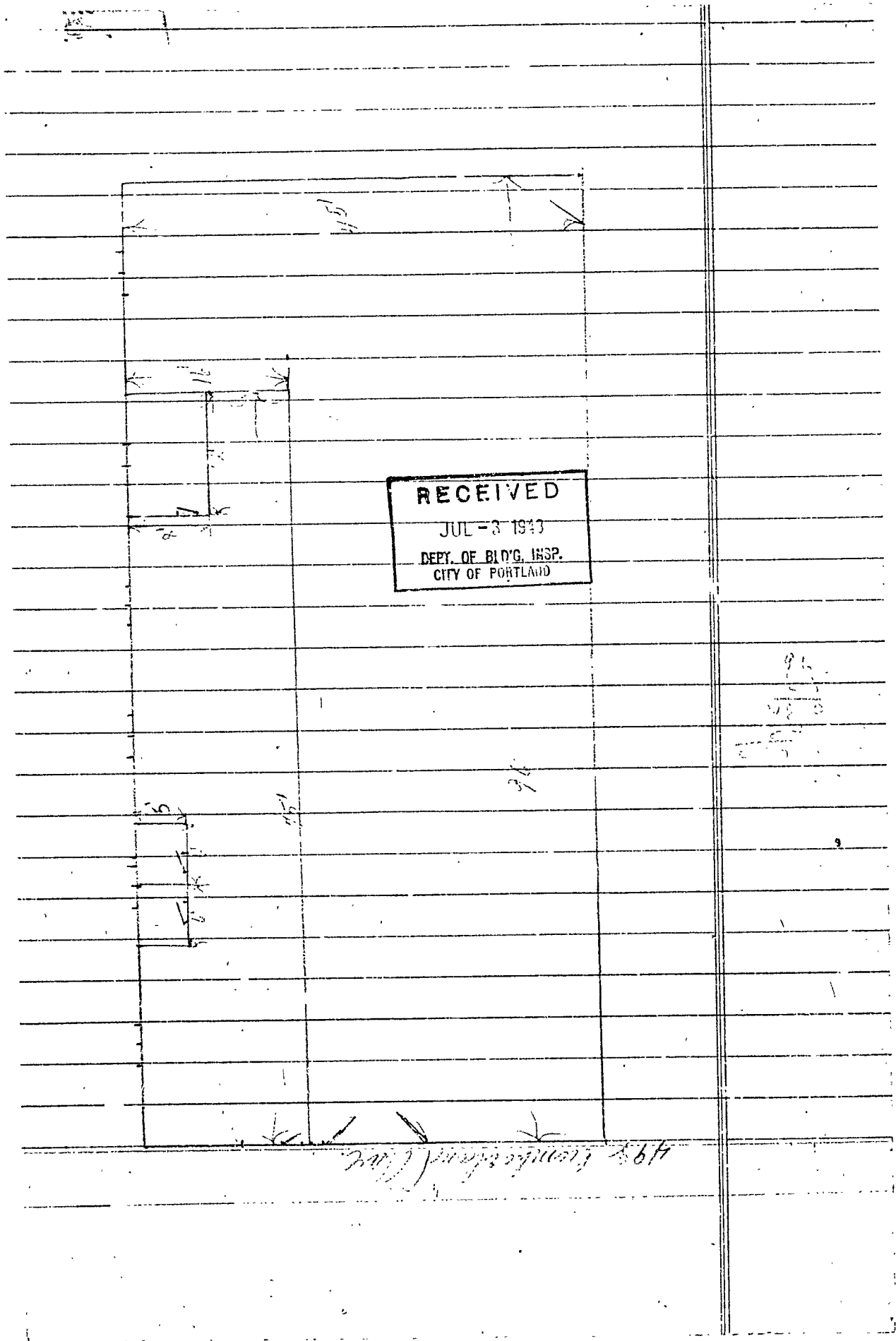
Your appellant, **Community Oil Company**, who is the owner of property at **498 Cumberland Avenue**, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to make alterations in garage at 498 Cumberland Avenue and to change the use of a part of the garage to general offices is not issuable under the Zoning Ordinance because part of the area is proposed to be changed from garage class of use to business and industrial and the balance in character of garage use from taxicab storage to storage of tank trucks. All of these uses, both present and proposed, are non-conforming in the Apartment House Zone where the property is located and Section 14A of the Zoning Ordinance provides that in case of change from one non-conforming use to another no structural alteration, such as the office partitions etc. would constitute, shall be made.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

.....
Appellant



RECEIVED
JUL - 3 1943
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

495 Electric Street (Plan)

92
100
100

AP 493 Cumberland Ave.-1

August 5, 1928

Community Oil Company
512 Cumberland Avenue
Portland 4, Maine

Subject: Application for building
permit to cover alterations at
493 Cumberland Avenue and change
of use

Gentlemen:

We have been informed by the Corporation Counsel's Office that you do not intend to go ahead with this work, having withdrawn your zoning appeal.

We are unable to issue the building permit applied for on July 3 because the application does not show compliance with the law, and if you will return the receipt for the building permit fee (two dollars) within 10 days of the time of this letter, the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

WRC/S

AP 498 Cumberland Avenue-I

July 8, 1943

Community Oil Company
512 Cumberland Avenue
Portland, Maine

Subject: Application for building permit to make alterations in the garage at 498 Cumberland Avenue and to change the use of a part of the garage to general offices

Gentlemen: -

While the complete change proposed is not set forth clearly in the application for the permit, I find that it is the intention to partition off a portion of the present taxicab garage for use as general offices of the Community Oil Company, the balance of the area now used exclusively for taxicabs to be continued in use as a garage for the storage of about eight motor trucks—four tank trucks for kerosene oil (retail business); two tank trucks for gasoline (wholesale business); and two "pick-up" trucks (retail service).

This building permit is not issuable under the Zoning Ordinance because part of the area is proposed to be changed from garage class of use to business and industrial and the balance in character of garage use from taxicab storage to storage of tank trucks. All of these uses, both present and proposed, are non-conforming in the Apartment House zone where the property is located and Section 114 of the Zoning Ordinance provides that in case of change from one non-conforming use to another no structural alteration, such as the office partitions etc. would constitute, shall be made.

Mr. Foley has indicated over the telephone that the owners wish to seek an exception in this case from the Board of Appeals. There is enclosed, therefore, an outline of the appeal procedure.

Under the Building Code, should the Zoning appeal be successful, several changes are necessary to show compliance with the Code. Schedule A of Section 212b2 of the Code requires that the partition between the general offices and the garage part to be of what is termed 2-hour fire resistance. This amount of fire resistance is usually attained by a masonry partition no less than 8" in thickness although there have been recent developments by which interior partitions could be built of wooden studs and covered with extra thickness of plaster on metal lath on both sides to produce 2-hour fire resistance. This required fire resistance would exclude any windows in the partitions between the offices and the garage and any doorways desired between offices and garage would be required to be no less than Class B (labelled) fire doors made either self-closing or automatic-closing, if self-closing by liquid door closer. If a masonry wall is used, the fire doors would have to be set in structural metal frame.

If more than 20 persons would likely be at any one time in the office portion, then an emergency means of egress is required besides the new proposed entrance door from Cumberland Avenue, and Mr. Foley says that in that case this emergency exit door would be near the rear of the office space and opening onto a strip of land about three feet wide which goes with the building on the easterly side.

Very truly yours,

WNCB/S
Encl: Outline of appeal procedure
CC: Edward T. Gignoux
Assistant Corporation Counsel

Inspector of Buildings



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, July 2, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~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 499 Cumberland Ave. Within Fire Limits? yes Dist. No. 3
Owner's name and address Community Oil Co., 512 Cumberland Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owners Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Storage of tank trucks No. families _____
Last use Taxi cab garage No. families _____
Material brick No. stories 1 Heat steam Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 800.

General Description of New Work

To partition off two toilet rooms and office and cut in new front door.
Studs 2x4, 16" O.C., plasterboard both sides.

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 Community Oil Co.

Details of New Work

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 _____ Kind of heat _____ fuel _____
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 _____
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 Community Oil Co.

APPROVED:

Signature of owner By: J.R. Howard

ION COPY

NOTES

1. The permit was issued for the purpose of conducting geological surveys in the area of the proposed road. The work was completed on 11/11/41.

2. The permit was issued for the purpose of conducting geological surveys in the area of the proposed road. The work was completed on 11/11/41.

3. The permit was issued for the purpose of conducting geological surveys in the area of the proposed road. The work was completed on 11/11/41.

Permit No. 48
 Location 488 S. Central Ave. Los Angeles
 Owner Commonwealth Oil
 Date of permit 11/11/41
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspr. _____
 Cert. of Occupancy issued _____



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1468

OCT 26 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 24, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 492 Cumberland Avenue Use of Building Garage No. Stories 1 New Building Existing

Name and address of owner of appliance Community Oil Co., 512 Cumberland Avenue Telephone 297181

Installer's name and address Community Oil Co., 512 Cumberland Avenue

General Description of Work
 To install oil burner in place of steam heating system connection with existing oil burner 10/25/45
 CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) Concrete S. E. of P. 10/24/45

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, _____ 10/25/45

from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Silentlow Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? yes Does oil supply line feed from bottom or top of tank? bottom

Location oil storage Basement No. and capacity of tanks 1-275

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? none

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc. in same building at same time.)

Signature of Installer Community Oil Co.

ORIGINAL

Permit No. 45/1468

Location 498 Cumberland Ave

Owner Community Oil Co.

Date of Permit 10/26/45

Post Card sent _____

Notif. for insp. _____

Approval Tag issued 11-19-45 P.H.G.

Oil Burner Check List (Date) _____

- 1. Kind of heat Steam
- 2. Label ✓
- 3. Anti-siphon ✓
- 4. Oil storage ✓
- 5. Tank Distance ✓
- 6. Vent Pipe ✓
- 7. Fill Pipe ✓
- 8. Gauge ✓
- 9. Rigidity ✓
- 10. Feed safety ✓
- 11. Pipe sizes and material ✓
- 12. Control valve ✓
- 13. Ash pit vent ✓
- 14. Temp. or pressure safety ✓
- 15. Instruction card ✓
- 16. _____

NOTES

11-17-45 Partly
12-17-45 Partly

13



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Permit No. _____
JUN 12 1925

Class of Building or Type of Structure _____

Portland, Maine, June 2, 1925

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 19th Cumberland Avenue Within Fire Limits? Yes Dist. No. LB
Owner's name and address Community Oil Company, 512 Cumberland Ave. Telephone 2-7481
Contractor's name and address Owner Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Garage (Taxi) No. families _____
Other buildings on same lot _____
Estimated cost \$ 100.00 Fee \$.50

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use Taxi Garage No. families _____

1000 General Description of New Work

To install 132 gallon tank for storage of gasoline in place of 550 gallon tank inside building under ground, for private use.
Tank painted with asphaltum, bear the Unscrupulous Label, will be at least 3' below grade and covered with concrete floor. $1\frac{1}{2}$ " galv. piping from tank to existing pump. (electric)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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.

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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 _____
Total 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 above work require removal or disturbing of any shade tree on a public street? _____
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 Community Oil Company
By J. H. Alward

ON COPY

Permit No. 45/531

Location 493 Cumberland Avenue

Owner Community Oil Co.

Date of permit 8/13/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

1. The work shown on the plans is to be done in accordance with the specifications and conditions of the permit.

2. The contractor is to be responsible for obtaining all necessary permits and licenses for the work.

3. The contractor is to be responsible for the safety of the work and for the protection of the public.

4. The contractor is to be responsible for the cleanup of the work area.

5. The contractor is to be responsible for the payment of all taxes and fees.

6. The contractor is to be responsible for the completion of the work within the time specified in the permit.

7. The contractor is to be responsible for the maintenance of the work area during the construction.

8. The contractor is to be responsible for the removal of all materials and equipment from the work area.

9. The contractor is to be responsible for the restoration of the work area to its original condition.

10. The contractor is to be responsible for the payment of all costs incurred in the construction.

11. The contractor is to be responsible for the completion of all required reports and records.

12. The contractor is to be responsible for the compliance with all applicable laws and regulations.

13. The contractor is to be responsible for the coordination of the work with other contractors and agencies.

14. The contractor is to be responsible for the communication of all changes to the permit.

15. The contractor is to be responsible for the maintenance of accurate records of the work.

16. The contractor is to be responsible for the protection of the environment.

17. The contractor is to be responsible for the safety of the workers.

18. The contractor is to be responsible for the quality of the work.

19. The contractor is to be responsible for the completion of the work in accordance with the permit.

20. The contractor is to be responsible for the payment of all costs incurred in the construction.

438 Cumberland Ave

RECEIVED
JUL 15 1954
U.S. AIR FORCE
COMMUNICATIONS CENTER
WASHINGTON, D.C.

1000
Shel.

414

GARAGE



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT NO. 581
JUN 13 1945

Class of Building or Type of Structure

Portland, Maine, June 8, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 498 Cumberland Avenue Within Fire Limits? Yes Dist. No. 1B
Owner's name and address Community Oil Company, 512 Cumberland Ave. Telephone 2-7481
Contractor's name and address Owner Telephone
Architect Plans filed No. of sheets
Proposed use of building Garage(Taxi) No. families
Other buildings on same lot
Estimated cost \$ 100.00 Fee \$.50

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing
Last use Taxi Garage No. families

General Description of New Work

1000
To install 133 gallon tank for storage of gasoline in place of 550 gallon tank inside building under ground, for private use.
Tank painted with asphaltum, bear the Underwriter's label, will be at least 3' below grade and covered with concrete floor. 1 1/2" galv. piping from tank to existing pump. (electric)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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.

Details of New Work

Is any plumbing work involved in this work?
Is any electrical work involved in this work? Height average grade to top of plate
Side front length No. stories Height average grade to highest point of roof
To be erected on 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 Type of fuel Is gas fitting involved?
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x6 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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
Total 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 above work require removal or disturbing of any shade 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 owner Community Oil Company
By J. H. Leonard

ORIGINAL



CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION

Certificate of Occupancy

COPY

COPY

This is to certify that the building at 128 Cumberland Avenue

work altered under Building Permit No. 44120 has been finally
inspected and may now be occupied for the purposes

of Motor Garage for taxicabs (see conditions on reverse of

Date March 2, 1944 W. W. Donald
Inspector of Buildings
Issued to Peter J. Hollywood

ONE

Certificate issued upon basis of continuance of use of —
storage and repair of commercial automobiles engaged in
public transportation, a use non-conforming with the Zon-
ing Ordinance for Apartment House Zones but asserted to
have been the established use of the building on December
5, 1929 by affidavit of Peter J. Hollywood, owner of the
building on that date.

This certificate is not to be taken to abrogate or
prejudice future application of Zoning Ordinance to the
building should taxicab use or any other use prove injurious,
noxious or offensive to the neighborhood by reason of emission
of odor, dust, fumes, smoke, vibration or noise as prohibited
by Section 7 of said Ordinance. *W. A. Dwyer*
INSPECTOR OF BUILDINGS

Memorandum from Department of Building Inspection, Portland, Maine

W. Mayo Payson, CC.

Mayo: "Pot begins to boil" on taxicab garage on Cumberland Ave. Neighborhood has just found out and complained to Mr. Harrison to whom I have explained the situation. I find that although permit has been issued, certificate of occupancy has not. I plan to issue it today-sample attached.

Since this thing may possibly land in court I do not want to handicap you by making any miss-steps. What do you think of this for a certificate?

Application for permit, owner's affidavit and my letter upon inquiry are attach for you to refresh your mind.

wmc 3/9/44

(Signed) Warren McDonald
Inspector of Buildings

3/9/44
W. Mayo Payson
OK

STATE OF MAINE.

Cumberland, ss.

Portland, February 21, 1944.

I, Peter J. Hollywood, being a resident of Portland, on oath do depose and say:

That I am the owner of the garage located at 488 Cumberland Avenue, Portland.

That as of December 5, 1938, this garage was rented to the Portland Bus Company, who used it for their headquarters in operating buses engaged in public transportation. They continued to occupy and use the premises for this purpose until about the first of October, 1941. It was then leased to the present tenant, George L. Littlefield, who uses it for multiple truck storage and repairing oil dispensing equipment.

Peter J. Hollywood

Subscribed and sworn to by the above named Peter J. Hollywood, this 21st day of February, A. D. 1944.

Henry A. McCready
Notary Public.



APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 0123

Class of Building or Type of Structure Second Class

Portland, Maine, February 21, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 198 Cumberland Avenue Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address Peter J. Hollywood, 295 Spring Street. Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Taxicabs No. families _____
 Other buildings on same lot _____ Fee \$.50
 Estimated cost \$ _____

Description of Present Building to be Altered
 Material brick No. stories 1 Heat steam Style of roof flat Roofing T&G
 Last use Bus Terminal No. families _____

General Description of New Work
 To change use of building from bus terminal to garage for taxicabs, and repair of same
 Affidavit as to use of building filed with this application

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.

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Does work require removal or disturbing of any shade tree on a public street? no
 Who will 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

Peter J. Hollywood

COPY

Permit No. 44/120
 Location 498 Cumberland Ave
 Owner Peter J. Hollywood
 Date of permit 2/23/44
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued 3/9/44
 NOTES Condition

I hereby certify that the above described premises are in compliance with the provisions of the Building Code of the City of New York, and that the same are suitable for the use and occupancy as shown on the plans and specifications filed with this permit.

Inspector: _____
 Date: _____

No.	Description	Inspected	Remarks
1	Foundation		
2	Structure		
3	Roof		
4	Interior		
5	Exterior		
6	Plumbing		
7	Electrical		
8	Mechanical		
9	Sanitary		
10	Fire		
11	Other		

Inquiry 438 Camb. Ave.

February 17, 1944

Mr. John J. Levine,
102 Exchange Street, Rm. 31
Portland, Maine

Subject: Use of the garage at 438 Cumberland
Avenue as one for taxicab headquarters

Dear Sir:

Cooperation Counsel W. Mayo Johnson has given me his opinion that, assuming the facts to be true as to the use of the above building by Portland Bus Company at the time of adoption of the zoning ordinance and for a substantial period after that, it is his feeling that the garage might be used for the storage of taxicabs.

Since the taxicab use with its public transportation features, involving keeping the building open and cabs coming and going at all hours of every day and night is clearly distinctive from the present use for multiple truck storage combined with oil handling equipment repair shop, a permit from this department is necessary before the taxicab use is commenced, as per Section 14-b of the zoning ordinance. Such a permit should be applied for in the name of the owner of the building and with the application should be filed an affidavit by the owner establishing the use of the garage on December 5, 1938 and for a substantial period thereafter by the Portland Bus Company for the storage of buses engaged in public transportation, and establishing the precise use or uses since termination of bus company use to date with dated periods of each different use.

When these steps have been taken the permit would be issuable under two sections of the ordinance making allowance for continuance of non-conforming uses existing when the ordinance was adopted. I believe the application could be filed and the permit issued in the name of the present owner, if desired without jeopardizing the rights that a new owner would have, since any conditions established by the permit would go with the property rather than with any particular owner.

Nothing in this letter or the issuance of such a permit, of course, could abrogate any future application of the zoning ordinance, should the taxicab use or any other use prove injurious, noxious or offensive to the neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise as prohibited by Section 7 of the ordinance in the apartment house zone where the building is located.

Very truly yours,

FMCD/H
CC: Fred T. Foley
513 Cumberland Ave.

Inspector of Buildings

John W. Hill
142 High Street

INQUIRY BLANK

ZONE Apt. Ho.

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
~~XXXXXXXXXX~~

DATE Feb. 11, 1944

LOCATION 498 Cumberland Ave. OWNER _____

MADE BY Messrs. Fred Foley, his atty., John Devine and Atty. TEL. _____
J. W. Hill for Town Taxi Co.
ADDRESS _____

PRESENT USE OF BUILDING Garage for Multiple Garage Storage

CLASS OF CONSTRUCTION _____ NO. OF STORIES 1

REMARKS: Town Taxi would buy garage at 506-510 Cumberland Ave displace MCRB in 1st story and use 1st story for taxicabs, but do not want to displace the railroad company during the war. Mr. Foley, representing owners of Dirigo garage(506-510) would like to buy this garage at 498 and sell or rent to Town Taxi until after the war when the former proposition could be taken up. Mr. Foley claims this garage was used from Dec. 5, 1938 to some time in 1942 by Portland Bus Co.

INQUIRY:
- Can this garage be used for taxicab business?
- _____
- _____
- _____
- _____
- _____
- _____
- _____

ANSWER: See letter to Mr. Devine of 2/17/44 also ruling by Corporation Counsel in Zoning Ordinance Rulings file.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DATE OF REPLY 2/17/44 REPLY BY [Signature]

LOCATION 438 Cumberland Avenue

DATE 2/11/44

NOTES See permit
issued 2/23/44
WMP



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1717
NOV 7 1935

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 7, 1935

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

Location 498 Cumberland Avenue Use of Building Garage **INSPECTION NOT COMPLETE**
Name and address of owner Portland Bus Company 498 Cumberland Ave. Ward 6
Contractor's name and address Community Oil Co. 512 Cumberland Ave. Telephone 2-7481

General Description of Work

To install Approved Garage Oil Burner
~~(separate heater room)~~

NOTIFICATION BEFORE CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story --- Kind of Fuel oil
Material of supports of heater or equipment (concrete floor or what kind) concrete floor
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, ---
from top of smoke pipe ---, from front of heater --- from sides or back of heater ---

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

P.C. Bent
11/7/35

IF OIL BURNER

Name and type of burner Delco Gun Type Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? --- Type of oil feed (gravity or pressure) pressure
Location oil storage in basement No. and capacity of tanks 1-275 gallon
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? ---

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor J.C. Webber
By Community Oil Co.

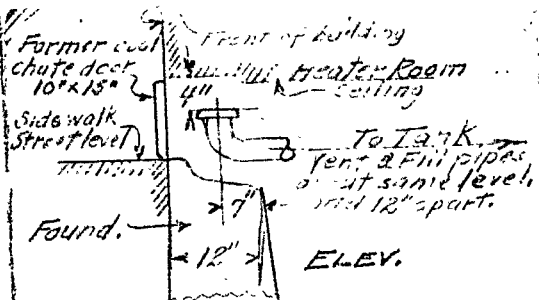
10520

Ward 6 Permit No. 33/1717
 Location 498 Cumberland Ave.
 Owner Portland Bus Co
 Date of permit 11/7/33
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____

NOTES

1. Kind of heat Steam
2. Label ✓
3. Anti-siphon ✓
4. Oil storage ✓
5. Tank distance ✓
6. Vent pipe _____
7. Fill pipe _____
8. Gauge ✓
9. Rigidity ✓
10. Feed safety ✓
11. Pipe sizes & material ✓
12. Control valve ✓
13. Ash pit vent _____
14. Temp. or pressure safety ✓
15. Instruction card _____
16. _____

1/15/35. Vent and fill pipes terminate



inside of building as per plan. There is a 10" x 15" opening with an iron door, this was probably used as a coal chute. Chimney has a clean out door but a pipe line crosses it in such a manner as to prevent it being opened. This heater room is below the first floor level and is entered through a trap door which appears to be a lined door but is held open. etc.



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

Application for Permit to Build

(1st and 2nd CLASS BUILDING)

Portland, Me., August 21, 1922 19

To THE INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand to any Building Inspector of the City of Portland

Location, No. ... 498. Cumberland Ave. Wd. 7

Name of owner is? James A. Romito Address, 17 May Street

Name of mechanic is? Forgione Romano Co. " South portland

Name of architect is? "

Material of building? brick 1st or 2d class?

Building to be occupied for? public garage No. of Stores? one salesroom

How many families?

How near the line of the street?

Will the building be erected on solid or filled land? If in block, how many?

Size of lot, No. of feet front?; feet rear?; feet deep?

Size of building, No. of feet front? 45 ft No. of feet rear? 45 ft No. of feet deep? 98 ft

No. of stories in height, above basement? 1; No. of feet in height from sidewalk to highest point of roof? 18 ft

Material of foundation? cement If concrete, submit specifications.

Will foundation be laid on earth, rock or piles?

Length of piles? Wood or concrete piles?

Number of rows?

Distance on centres?

Diameter top? Bottom?

Capped with stone or concrete?

Piles cut off at what grade? Grade of basement?

External walls, } thickness { 1st. 8 in, 3d. 4th. 5th. 6th. 7th. 8th. 9th.

Party walls, } 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th,

Are the walls solid or vaulted? Material?

What will be the materials of front?

Will the roof be flat, pitch, mansard or hip? flat Material of roofing tar and gravel

What will be the material of cornice? mill construction

What will be means of access to roof?

Are there any hoistways or elevators? How protected?

How is building heated? Thickness of shell of flue?

Fire stop provided? Automatic Sprinkling System Method of fire stops?

Means of extinguishing fire?

Stairways enclosed in brick walls? Thickness of such walls?

Means of egress?

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar? Height of basement?

Height of first story, second, third, fourth,

fifth, sixth, seventh, eighth, ninth, tenth,

Is the cellar or the basement to be occupied for habitation?

Distance from surrounding buildings? front,; side,; side,; rear,

If there is a building already erected on the front or rear of lot, give height?

State how many ways of egress are to be provided,

Style of egress? Inside stairs or outside fire escapes, or both?

Will the building comply with the requirements of statutes?

Estimated Cost,
\$15,000.

Signature of owner or authorized representative,

James A. Romito
Address, 17 May St

Plans submitted? Received by?

No. 6741 191 .

Application For Permit To Build

FIRST OR SECOND CLASS BUILDING

LOCATION

No. 498 Cumberland Ave.

Ward ..7.....

CONDITIONS

Inspector

PERMIT GRANTED

August 21, 1922191 .

Permit filed out by.....

Permit number.....

Plan number.....

FINAL REPORT



.....191 .

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated?

Nature of violation?.....

Violation removed when?.....191 .

Estimated cost of building, etc., \$.....

Building Inspector.

APPROVAL OF PLANS

.....

.....

.....

Supervisor of Plans

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
Chairman

ERIC J. GOUVIN
Secretary

RAY M. JOHNSON
JOHN C. KNOX
DEWEY A. MARTIN, JR.
MERRILL S. SELTZER
MICHAEL E. WESTORT

498-512 Cumberland Avenue

February 15, 1991

Mr. Harold Rosenthal
Peoples Regional Opportunity Program
222 St. John Street
Portland, Maine 04102

Dear Mr. Rosenthal:

At the meeting of the Board of Appeals on Thursday evening, February 14, 1991, the Board voted to postpone your conditional use appeals to the next regular meeting of the Board on Thursday evening, March 14, 1991. The meeting will be held in Room 209, City Hall, Portland, Maine, at 7 P.M.

As soon as copies of the agenda for March 14th become available for distribution, you will be forwarded a copy.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Groux, Zoning Administrator
Kevin Carroll, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

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THOMAS F. JEWELL
RAY M. JOHNSON
DEWEY MARTIN, JR.
MICHAEL E. WESTORT

498-512 Cumberland Avenue

January 24, 1991

Peoples Regional Opportunity Program
222 St. John Street
Portland, Maine 04102

Ladies and Gentlemen:

Receipt is acknowledged of your conditional use appeals for a day care center for about 60 children and professional offices for your Peoples Regional Opportunity Program to be conducted in the building at 498-512 Cumberland Avenue in the R-6 Residence Zone. The building was formerly occupied by the House of Lights and has recently been used as a warehouse. It is currently owned by Silver Ring Associates, One Monument Way, P. O. Box 3879, Portland, Maine 04104.

These two conditional use appeals will be scheduled for review by the Board of Appeals at their next regular meeting on Thursday evening, February 14, 1991, in Room 209, City Hall, Portland, Maine, at 7 P.M. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: Silver Ring Associates, P. O. Box 3879, Portland, Maine, 04104
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Kevin Carroll, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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DEWEY A. MARTIN, JR.
MERRILL S. SELTZER
MICHAEL E. WESTORT

498-512 Cumberland Avenue

March 15, 1991

Mr. Ed Rosenthal
Peoples Regional Opportunity Program
222 St. John Street
Portland, Maine 04102

Dear Mr. Rosenthal:

At the meeting of the Board of Appeals on Thursday evening, March 14th, the Board voted by a unanimous vote of six members present to postpone your two conditional use appeals until the meeting of March 28th, 1991. This was considered to be necessary in order to allow additional time for the preparation of a third conditional use appeal for offstreet parking at 61 Deering Street in the R-6 Residence Zone. This is included as a conditional use in Section 14-337(3)e of the Portland Land Use Code (Zoning Ordinance).

On May 16, 1974, the offstreet parking lot at 61 Deering Street was approved by the Board of Appeals for 23 spaces in the R-6 Residence Zone. Now the Peoples Regional Opportunity Program is requesting approval of 32 offstreet parking spaces for the same lot at 61 Deering Street. In this connection, Section 14-337 of the Zoning Ordinance entitled "Location in residence zones for more than six vehicles" states as follows:

"When offstreet parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot."

Section 14-338 is also applicable to the designing of a parking lot for more than six vehicles to be provided in a residence zone. A copy of this section is enclosed for your information.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Kevin Carroll, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
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MICHAEL E. WESTORT

498-512 Cumberland Ave.

March 29, 1991

Mr. Edi Rosenthal
Peoples Regional Opportunity Program
222 St. John Street
Portland, Maine 04102

Dear Mr. Rosenthal:

At the meeting of the Board of Appeals on Thursday evening, March 28th, the Board voted on three conditional use appeals for the proposed project in the R-6 Residence Zone at 498-512 Cumberland Avenue.

Public hearings were held for the three conditional use appeals pertaining to the use of the same site in the former House of Lights building, for which Peoples Regional Opportunity Program is a prospective purchaser and Silver Ring Associates is the current owner.

Following consideration of the proposed day care center to accommodate 60 children, the Board voted by a vote of four in favor to one opposed to grant this conditional use appeal. Following the public hearing, the Board voted by a unanimous vote of five members present and voting to grant the conditional use appeal for the use of the building for professional offices by your organization. In conjunction with the third conditional use appeal under the provisions of Section 14-137(3)e of the Land Use Code, the Board voted by a unanimous vote of five members to grant an increase in the number of offstreet parking spaces at 61 Deering Street from 23 to 25 spaces. Copies of the Board's decisions for the three appeals are enclosed for your records.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

Enclosure: Copies of the Board's Decisions

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Kevin Carroll, Code Enforcement Officer
Sarah Green Greene, Senior Planner
Charles A. Lane, Associate Corporation Counsel

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-8300

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
Chairman

September 3, 1991

RAY M. JOHNSON
JOHN C. KNOX
DEWEY A. MARTIN, JR.
MERRILL S. SELTZER
MICHAEL E. WESTORT

RE: ~~498-500-512~~ Cumberland Ave.
61 Deering Street

Mr. Ed Rosenthal
Peoples Regional Opportunity Program
222 St. John Street
Portland, Maine 04102

Dear Mr. Rosenthal:

Receipt of your application of a Conditional Use Appeal for an extension of the Conditional Use Appeal granted you by the members of the Board of Appeals at their meeting of March 28, 1991 regarding a day care center, professional offices, and offstreet parking at the above address, is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, September 26, 1991, at 7 P.M. in Room 209, City Hall, Portland, Maine. We hope that you will plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the September 26th agenda as soon as copies become available for distribution.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Charles A. Lane, Associate Corporation Counsel
Marland Wing, Code Enforcement Officer