

533-534 FOREST AVENUE



APPLICATION FOR PERMIT

B.O.C.A. U.S.I. GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, April 28, 1978

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 . . . 532 Forest Ave. Fire District #1 , #2
1. Owner's name and address . . . Seldon VonHerten - 84 Warren Ave. . . Telephone . . .
2. Lessee's name and address . . . John Poirier - 77 Sherman St. . . Telephone . . . 774-0955
3. Contractor's name and address Telephone . . .
4. Architect Specifications Plans No. of sheets . . .
Proposed use of building youth entertainment center No. families . . .
Last use . . . Yellow Cab office No. families . . .
Material No. stories . . . Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$. . . 5.00 . . .

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage Change of use from taxi cab dispatch to youth entertainment center with no structural changes
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth: No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On covers: 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:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant John M. Poirier Phone # . . . same
Type Name of above John Poirier 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

April 28, 1978

Portland Building Inspection
City Hall
Congress Street
Portland, Maine



Dear Sirs:

Upon request, we are submitting this letter as a formal proposal of plans of renovation of a building at 532 Forest Ave.; into an area entertainment center. The purpose of this letter is to obtain a permit for renovation and operation in what is now a B-2 zone under the city ordinance.

We feel that the establishment of this youth center would be beneficial to the City of Portland, in that the existing facilities for adolescents of the area are either lacking or non-existent; for the development of expanded social interaction among this particular age group. Furthermore, since our facility will have no affiliation with any particular group, it will serve as intercommunal entertainment, which should help develop the understanding and characters of these young people.

Specifically, the most obvious aspect of the center is that no alcoholic beverages will be served on the premises; however, soft drinks will be served. Generally, the atmosphere will reflect informality, perhaps commensurate to a lounge, with tables and chairs of various types. A sound system playing recorded tapes will be in use and different types of lighting and decor will be employed. A dance floor will be available as part of the entertainment scheme, also various types of vending games will be available. Although the exact hours of operation are at this time unknown, they will probably be from late afternoon until midnight.

It is our hope that the City of Portland will recognize not only the potential value of a facility of this nature, but also the current need of the under-20 age group, especially those of inner-city background, to have an evening entertainment meeting place which is geared particularly toward them.

11

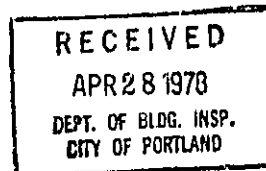
If there are any further questions pertaining to this project, please do not hesitate to contact us at 774-0955. We are available to discuss these plans in detail at your convenience.

Thank you for your kind cooperation in this matter.

Sincerely Yours,

John M. Poirier
Joseph C. Estes
R. Peter Levesque
John M. Poirier
Joseph C. Estes
Richard P. Levesque

Enclosed: Rough draft of initial floor plan





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, .. March 13, 1978

To the DIRECTOR OF BUILDING & INS. ECTION 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 ... 530-536 Forest Avenue Fire District #1 #2

1. Owner's name and address .. VanHerten Realty, 84 Warren Ave. Telephone 354-2772

2. Lessee's name and address William R. Sandberg - Rick Westbrook Telephone 892-3877

3. Contractor's name and address Sandberg-Zimmerman 251 Haven Rd. Windham Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building ... Auto paint and body garage No. families

Last use Yellow Cab Company garage No. families

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

Other buildings on same lot

Estimated contractual cost \$..... Fee \$.. 15.00..... appeal fee pd

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-3451

Dwelling Ext. 234 To change use of bldg. from cab company to auto paint and body garage

Garage

Masonry Bldg. Stamp of Special Conditions

Metal Bldg.

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

Demolitions

Change of Use Appeal Denied 5-30-78

Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

If 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 Car Jer 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:

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: Sheldon D. Skolfield for Von Herten Realty Phone # 773-1167

Type Name of above ... Sheldon D. Skolfield 1 2 3 4 Other and Address

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

USE VARIANCE

Findings of Fact

The applicant is VonHerten Realty and he is interested in the property located at 530-536 Forest Avenue as auto, paint and body garage. The owner of the property is VonHerten Realty and his address is 84 Warren Avenue. The property is located in a B-2 Zone. The present use of the property is formally Yellow Cab Co.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.9.A of the Ordinance to permit Building Permit and Certificate of Occupancy to change the use of the existing building at the above named location (formally Yellow Cab Co.) to automobile, paint and body garage not issuable under the Zoning Ordinance because such a use is not permitted under Sec. 602.9.A of the Ordinance applying to the B-2 Business Zone in which this property is located.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Sheldon ^{Shelton} ~~Shelton~~, 1000 York Street, Portland, Maine; VonHerten Realty, 84 Warren Avenue, Portland, Maine; VonHerten, Owner;

and the names and addresses of those appearing in opposition to the application are: Carlson Goldman, 70 1/2 St., by Ingot, 49 Belmont St., Portland, Maine; Richard Christie representing Red Cross Bank; Al Ricci, 3000 Congress Director; Roger Dutton, 30 Longfellow St. (over); Don Magallini, Planning Director; Exhibits Mark Lamontagne, Belmont St.

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

15000 in opinion from, the paragraph, Penland, Sanborn map, J. K. H. H.

REASONS FOR DECISIONS

The subject property (is/~~is not~~) capable of yielding a reasonable return if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following: _____

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

The hardship (~~does/does not~~) result from unique circumstances peculiar to the subject lot or parcel which generally apply to or effect the general vicinity of the subject property, as evidenced by: _____

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

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

The variance (~~would/would not~~) result in a use or development of the lot or parcel in question which would be contrary to the general purpose and intent either of Section 602:24 or of the Land Development Plan of the City as evidenced by: _____

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

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

increase in traffic in Belmont St.

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

SPECIFIC RELIEF GRANTED

After public hearing held on March 30, 1978, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a use variance should not be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Jequeline Cohe
Lyndal Snow
Maxwell Kelzies
Thomas Murphy

530-536 Forest Avenue

March 13, 1978

VonHerten Realty
84 Warren Avenue
Portland, Maine

cc: Sheldon D. Skolfield
102 Exchange Street
cc: William R. Sandberg &
Rick Zimmel
Quality Paint Center
Beverly Hills, CA 90211

Gentlemen:

Building Permit and Certificate of Occupancy to change the use of the existing building at the above named location (formally Yellow Cab Co.) to automobile, paint and body garage, are not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.9.A of the Ordinance applying to the B-2 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Use Variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Section 602.24.C.3.b.3.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGM/x

SHELDON D. SKOLFIELD
Attorney and Counselor at Law

Suite 24
102 Exchange Street
Portland, Maine 04101
Telephone (207) 773-1167

March 12, 1978

Building and Inspection Department
City of Portland,
City Hall
Portland, Maine 04111

Re: APPLICATION FOR USE VARIANCE

Applicant-Owner:

VonHerten Realty, a corporation organized under the laws of the State of Maine with its principal office at 84 Warren Avenue, Westbrook, Maine

Location of Property:

530-536 Forest Avenue, Portland, Maine

Present Use:

Unoccupied - Previously Yellow Cab Garage

Present Zoning:

B-2

Relief Sought:

Variance for the operation of an Automobile Paint and Body Garage by prospective lessee's: William R. Sandberg & Rick Zimmel operating under the franchise name of Quality Paint Center, Beverly Hills, California 90211

Thank you for your attention.

Sheldon D. Skolfield
Sheldon D. Skolfield
Attorney for VonHerten Realty

*Returned - Wrong address
Agenda Returned 3-27-78*

RECEIVED
MAR 13 1978
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

SHELDON D. SKOLFIELD
Attorney and Counselor at Law

Suite 24
102 Exchange Street
Portland, Maine 04101
Telephone (207) 773-1167

March 13, 1978

Building and Inspection Department
City of Portland
City Hall
Portland, Maine 04111


Re: Records of Zoning Variances Granted by City of Portland

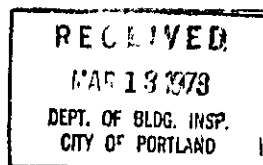
Dear Sirs:

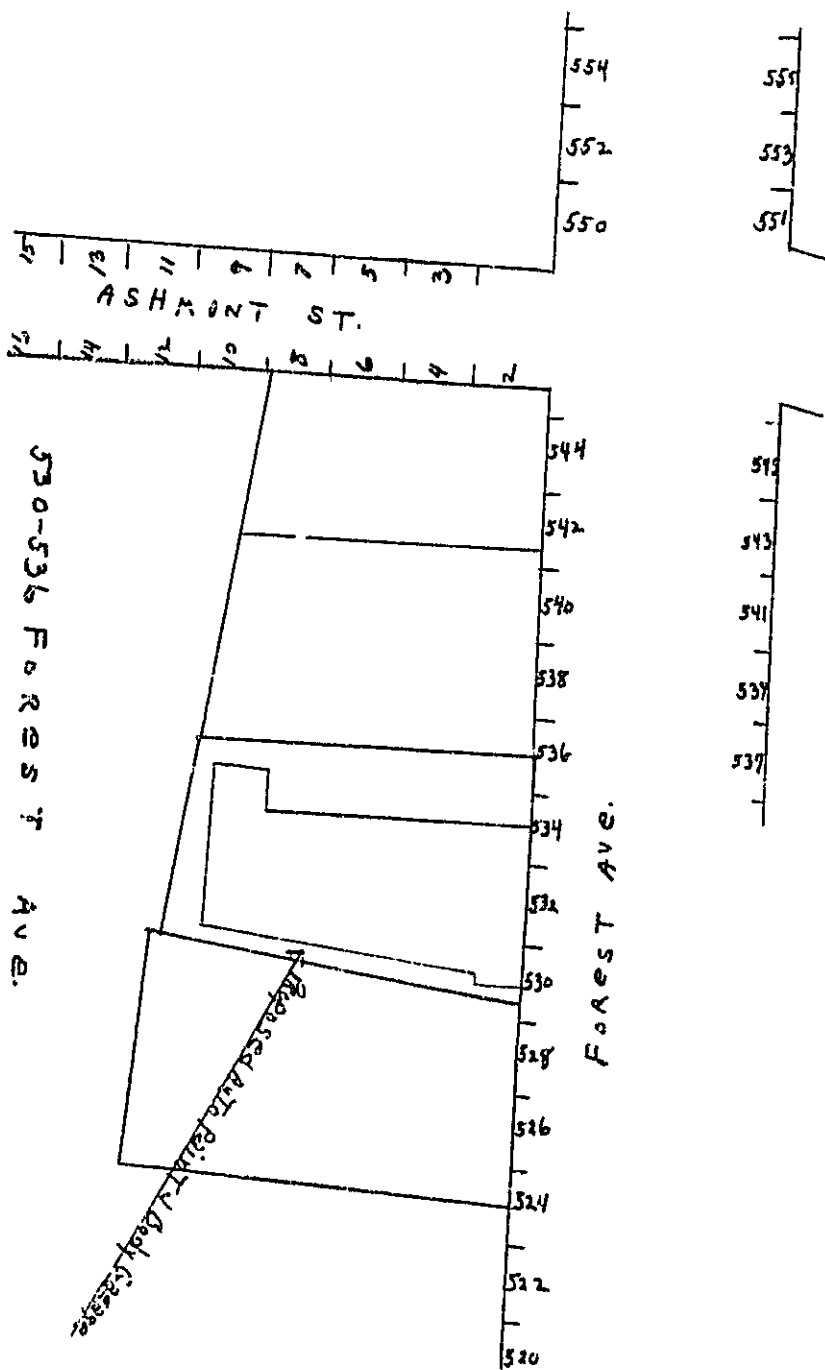
I have recently applied to the Zoning Board for a Variance and would like the following information for use at the hearing on the application filed in behalf of VonHerten Realty Corporation.

1. Use Variances granted for Automobile Paint and Body shops within the past 10 years by the City of Portland
2. Use Variances granted by the City of Portland, for whatever business' on the Forest Avenue B-2 strip between Park Avenue and Woodfords Corner.

Thank you for your cooperation.

Very truly yours,

Sheldon D. Skolfield
Attorney for Von Herten Realty





24 Noyes Street
Portland, Maine 04103
Mar. 27, 1978

Board of Appeals
Room 113, City Hall
Portland, Me. 04101

RE: PUBLIC HEARING, ROOM 209
THURSDAY, MARCH 30, 1978, 3:30 p.m.
ON: USE VARIANCE APPLICABLE BY VONHERTEN REALTY

Dear Sirs:

As a property owner within 500 ft. of
530-536 Forest Ave. I request that this letter
be read and placed before the Board of Appeals
against the appeal to represent my interest
in the question.

I wish to request the Board of Appeals not
to permit the location of an automobile, paint
and body garage at the above address for the
following reasons:

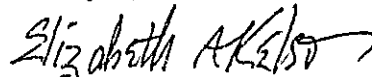
- 1) Issuing such a variance will then
set a precedence for other uses not
now permitted by the Zoning Ordinance;
such uses were deemed not compatible
with the generally residential area
of the adjacent neighborhood.

An auto, paint and body garage would
increase traffic and parking problems,
produce noise detrimental to the area,
and produce both air pollution and fire
hazard due to the operation and storage
of paint equipment and materials.

- 3) Addition of a garage increases the
non-retail type of business in the area,
thus reducing its value to the residents
nearby, making the area more commercial,
and thereby depreciating adjacent land
values.

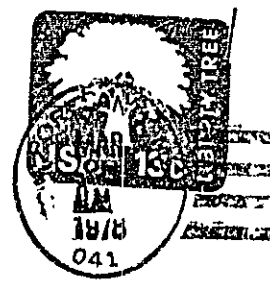
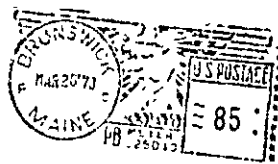
I hope that the Board of Appeals will help
nearby property owners to protect their home land values
and investment, will uphold the present Zoning Ordinance
without any variance, and will not grant the appeal.

Thank you,

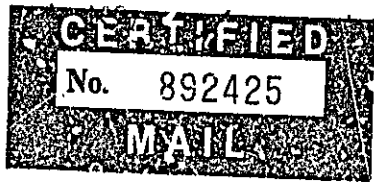


Elizabeth A. Kelso
24 Noyes St., Portland, Me.

E. KELSO
24 NOYES ST.
PORTLAND,
ME. 04103



BOARD OF APPEALS
BLDG. & INSP. SERVICES
ROOM 113, CITY HALL
CITY OF PORTLAND,
PORTLAND, ME. 04101



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 30, 1978 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

VonHerten Realty, owner of property at 530-536 Forest Avenue under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit Building Permit and Certificate of Occupancy to change the use of the existing building at the above named location (formally Yellow Cab Co.) to automobile, paint and body garage not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.9.A of the Ordinance applying to the B-2 Business Zone in which this property is located.

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

James O'Malley
Secretary

March 18 - 1978

Dear Sir -

It is impossible for me to be at
the public hearing for the above -

please be advised that I am
against any zoning ordinance change at
530-536 Forest Avenue -

I own the property at 11 Richer Park -
Formally owned by Doug C. Smith, now deceased.

Thank you

Elizabeth Devine (Mrs. John J.
Devine)

9 Woodbury St

South Portland
Maine - 04106

26 Hayes St
Portland

Board of Appeals

Gentlemen—

I, as a property owner
at the above address
I wish you to know
that I am not in
favor of your allowing
an automobile paint &
body garage to be
established at 530-536

Forest Ave.

Sincerely

Harold Foster

March 30, 1978

To whom it may concern —

We, Home owners of 45 Songjelland Street
in the Bakdale section, strongly object
to the construction of a body shop
in this area.

Dr. + Mrs Philip W. Anderson

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 30, 1978 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

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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 Sec. 602.24 C (3)(b)(3) of the Zoning Ordinance have been met.

James O'Malley
Secretary

MR. MICHAEL SALVETTI
7 LONGFELLOW ST
PORTLAND ME 04103

March 29, 1978

Board of Appeals
Portland, Maine

Gentlemen:

The property described above is
practically in my back yard.

Consequently, I would very much
appreciate it if the variance requested be
denied.

Yours very truly,
Michael B. Salvetti

We, the undersigned, are hereby opposed to the granting of a Use Variance to allow an automobile, paint and body garage to occupy the building at 530-536 Forrest Avenue because it may adversely affect the area's property values and encourage other such businesses to follow suit if this precedent is set.

SIGNATURE

ADDRESS

Mr & Mrs E.V. York

52 Coyle St.

Nancy Fowler Perry

40 Belmont Str.

Franklin P. Glascock

26 Belmont St.

Jerry Lutes

15 Belmont St.

Dorothy A. Steckpale

62 Coyle St.

Eina M. Lutes

66 Coyle St.,

Jean M. Dutton

37 Longfellow St.

Raymond Eldersman

45 Belmont St.

[Signature]

52 Belmont St.

Robert McLaughlin

21 Belmont St., Pittsford.

Dorothy Luchas

50 Belmont St.

Agnes Henschen Wiebendren

41 Belmont St.

Drd.
3-13-78

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A USE VARIANCE

VonHerten Realty, owner of property at 530-536 Forest Ave.

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

Portland, hereby respectfully petitions the Board of Appeals to permit: Building Permit and Certificate of Occupancy to change the use of the existing building at the above named location (formally Yellow Cab Co.) to automobile, paint and body garage not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.9.A of the Ordinance applying to the B-2 Business Zone in which this property is located.

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

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

Sheldon D Skulfield Esquire
Agent for Von Herten Realty
APPELLANT

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

- (a) No reasonable return: The subject property is not capable of yielding a reasonable return if used for its present use or any use permitted in the zone in which such a lot or parcel is located. Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.
- (b) Unique circumstances: The hardship results from unique circumstances peculiar to the subject lot or parcel which do not generally apply to or affect the general vicinity of the subject property.
- (c) Not self-created: The aforesaid inability to yield a reasonable return is not the result of any action or inaction by the owner or his predecessors in title. Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.
- (d) Essential character of area - general plan: The variance would not result in a use or development of the lot or parcel in question which would be not in harmony with the general purpose and intent of this Chapter or of the Land Development Plan of the City.
- (e) Essential character of area - surrounding uses and facilities:
The variance would not result in a use or development of the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety.
- (f) No other remedy: There is no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 30, 1978 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

VonHerten Realty, owner of property at 530-536 Forest Avenue under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit Building Permit and Certificate of Occupancy to change the use of the existing building at the above named location (formally Yellow Cab Co.) to automobile, paint and body garage not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.9.A of the Ordinance applying to the B-2 Business Zone in which this property is located.

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

James O'Malley
Secretary

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Joseph McDonough - Captain Fire Department DATE: 7-31-73
FROM: A. Allan Soule, Assistant Dir. Building & Inspection Services
SUBJECT: Bake Shop for newly painted cars
Location: 532 Forest Avenue

I have received an inquiry from the Sheridan Corporation on locating a small metal building 10' x 10' at the rear of the Yellow Cab Company 532 Forest Avenue. I understand from the Yellow Cab people they now have existing a sort of paint shop within the present building and this new building would be just used to bake on the paint that they have put on the cars. They tell me this is a new process and it has never been tried around here before. I would appreciate any comments you might have before I answer their question.

Allan

AAS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allen Soule - Assistant Director Building and
Inspection Service
FROM: Joseph Beaulieu - Sewers
SUBJECT: Catch Basin rear 532 Forest Avenue

DATE: July 30, 1973

We, Public Works, have no objections to the placing of the proposed structure over this basin. The only stipulation being that the basin be properly trapped according to your code requirements.

We have inspected the site and find that another basin, located in the driveway; is also part of this system. This basin should have a Casco trap on the inlet end of the pipe connected to the City sewer. This is to keep foreign matter that might result in blockages out of the sewers.

Joseph Beaulieu

REMOVED 2-550 GAS

INSTALLED
FIRE DEPARTMENT INSPECTION

of

UNDERGROUND TANK

1- 4000 GAS

LOCATION 532 FOREST AVE

Label YES

Asphalt YES

Anchorage NO

Swing Joint YES

Date 5/8/69

By: CAPT GERBER

Return to Building Inspection Dept.

RECEIVED
JUN 11 1969
DEPT OF BLDG INSP.
CITY OF PORTLAND

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION
PORTLAND, MAINE

February, 1969

Location - 53 1/2 Forest St.

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

(1)

These tanks of 4,000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 7 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

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

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

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

532 Forest Ave.

Feb. 19, 1969

A. L. Doggett, Inc.
Gray
Maine

cc to: Central Cab Co., 532 Forest Avenue
cc to: Gulf Oil Corp., 601 Danforth Street

Gentlemen:

Permit to install gasoline tanks as per application is being issued subject to the following conditions being complied with.

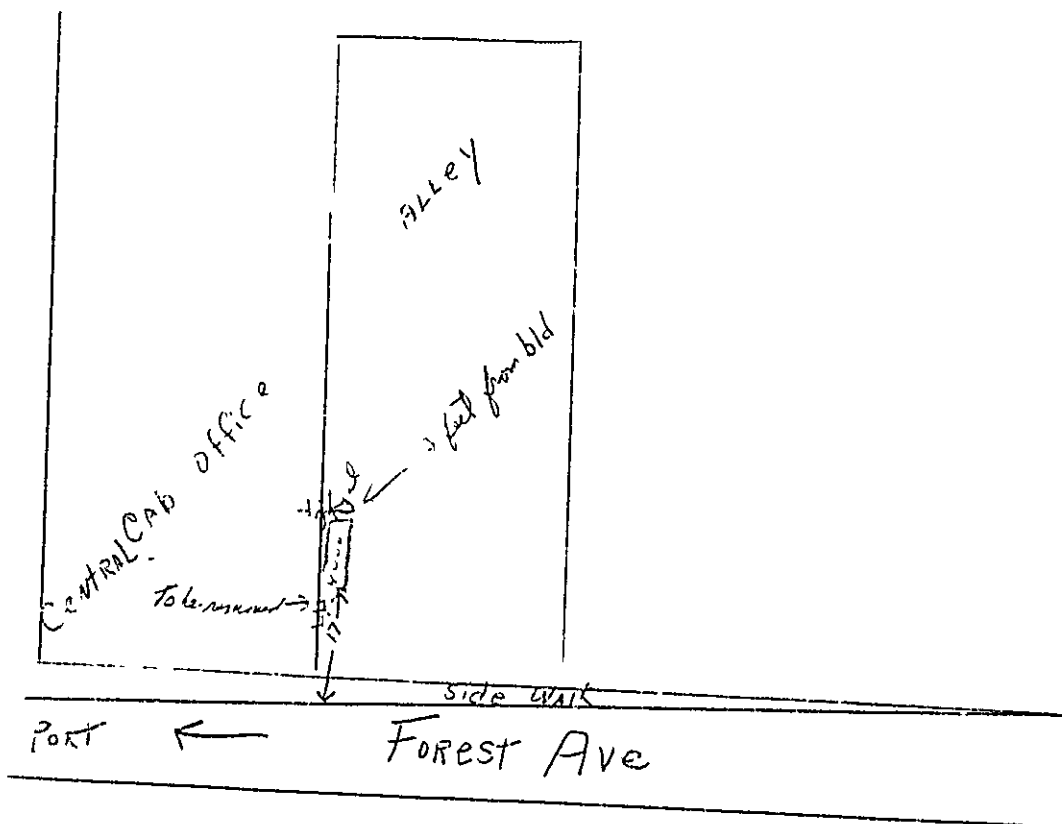
It is noted on the plans that the new tank will be set away from the foundation wall at 2 feet. There is some question in our mind as to what the depth of the foundation is at this point and in no case will the tank be allowed to set lower than the bottom of the footer of the building. If this is to be found so, the tank shall be set at a sufficient distance from the building so that a 45 degree surcharge will not upset the foundation wall, and this department should be notified of same before tank is installed in the hole.

Yours truly,

R. Lovell Brown
Director of Building Inspection

ALB:m

Central Cab Co
538 Forest Ave
Port Me





32 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Removal & Installation
Portland, Maine, Feb. 18, 1969

PERMIT ISSUED
120
FEB 19 1969
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 532 Forest Ave. Within Fire Limits? No.
Owner's name and address Central Cab Company, 532 Forest Ave. Telephone _____
Lessee's name and address Gulf Oil Corp. 601 Danforth St. Telephone _____
Contractor's name and address A.L. Doggett Inc. Gray Maine Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To remove (2)-existing 550 gallon tanks of gasoline (storage tanks).
To remove (1) pump-leaving (1) existing pump.
To install (1)-4000 gallon gasoline storage tank, outside underground. (for private use).
Tank will be buried 3' underground and covered with asphaltum.
Tank bears Und. Label.
New vent pipe-2"
" piping from tank to pump 1 1/2"

Sent to Fire Dept. 2/18/69
Rec'd from Fire Dept. 2/19/69

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for 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 Lum' or Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED: Eric
Clement O. Reed, Deputy Chief
2/19/69. R.C.A. O.C. W/Hether

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

A.L. Doggett Inc.

CS 301

INSPECTION COPY

Signature of owner by: A.L. Doggett

7m

NOTES

4-30-69 Excavation
OK 3 ft from found.

PD

Permit No.

69/130

Location

535 Laurel Park

Owner

Quincy Civil Engrs

Date of permit

6/19/69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

PERMIT TO INSTALL PLUMBING

Date Issued **10/31/66**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **DEC 19 1966**
 By

App. Final Insp.
 Date **DEC 21 1966**
 By

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 530 Forest Avenue		PERMIT NUMBER 16742	
Installation For. Offices			
Owner of Bldg. Union Mutual "Medicare"			
Owner's Address 530 Forest Avenue			
Plumber: Nelson Tripp		Date: 10/31/66	
NEW	REPL	NO	FEE
2		SINKS	2 4.00
2		LAVATORIE	2 4.00
2		TOILETS	2 2.60
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER (SERVICE SINK)	1 .60
		TOTAL	7 11.20

Building and Inspection Services Dept; Plumbing Inspection



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, August 1, 1966

PERMIT ISSUED
00,000
AUG 3 1966
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 530 Forest Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Union Mutual Life Insurance Co. 400 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Ballard Oil & Equipment Co. 135 Marginalway Telephone 772-1991
 Architect _____ Specifications _____ Plans Y 23 No. of sheets 3
 Proposed use of building Office Bldg. No. families _____
 Last use _____ " " _____ No. families _____
 Material brick No stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install Air-Conditioning system with duct work as per plans.

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Forin 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 accomodated on same lot _____, to be accomodated _____ number commercial cars to be accomodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

[Handwritten Signature]

Miscellaneous

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

Ballard Oil & Equipment Company

INSPECTION COPY

Signature of owner

by: *[Handwritten Signature]*

[Handwritten Initials]

Permit No. 66/702
Location 570 Laurel Ave.
Owner Wm. M. Taylor & Co.
Date of permit 8/3/66
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

3-22-67 Completed

X



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, March 13, 1967

PERMIT ISSUED

MAR 14 1967

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/503, pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location: 530 Forest Ave. Within Fire Limits? Dist. No.
Owner's name and address: Harry M Schwartz and Jesse M Rosenberg, 102 Exchange St Telephone
Lessee's name and address: Union Mutual Life Insurance Company, 400 Congress St Telephone
Contractor's name and address: E G Johnson Co, 3 Cliff St Telephone 773-1468
Architect: Plans filed yes No. of sheets
Proposed use of building: Office Bldg. No. families
Last use: Sales & Service No. families
Increased cost of work: 1925.00 Additional fee: 2.00

Description of Proposed Work

To partition off(non-bearing) for office space(first floor).
2x4 studs 16" o.c. covered with drywall and plywood panelling.

3-22-67

Completed

Handwritten initials

Details of New Work Permit to Mr. Dyer Union Mutual Life Ins.

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

Approved: [Signature]

Signature of Owner by: [Signature] Union Mutual Life Insurance Co.

Approved: [Signature] Inspector of Buildings

INSPECTION COPY CS-109

A.P.- 530 Forest Ave.

July 19, 1966

Union Mutual Life Insurance Company
Att: Mr. Dyer
400 Congress Street

cc to: E. G. Johnson Company
3 Cliff Street

Gentlemen:

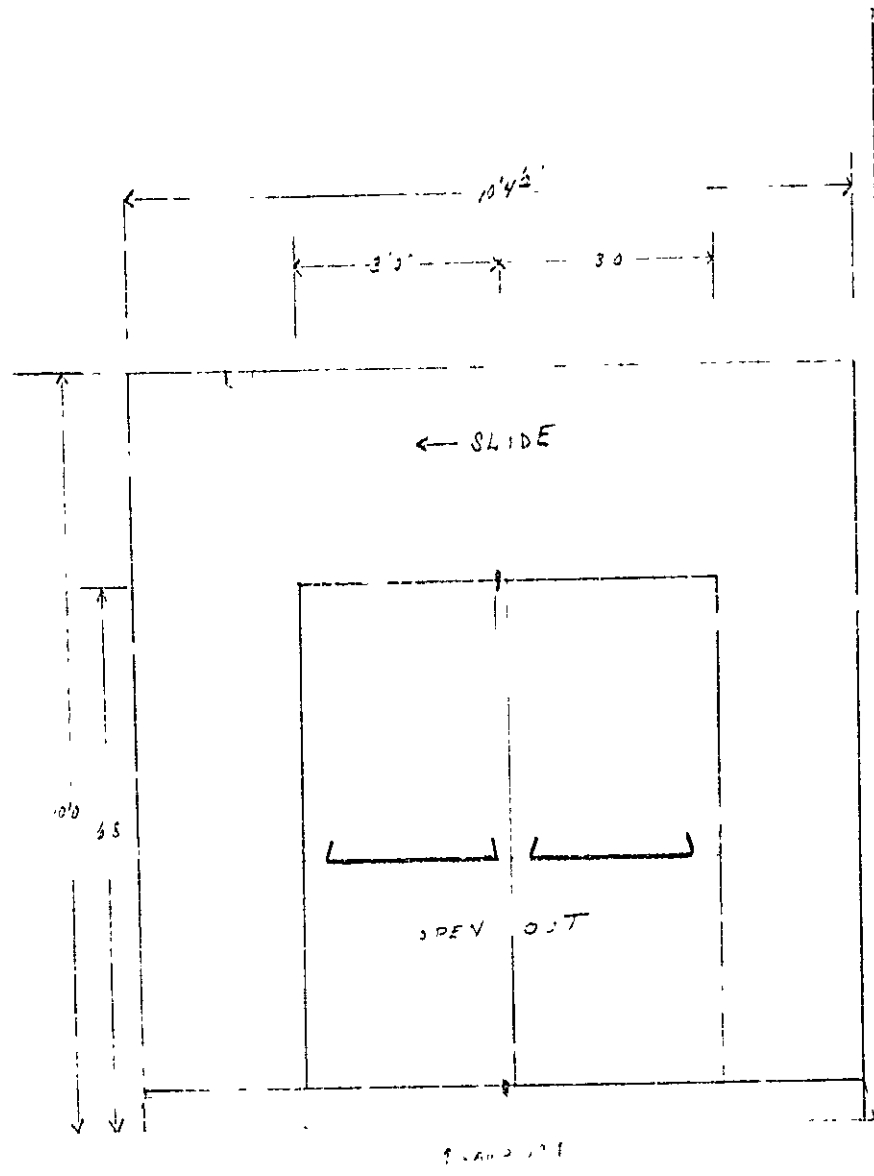
Amendment to permit to make alterations to the first floor at the above named location is being issued subject to the following Building Code restrictions:

1. An egress door with a minimum width of 3'-0" will be required in the rear wall in the area of the computer's offices.
2. Exit doors except those at the main entrance will need to be indicated by exit signs, and directional signs where necessary. Exit signs shall bear the word EXIT if the sign is over or close to an exit doorway. Exit signs in corridors or passages shall bear the words TO EXIT, with a suitable pointer or arrow to indicate the direction of egress. Letters shall be no less than 6" high.
3. We understand that the various spaces of the building are being designed as you progress therefore before a Certificate of Occupancy can be issued we will require as-built drawings of the entire building with the permit fees adjusted whenever additional work is authorized.

Very truly yours,

Archie L. Seekins
Deputy Building Inspection Director

ALS:m



MASONRY - JAMES E. TINSLEY CO. 528 FOREST AVE.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 71

Portland, Maine, July 18, 1966

PERMIT ISSUED

19 1966

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/503 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 530 Forest Ave. Within Fire Limits? ... Dist. No.
 Owner's name and address ... Schwartz & Rosenbarg, 132 Exchange St. Telephone
 Lessee's name and address ... Union Mutual Life Insurance Co., 400 Congress St. Telephone
 Contractor's name and address ... E. S. Johnson Co., 3 Cliff St. Telephone
 Architect Plans filed .. No. of sheets
 Proposed use of building ... Office No. families
 Last use No. families
 Increased cost of work ... 30,000. Additional fee ... 58.00.

Description of Proposed Work

To make alterations to 1st floor as per plans

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 hung
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Stud (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor , 2nd , 3rd , roof
 On centers: 1st floor , 2nd , 3rd , roof
 Maximum span: 1st floor , 2nd , 3rd , roof

Approved: *[Signature]*

Signature of Owner By: *[Signature]* Union Mutual Life Insurance

INSPECTION COPY
CS. 105

Approved: Inspector of Buildings

A.P.- 530 Forest Ave.

June 2, 1966

Union Mutual Life Insurance Company
400 Congress Street
Att: Mr. Dyer

cc to: E. G. Johnson Company
3 Cliff Street

Gentlemen:

Permit for change of use of building, at the above named location, from Sales & Service Showroom to Office Building, and to install a new hung ceiling is being issued subject to the following Building Code requirements:

1. 402.5.2.1.b: If an exit door is designed as part of a means of egress for more than 20 persons but is not equipped with anti-panic hardware, the door shall be so equipped that all fastenings which would keep the door from opening will be released instantly, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever.

Not required
402.5.5.1-402.5.5.2.a: Exit signs and exit lights shall be visible from all parts of the exit approach. Exit signs shall bear the word "Exit", if the sign is over or close to an exit door. Exit signs in corridors or passages shall bear the words "To Exit", with a suitable pointer or arrow to indicate the direction of egress.

Compliance with the above requirements will need to be met before a Certificate of Occupancy may be issued.

Very truly yours,

Archie L. Seokins
Deputy Building Inspection Director

ALS:m



R2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, June 21, 1966

PERMIT ISSUED

JUN 22 1966

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 530 Forest Ave. Within Fire Limits? Dist. No.
 Owner's name and address Harry M Schwartz and Jesse M Rosenberg, 102 Exchange St. Telephone
 Lessee's name and address Union Mutual Life Insurance Co. 400 Congress St. Telephone
 Contractor's name and address E.T. Johnson Co. 3 Cliff St. Telephone 773-1468
 Architect Specifications Plans no No. of sheets
 Proposed use of building Office Bldg. No. families
 Last use Sales & Service No. families
 Material brick No. stories 1 Heat Style of roof Roofing
 Other buildings on same lot
 Estimated cost \$ 1285.00 Fee \$ 6.00

General Description of New Work

To Change Use of Building from Sales & Service Showroom to Office Building.

To provide new Vinyl (high in pack) type ceiling in front portion of building.

Approx. 25 persons to be employed.

It is understood that this permit does not include installation of heating equipment which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED to Union Mutual Life Ins. Co. Mr. Dyar

Details of New Work

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

If a Garage

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

APPROVED:

[Signature]

Miscellaneous

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

Union Mutual Life Insurance Company

INSPECTION COPY

Signature of owner by:

[Signature]

NOTES

7-21-66 Front setup ready for exit arrows

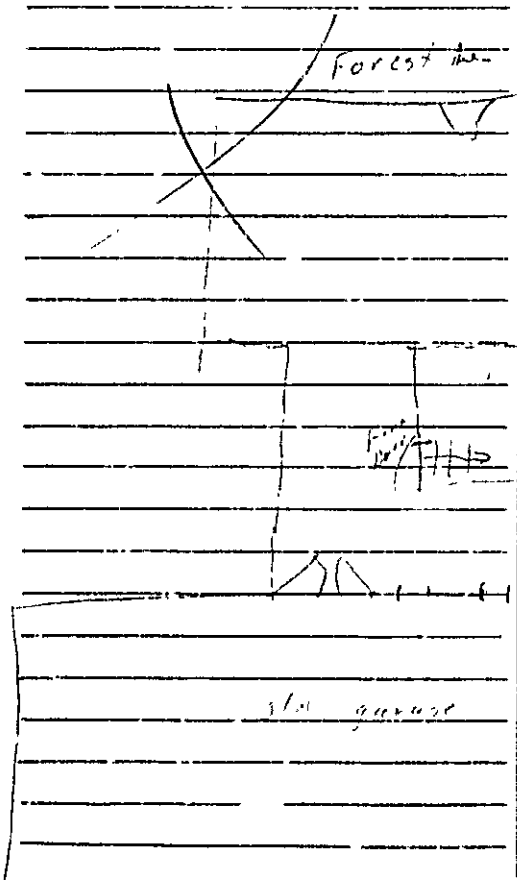
Rear section being wall + partition studd

8-19-66 Floor being framed etc

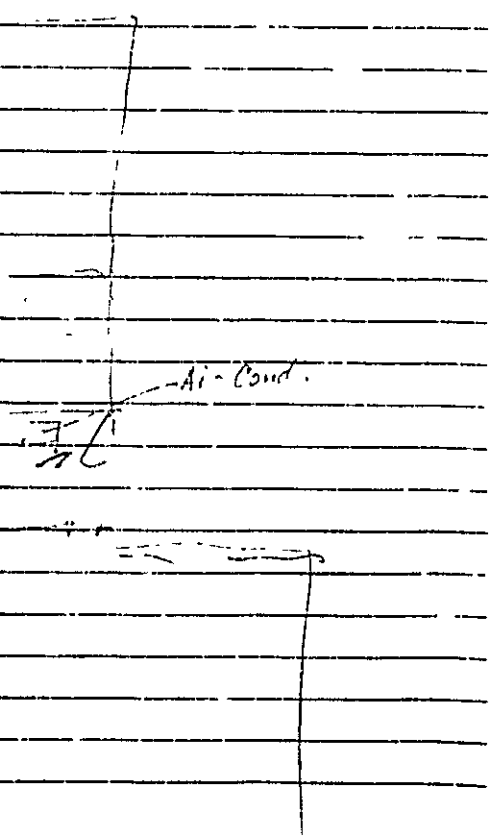
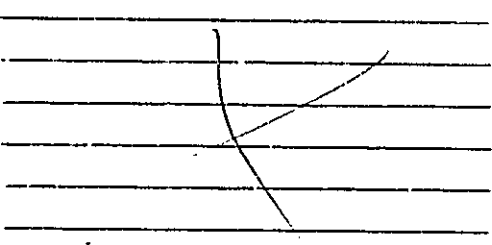
9-7-66 Partitions all up solid ceiling in one room with wood drop sprinklers sliding door not started

9-22-66 New heads going on old sprinklers Ceiling hangers up

11-8-66 Fire doors all open Mr Dyer to check boiler vent. No work on sliding door - Exits, etc?



Permit No. 66/503
 Location 530 Grand Ave
 Owner Union Mutual of Va
 Date of permit 6/22/66
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy Issued
 Sinking Out Notice
 Form Check Notice



B2 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 20 1966

PERMIT ISSUED

JUN 8 1966

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 530 Forest Ave. Within Fire Limits? Dist. No.
Owner's name and address Harry M. Schwartz & Jesse M. Rosenberg, 102 Exchange St. Telephone 775-2361
Lessee's name and address Union Mutual Life Insurance Co. 100 Congress St. Telephone 722-1931
Contractor's name and address Ballard Oil & Equipment Co. 125 Marginal Way Telephone 772-1771
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Office Building No. families
Last use Sales & Service No. families
Material brick No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To install Air-conditioning System (add. heat) and alterations to existing heating system, and providing ventilation for two toilet rooms.

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

Details of New Work

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

If a Garage

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

APPROVED:

[Signature]

Miscellaneous

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

Ballard Oil & Equipment Company

INSPECTION COPY

Signature of owner by [Signature]

74

NOTES

2-20-66 Completed RD

new ceiling?

X

Permit No. 56/1444

Location 530 Laurel Ave

Owner Queen Mother of S.S. Co.

Date of permit 6/6/66

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Perm' No.
Issued
Portland, Maine 7-28-28, 1926

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 UNION MUTUAL INS. CO. Tel. _____

Contractor's Name and Address R. BARTE Tel. _____

Location 530 FOREST AVE. Use of Building OFFICES

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 <u>40</u>	Plugs <u>2</u>	Light Circuits	Plug Circuits	
FIXTURES: No. Light Switches _____	fluor. or Strip Lighting (No. feet)			
SERVICE: Pipe	Cable	Underground	No. of Wires <u>4</u>	Size <u>3/8</u>
METERS: Relocated _____	Added _____	Total No. Meters _____		
MOTORS: Number _____	Phase _____	H. P. _____	Amps _____	Volts _____
HEATING UNITS: Domestic (Oil) _____	No. Motors _____	Phase _____	H. P. _____	3.30
Commercial (Oil) _____	No. Motors _____	Phase _____	H. P. _____	2.00
Electric Hea. (No. of Rooms) _____				5.30
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 <u>26</u>	Inspection _____	19 _____
Amount of Fee \$ <u>5.30</u>				

Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE	METER		GROUND		
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

*Alc-1/2
5/28/26*

INSPECTED BY [Signature]

(OVER)

LOCATION *Fairfax No 530*
 INSPECTION DATE *6/1/60*
 WORK COMPLETED *6/1/60*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .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 Kow n)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish-washers, etc. — Each Unit	1.50
TEMPORARY WORK (Limited to 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 150 Outlets	1.00
Wiring, each additional outlet over 75	.02

These plans (sheets) and specifications, covering construction work on YELLOW CAB. G. 532 FOREST HUE
STEEL ANGLE LINTELS ONLY
have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc., required by the Building Code of the City of Portland, Maine.

MEGQUIER & JONES CORP.

By: Cliff W. Tupper
Name and Title

THIS IS TO CERTIFY THAT I
HAVE DESIGNED THREE ANGLE
LINTELS ON THE ABOVE JOB. SIZE
OF ANGLE IS $6 \times 3\frac{1}{2} \times \frac{3}{8}$ WITH
MAXIMUM SPAN BETWEEN END
BEARINGS BEING 16'-0" CLEAR.
CONTRACTOR WILL IN ADDITION
INSTALL A MINIMUM OF THREE
 $\frac{3}{8}$ " $\frac{3}{4}$ " EXPANSION BOLTS. (PHILLIPS
RED HEAD TYPE) PER LINTEL INTO
BACKING MASONRY.

AP - 532 Forest Ave.

May 3, 1965

John B. DiSanto & Sons
101 Veranda Street

cc: Yellow Taxi Co.
532 Forest Ave.
cc: Fred Lambrie

Gentlemen:

Permit to remove existing glass facing, the outside 4" of brick and replace with new brick is being issued subject to the following restrictions:

It is understood that a running bond is to be used on the outside four inches of masonry. The #16 gauge galvanized wall tie, spaced 12" vertically and not more than 16" horizontally may be used. The new coursing is to be slushed full.

This office is to be notified when the exterior coursing has been laid to the height of the first tie. No further work is to be done until this inspection has been made. *OK*

Very truly yours,

Arcene L. Jenkins
Deputy Director of
Building Inspection

ALS/h

AP - 532 Forest Ave.

April 30, 1965

John B. DiSanto & Sons
101 Veranda Street

cc: Yellow Taxi Co.
Fred Dambric
532 Forest Ave.

Gentlemen:

We are unable to issue a permit to remove the existing glass facing, the outside 4" of brick and replace with new brick until we have definite information as to how this new brick is to be bonded.

If the #6 gauge wire wall tie submitted, is to be used we will need to know how this is to be installed. If a mechanical bond is to be used we will need to know how you propose to do the work and the spacing of headers.

Very truly yours,

Archib L. Sockins
Deputy Director of
Building Inspection

ALS/h



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, April 22, 1965

PERMIT ISSUED
00455
MAY 1 1965
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 532 Forest Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Yellow Taxi Co. (Fred Dambrie) 532 Forest Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address John B DiSanto & Sons, 101 Ve anda St. Telephone 775-0377
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Taxi Garage No. families _____
Last use _____ No. families _____
Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1840.00 Fee \$ 6.00

General Description of New Work

To remove existing glass and brick wall on front of building.
To replace with 4" brick work.

Permit Issued with Letter

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for 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 Cirdler _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers. 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

[Handwritten signature]

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

Yellow Taxi Company (Fred Dambrie)
John B DiSanto & Sons

CS 101

INSPECTION COPY

Signature of owner by:

Marco G. DiSanto

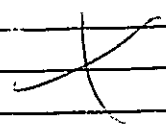
7m

NOTES

Remainder level to the wall
#16 2" tie to the wall
Check when brick is
laid up 12" vertical
M.P.
M.T.

5-11-65 Front new
wall half up. PD

5-13-65 Completed
PD



Permit No. 657445
 Location 532 Franklin
 Owner Speller Inter. Co.
 Date of permit 5/4/65
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy Issued
 Staking Out Notice
 Form Check Notice

512



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Installation _____
Portland, Maine, February 27, 1961

PERMIT ISSUED
00168
FEB 28 1961
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 532 Forest Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Yellow Cab Co., 532 Forest Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Halley's Metal Shop, 539 Elm St., Biddeford Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Storage garage No. families _____

Last use _____ " _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install ventilation system for office, as per plan

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

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, height _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

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

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

Kind and thickness of outside sheathing of exterior walls? _____

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

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

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

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

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

If a Garage

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

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

APPROVED:

AK 2/28/61 - agl

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

Yellow Cab Co.
Halley's Metal Shop

INSPECTION COPY

Signature of owner By: _____

Halley

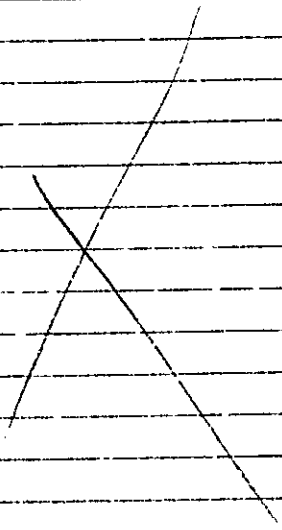
PH

4/13

Permit No. 61/1168
 Location 533 Laurel Ave.
 Owner J. E. Egan Co. & Co.
 Date of permit 2/28/61
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES

3/16/61 Work not started
 Allan
 4/2/61 Job completed
 Allan



PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 9798

Date: 2/28/61

By: J. P. Welch

APPROVED FIRST INSPECTION

Date: 3-3-61

By: J. P. Welch

APPROVED FINAL INSPECTION

Date: 3-3-61

By: JOSEPH P. WELCH

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

Address: 530 Forest Ave

Installation For: Portland Motor Sales

Owner c. Bldg.: Portland Motor Sales

Owner's Address: 530 Forest Ave

Date: 2/28/61

Plumber: Richard P. Walte

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

SM 12 53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine,

PERMIT ISSUED

APR 15 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ... pertaining to the building or structure comprised in the original application in accordance with the Law 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 530 Forest Ave. Within Fire Limits? no Dist. No.
Owner's name and address Harry M Shwartz & Jesse M Rosenberg, 102 Exchange St. Telephone
Lessee's name and address Portland Motor Sales, 528 Forest Ave. Telephone
Contractor's name and address Portland Sign Company, 181 Brackett St. Telephone 5-2592
Architect Plans filed Yes No. of sheets
Proposed use of building Sales & Service of Motor Vehicles No. families
Last use " " " Electrical Appliances No. families . . .
Increased cost of work Additional fee .50

Description of Proposed Work

To erect projecting sign as indicated on plan attached herewith so that top of sign will be about 11 feet-6 inches above the level of the flat roof of the building and projection from the wall of the building will be about 5 feet-2 inches.

Approved suspended 4/14/60

Details of New Work Permit to Portland Sign Co.

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

Approved:

Portland Sign Company

Signature of Owner by: Thomas Koontz

Approved: Albert J. Sears Inspector of Buildings

*Granted 4/14/60
60/28*

DATE: April 14, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF HARRI M. SHWARIZ & JESSEE J. ROSENBERG

AT 528-530 Forest Avenue

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

BOARD OF APPEALS

VOIE

	Yes	No
Franklin G. Hinckley	(✓)	()
Ralph L. Young	(✓)	()
Frederick Nelson	(✓)	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

Feb. 18, 1960

Harry M. Swarcz & Jerse J. Hoenberg, owner of property at 528-530 Forest Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:
Erection of addition about 2 feet high and 3½ feet wide on top of existing projecting sign on front of building at this location. This permit is presently not issuable because the extreme top of the sign would then be about 11 feet 6 inches above the level of the flat roof of the building instead of the maximum of 10 feet stipulated by section 16-A-5 of the Zoning Ordinance applying to the R-2 Business Zone in which the building is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Harry M. Swarcz & Jerse J. Hoenberg
By Harry M. Swarcz
APPELLANT

DECISION

After public hearing held April 14, 1960, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

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

Frederick H. Nelson
Joseph J. Long
Frederick H. Nelson
BOARD OF APPEALS

February 29, 1960

Mr. Harry M. Shwartz
Mr. Jesse M. Rosenberg
103 Exchange Street
Portland, Maine

Gentlemen:

March 3

cc: Portland Sign Company
181 Brackett Street
Portland, Maine

April 11, 1960

Mr. Harry N. Schwartz
Mr. Jesse M. Rosenberg
103 Exchange Street
Portland, Maine

Gentlemen:

April 14

cc: Portland Sign Company
181 Brackett Street
Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 4, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 14, 1960, at 4:00 p.m. to hear the appeal of Harry M. Schwartz & Jesse M. Rosenberg requesting an exception to the Zoning Ordinance to permit erection of an addition about 2 feet high and 3½ feet wide on top of existing projecting sign on front of building at 528-530 Forest Avenue.

This permit is presently not issuable because the extreme top of the sign would then be about 11 feet 6 inches above the level of the flat roof of the building instead of the maximum of 10 feet stipulated by Section 16-A-5 of the Zoning Ordinance applying to the B-2 Business Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-528-530 Forest Avenue

March 7, 1960

Portland Sign Company
181 Brackett Street

cc to: Portland Motor Sales
528 Forest Avenue
Jcs to: Corporation Council
cc to: Harry M. Schwartz
102 Exchange Street

Gentlemen:

Permit for erection of a projecting sign on the front of the building at the above named location is issued herewith based on corrected application and plan indicating that top of sign will be no more than 10 feet above the roof surface of the building. Permit is issued on the condition that total area of signs on the building, counting only one face of the double faced projecting sign, is not to exceed 280 feet on the basis of 4 square feet of signs for each foot of the 70 foot frontage of the lot.

It is understood that the owners would still like to go ahead with the appeal involving a greater height of sign above the roof of the building. To do this an amendment to the permit now being issued should be filed for such an increase in height of the sign.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings