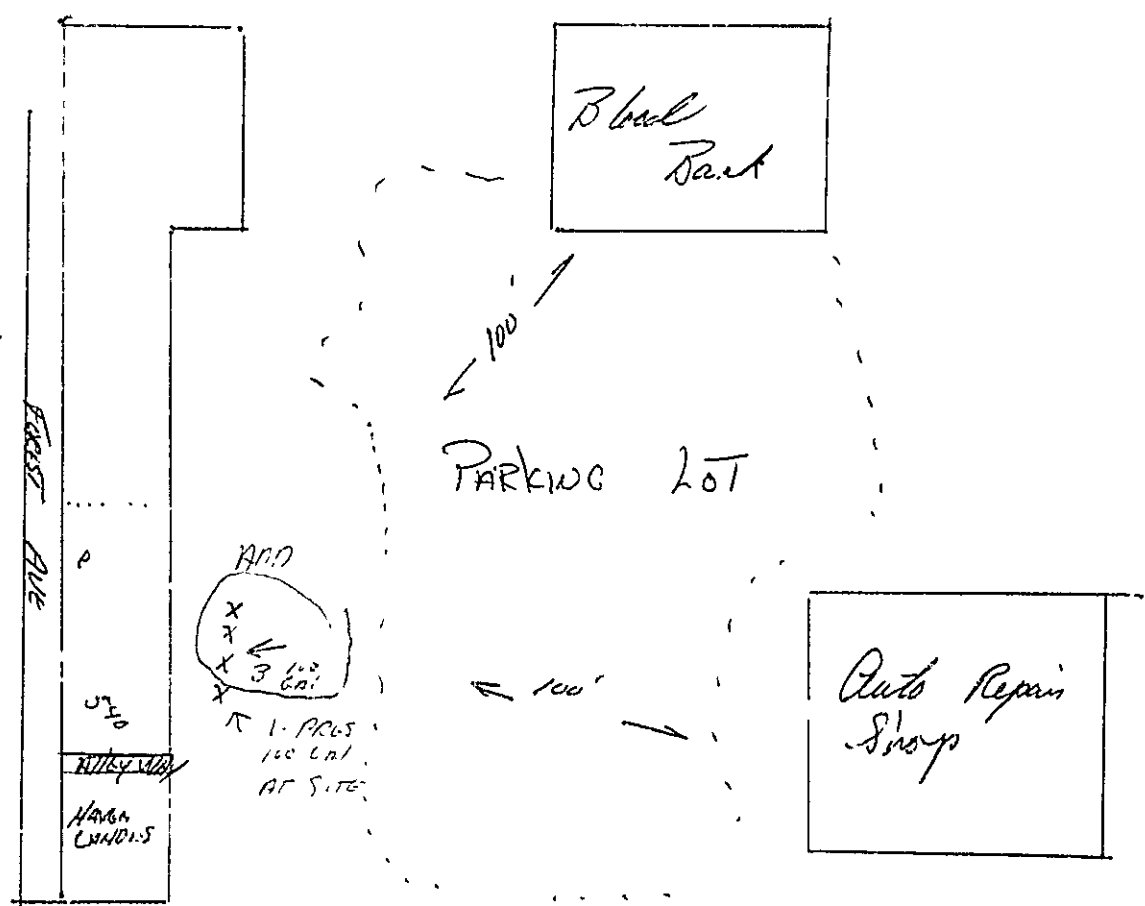


536-540 FOREST AVENUE



Allocation Storage for
 3-100 Gal. tanks
 At 340 front Ave.
 % Grubley Bean Rest.

RECEIVED
 JAN 12 1979
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

M. G. Merhoff
 Sales Rep.
 1. 12. 79

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Mr. Michael Merletti

DATE: 6/20/79

FROM: Fire Prevention Bureau

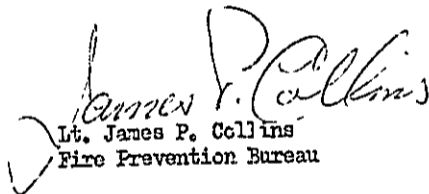
SUBJECT: 540 Forest Ave.

(three 100# propane tanks)

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) These tanks shall be barricaded to protect them from collision.

As I have explained to you before, all tank installations which are subject to vehicle movement are to be protected. I must require you to do this for this is your installation and I hold you accountable. Therefore, any tanks installed by you that are required to be protected and are not, will be removed until protection is provided.


Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 000493
ZONING LOCATION PORTLAND, MAINE, 6-12-79

PERMIT ISSUED
JUN 21 1979
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 R.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 . 540 Forest Avenue (In rear) Fire District #1 [], #2 []
1 Owner's name and address Nappi's Telephone
2 Lessee's name and address Telephone
3 Contractor's name and address Suburban Propane-Thompson's Point, Portland, Me. 04102 Telephone 774-0387
4 Architect Specifications Plans No. of sheets 3
Proposed use of building install 3 propane tanks for restaurant No. families
1st use restaurant No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$. . 6.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To install three 100# propane tanks, as per plans.
If barricades needed, notify owner of restaurant what type. Stamp of Special Conditions

SENT TO FIRE DEPT. 6-12-79
REMOVED FROM FILE 6-20-79

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 [x] 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 sound 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 being 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.
Joist 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 Michael Nerletti Phone #
Type Name of above Michael Nerletti 1 [] 2 [] 3 [x] 4 []
Other
and Address

FIELD INSPECTOR'S COPY

PERMIT ISSUED WITH LETTER

Fire Dept

CITY OF PORTLAND, MAINE


MEMORANDUM

TO: Mr. David Pinansky
FROM: Fire Prevention Bureau
SUBJECT: 540 Forest Ave.

DATE: 5/15/79

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) A manual fire alarm system shall be installed with pull stations located at each exit and a minimum of two sounding devices consisting of horn and flashing light units.
- 2) All areas of hazard shall be separated with construction having a fire rating of at least one hour, including fire doors with self-closers. Areas of hazard shall include kitchens, storage areas and boiler rooms.
- 3) Emergency lighting and self-illuminated exit signs shall be placed at all exits and paths to reach same.
- 4) Exit aisles shall be a minimum of forty four (44) inches wide. This area shall be maintained clear of all obstructions at all times.
- 5) Fire extinguishers of the appropriate class shall be placed throughout.


Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000379

MAY 17 1979

ZONING LOCATION 11-3 PORTLAND, MAINE, May 10, 1979

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 .540 Forest Avenue... Fire District #1 [] #2 []
Owner's name and address Rose Nappi - Rte. # 88 Cumberland, Me. Telephone unlisted
Associate's name and address David W. & Weslie Evans - Washington Ave. Telephone 603-356-3448
Contractor's name and address Interval, N. H. Telephone 03845
Architect Specifications Plans No. of sheets
Use of building Class A Restaurant & Bar No. families
Use Class A Restaurant & Bar 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: @ 775-3451
Dwelling Ext. 234 Change of use from restaurant to restaurant with alterations, new management.
Garage
Masonry Bldg.
Metal B'dg. Stamp of Special Conditions
Alterations Permit sent to David Finansky - Suite 811, 477 Congress St. 04101
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 eaves 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: A.M. M. U. 5/16/79
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 David W. & Weslie Evans by David Finansky Phone # 774-2693
Type Name of above David Finansky 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

PERMIT ISSUED WITH LETTER

Free Plan

NOTES

6-11-79 Started work - mostly
cosmetic - HAS pull station-3
metal card -
6-18-79 Completed -
Fire Dept to do their own

Permit No. 99/370
Location 4th Street
Owner Price Mappie
Date of permit 5-10-79
Approved 5-12-79
APR 11 1979
FIRE DEPT

Large empty lined area for notes or drawings, with a large handwritten 'X' on the left side.



THOMPSON'S POINT

Tel 774 0377

PORTLAND, MAINE

Reply to Thompson's Point, Portland, Maine 04102

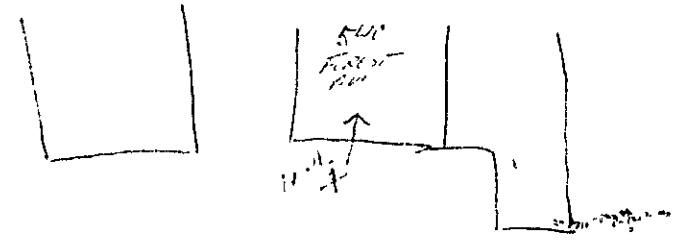
3-3-78

Gas Service Anywhere

INSTALLATION FOR ONE x cyl.
FOR William DORR, 4/5 540
FOREST AVE PORTLAND

FOREST AVE

Portland St



River Bank

Portland St
William Dorr
John P.

RECEIVED
MAR - 3 1978
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Building Inspectors

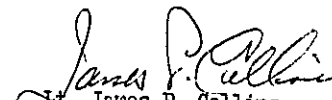
DATE: 3/10/78

FROM: Fire Prevention Bureau

SUBJECT: 540 Forest Ave.

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) Tanks shall be installed by standards of N.F.P.A. #58.
- 2) If vehicle traffic is near by, than these tanks shall be barricaded.


Lt. James P. Collins
Fire Prevention Bureau



Gas Service Anywhere

THOMPSON'S POINT

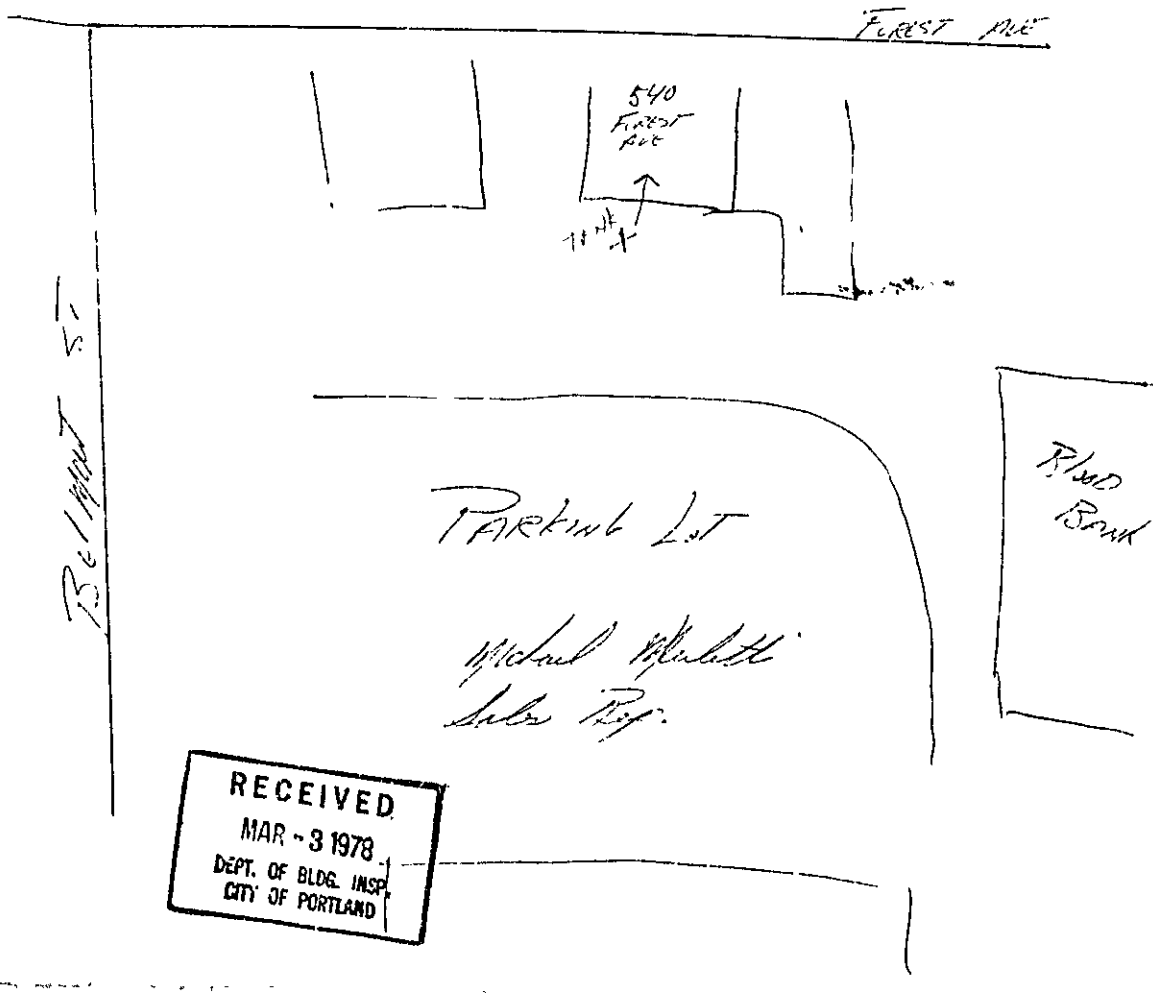
Tel 774-0387

PORTLAND, MAINE

Rep: to Thompson's Point, Portland, Maine 04102

8-3 78

INSTALLATION FOR ONE (1) CYL
FOR WILLIAM S. WILSON, JR.
FOREST AVE. PORTLAND.



RECEIVED
 MAR - 3 1978
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

540 Forest Avenue

William Dowd
540 Forest Avenue
Portland, Maine

cc: Suburban Propane Gas Corp.
Thompsons Point
Portland, Maine
cc: Fire Dept.

Dear Mr. Dowd:

A permit is issued herewith to install one 100 gal. tank of propane gas as per plans provided tank is installed by the applicable standards of the N.F.P.A. bulletin #58.

If there is any danger of vehicle traffic, then the tanks should be protected from damage.

Very truly yours,

Earle S. Smith
Building Inspection Supervisor

ESS/r



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0157

MAR 13 1978

ZONING LOCATION PORTLAND, MAINE, Mar. 3, 1978

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 540 Forest Ave. Fire District #1 , #2

1. Owner's name and address William Dowd same Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Suburban Propane Co. Thompsons Pt. Telephone .774-0387

4. Architect Specifications Plans No. of sheets

Proposed use of building Night club No. families

Last use No. families

Material No. stories Heat: Style of roof Roofing

Other buildings on same lot Fee \$ 2.00

Estimated contractual cost \$

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: (3) 715-5451 Ext. 234 To install one 100 gal. tank of propane gas as per plan

Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

RECEIVED
MAR - 3 1978
DEPT. OF BLDG. INSPECTION
CITY OF PORTLAND

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

MISCELLANEOUS

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..

ZONING.

BUILDING CODE: 9-15-28 3/13/78 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... Y&F

Fire Dept.: J. James
Health Dept.:
Others:

Signature of Applicant *Michael Merletti* Phone #

Type Name of above Michael Merletti 1 2 3 4

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

3-16-78 tanking field - up

[Handwritten scribble]

[Large handwritten X]

Permit No. 78/0157
 Location 546 St. Joseph Camp.
 Owner Mr. William H. [unclear]
 Date of permit 3-13-78
 Approved 3-13-78 [unclear] 100 gals tank

[Large empty lined area for notes]

PERMIT TO INSTALL PLUMBING

Address 540 Forest Ave PERMIT NUMBER 1085

Installation For plumbing

Owner of Bldg U-HAUL

Owner's Address -same-

Plumber Rudi's Plumbing Date 3-11-77

NEW REPL 1231 Forest Ave 1 FEE

x SINKS 1 2.00

x LAVATORIES 1 2.00

TOILETS

BATH TUBS

x SHOWERS 1 2.00

DRAINS FLOOR SURFACE

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE DISPOSALS

PTIC TANKS

HOUSE SEWERS

ROOF LEADERS

AUTOMATIC WASHERS

DISHWASHERS

OTHER

Base Fee: 3.00

TOTAL 9.00

Date Issued

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp

Date

By

App. Final Insp

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

ERNOLD R. GOODWIN
 BUILDING AND INSPECTION

Building and Inspection Services Dept.: Plumbing Inspection

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code: LPI Number: License Number: Date Issued: PERMIT NUMBER: **No 7476 IP**

Address of where Plumbing is Done: SI/Lot Number: Street, Road Name/Subdivision: St Rd Av/Lot:

Name of Owner: Last Name: FI MI: Mailing Address: Zip Code:

Type of Construction: 1 New 2 Remodeling 3 Addition 4 Remodeling & Addition 5 Replacement of Hot Water Heater 6 Hook up of Mobile Home 7 Minor Change 8 Other (Specify)

Plumbing to Serve: 1 Single (Res) 2 Multi-Fam (Res) 3 Mobile Home 4 Mobile Home without Seal 5 Commercial 6 School 7 Other (Specify)

SCHEDULE OF FEES
(See Sect 112 of the Part I Code)

1-10 Fixtures	\$2.00 each
11-20 Fixtures	\$1.00 each
21 Fixtures on up	\$.50 each
Hook-ups	\$2.00 each
Note: Hotwater Heater (tank or tankless) is considered a fixture!	

Fixture	#	Fixture	#	Fixture	#	Quantity	Fee
Sinks		Showers		Hot Water Heaters	1		
Toilets		Urinals		Floor Drains			
Bathtubs		Clothes Washers		Other			
Lavatories		Dish-Washers		Hook ups			

Hook ups:

SEP 15 1977

Administrative fee:

Total or Double Fee:

Double Fee: Yes No

STATE OFFICE USE ONLY

Date Received:

Receipt Number:

Money Received: \$

Administrative Code:

Signature of LPI: *[Signature]*

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

Original—To be sent to: Department of Human Services, Division of Health Engineering, 221 State Street, Augusta, Maine 04333

HHE 211 377

B15-02 11/18/70

71/9

Granted 1/28/71

CITY OF PORTLAND, MAINE
THE BOARD OF APPEALS

VARIANCE APPEAL

John Mappi, Jr., owner of property at 536-540 Forest Ave. 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: extending restaurant use into waiting room area located on the left near the front of the building. This permit is presently not issuable under the Zoning Ordinance because parking for five motor vehicles required for this increased use cannot be provided on this lot as stated under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property 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.

J. L. Mappi, Jr.
APPELLANT

DECISION

After public hearing held January 14, 1971, 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.

Franklin G. H. [Signature]
Harry M. [Signature]
W. B. [Signature]
Board of Appeals

January 11, 1971

John Nappi, Jr.
540 Forest Ave.
Portland, Maine 04101

Roca 209
XXXXXXXXXXXXXXXXXXXX

January 14, 1971

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 13, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Wednesday, November 26, 1969 at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to change the use of the motor vehicle repair shop at 538 Forest Avenue to a Class A Tavern.

This permit is presently not issuable under the Zoning Ordinance because parking for 19 motor vehicles is not to be provided on this lot as required under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that a 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 property in question as required by Ordinance,

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 4, 1965

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209 at City Hall, Portland, Maine, on Thursday, January 14, 1970, at 4:00 p.m. to hear the appeal of John Nappi, Jr. requesting an exception to the Zoning Ordinance to permit extending restaurant use into waiting room area located on the left near the front of the building at 536-540 Forest Ave.

This permit is presently not issuable under the Zoning Ordinance because parking for five motor vehicles required for this increased use cannot be provided on this lot as stated under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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 notified 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



B2 BUSINESS ZONE
 42 sq.ft. plastic face-plexiglass-Und, Label.
 APPLICATION FOR PERMIT TO ERECT
 SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED

JUL 1 7 1971
 793

CITY OF PORTLAND

Portland, Maine, June 29 1971

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 540 Forest Ave. Within Fire Limits? _____ Dist. No. _____

Owner of building to which sign is to be attached John Nappi Jr. 540 Forest Ave.

Name and address of owner of sign Giovanni's Restaurant, 540 Forest Ave.

Contractor's name and address Portland Sign Company, 1832 Forest Ave. Telephone 797-4714

When does contractor's bond expire? Dec. 31, 1971

Information Concerning Building Steady Lighting

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

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 12' Horizontal 8'

Weight 200 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angleiron No. advertising faces 2 material plexiglass

No. rigid connections 8 Are they fastened directly to frame of sign? yes

No. through bolts _____, Size _____, Location, top or bottom _____

No. guys 4, material cable, Size 3/8"

Minimum clear height above sidewalk or street 10'

Maximum projection into street 2'6" Fee \$ 9.80

Signature of contractor by: [Signature]

FILE COPY

L
B

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE
PREMISES AT 570 FOREST AVE IN PORTLAND, MAINE

John NAPP, JR being the owner of the
premises at 570 FOREST AVE in Portland, Maine hereby gives
consent to the erection of a certain sign owned by John NAPP, JR.
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a
permit to cover erection of said sign;

J

And in consideration of the issuance of said permit John NAPP, Sr.

owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said
sign or make it permanently safe in case the sign still serves the purpose
for which it was erected, hereby agrees for himself or itself, for his
heirs, its successors, and his or its assigns, to completely remove said
sign within ten days of notice from said Inspector of Buildings that said
sign within ten days of notice from said Inspector of Buildings that said
sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 28 day of June 1971.

[Signature]
Witness

[Signature]
Owner

RECEIVED
JUN 29 1971
DEPT. OF BLDG INSP.
CITY OF PORTLAND

B2 BUSINESS ZONE

RECEIVED

DEC 31 1971

CITY of PORTLAND

B



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, December 1, 1971

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 536-540 Forest Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address John Nappi, Jr., 536 Forest Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Restaurant with dancing No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ _____

General Description of New Work

To Change Use of building from restaurant to restaurant with dancing in area as shown on 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 owner**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewerage? _____
 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 order _____ 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 _____, height? _____
 If one story building with masonry walls, thickness of walls? _____

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? _____
 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

APPROVED:

CS 301

File
APPLICANT'S COPY

Signature of owner John Nappi, Jr.

536-540 Forest Avenue

Feb. 12, 1971

Mr. John Nappi
540 Forest Avenue

Dear Mr. Nappi:

Mr. Nelson Cartwright on an inspection of the alterations at the above named location reports that you are now thinking about having a dancing area in this building and provide live music. I would call to your attention that your permit, which was issued on Dec. 18, 1970 is for a restaurant use only as per plans here on file at this office and the Fire Department. Dancing is not included, as such a use would put this into a different classification (major assembly hall). I realize that when the permit was first applied for on Oct. 2, 1969 that the plan was then for a tavern with dancing. The plans filed with the application on that date does show a dance area in this building. If you desire to change this use we will need to know where the dancing will be located and where any band group or stage will be located, and to do this, we will need two plans showing the dance area, stage or band stand, as well as the seating, that you propose so that the Fire Department and this department will have a permanent record of the change of use. — Mc

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, December 8, 1970

PERMIT NO. 70/1512
FEB 10 1971
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 70/1512 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 hereunto, and the following specifications:

Location	536-540 Forest Avenue	Within Fire Limits?	Dist. No.
Owner's name and address	John Nappi, Jr., 540 Forest Ave.	Telephone	772-9527
Lessee's name and address		Telephone	
Contractor's name and address		Telephone	
Architect		Plans filed	No. of sheets
Proposed use of building	Restaurant		No. families
Last use	"		No. families
Increased cost of work	1500.00	Additional fee	6.00
		fee paid	2-10-'71

Description of Proposed Work

To extend restaurant use into waiting room area as per plan

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 and pay legal fee.

Appeal sustained 1/28/71

Details of New Work ^{owner}

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

Approved:

Signature of Owner

Approved:

Inspector of Buildings

INSPECTION COPY
C.S. 103

536-540 Forest Avenue
Amend. No. 1

70//1512

Dec. 28, 1970

cc to: Corporation Counsel

John Nappi, Jr.
540 Forest Avenue

Dear Mr. Nappi:

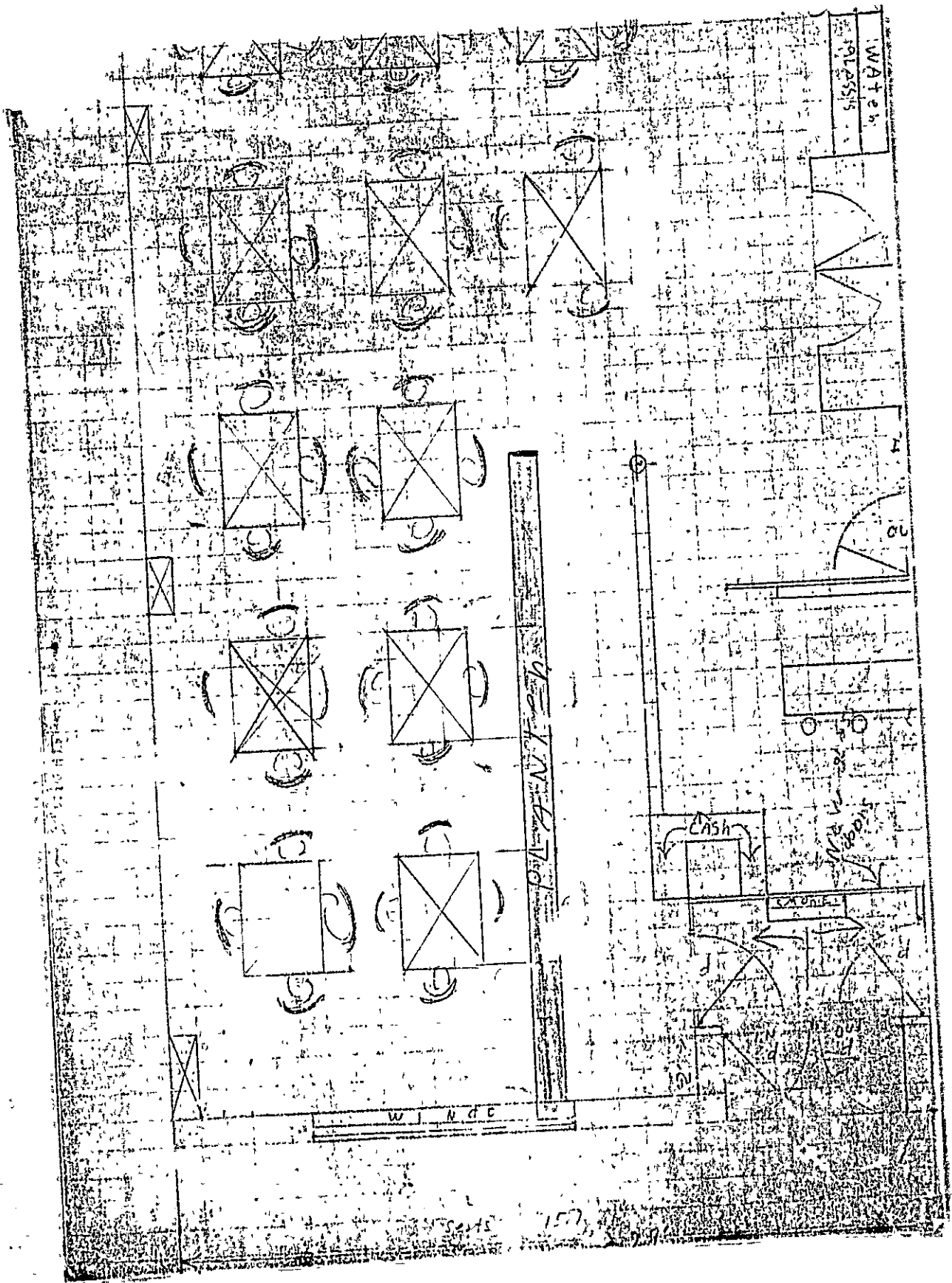
Building permit to extend restaurant use into waiting room area located on the left near the front of the building at the above named location is not issuable under the Zoning Ordinance because parking for five motor vehicles required for this increased use cannot be provided on this lot as stated under Section 502.14B.9 of the Ordinance in the B-2 Business Zone in which this property is located.

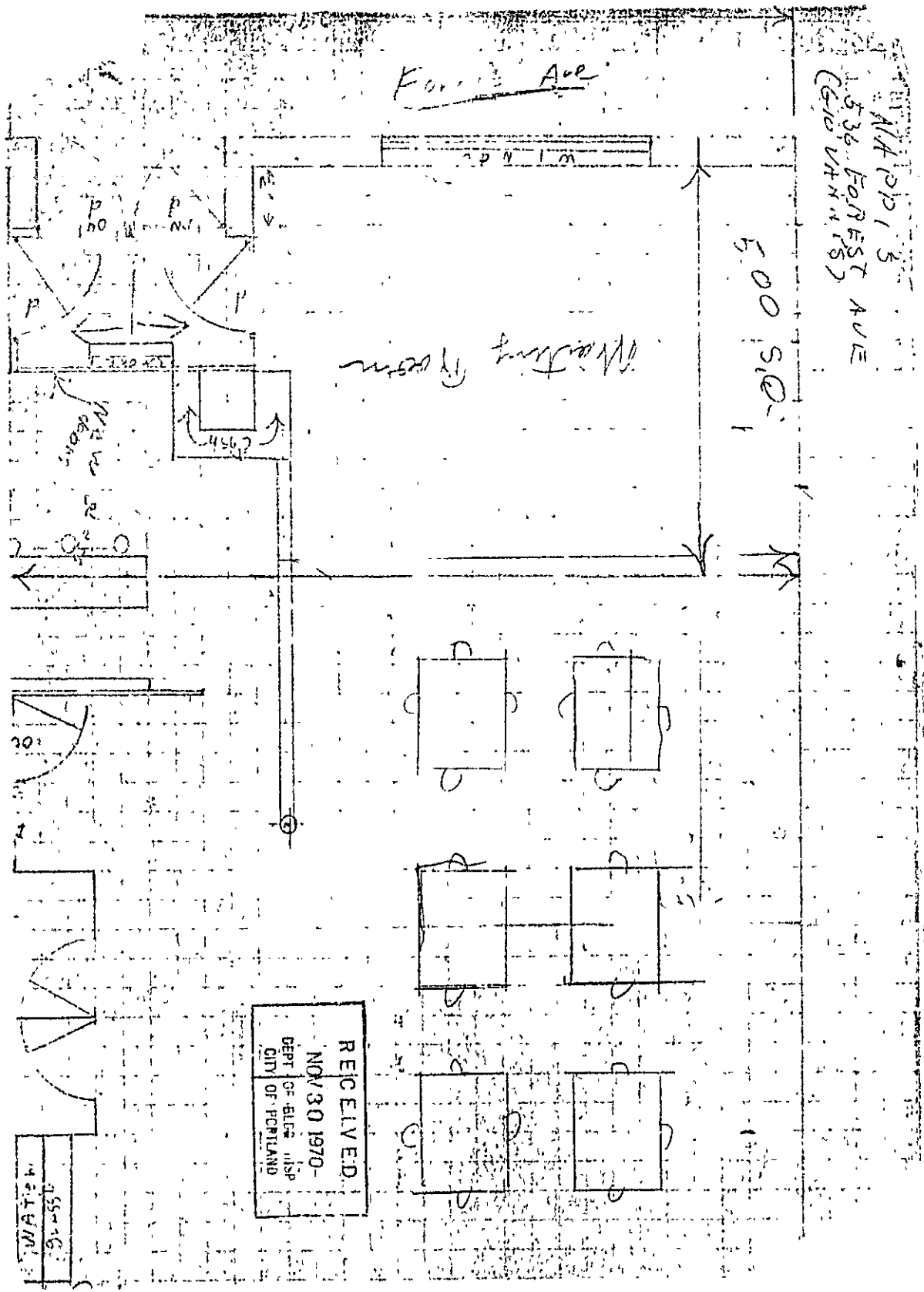
We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

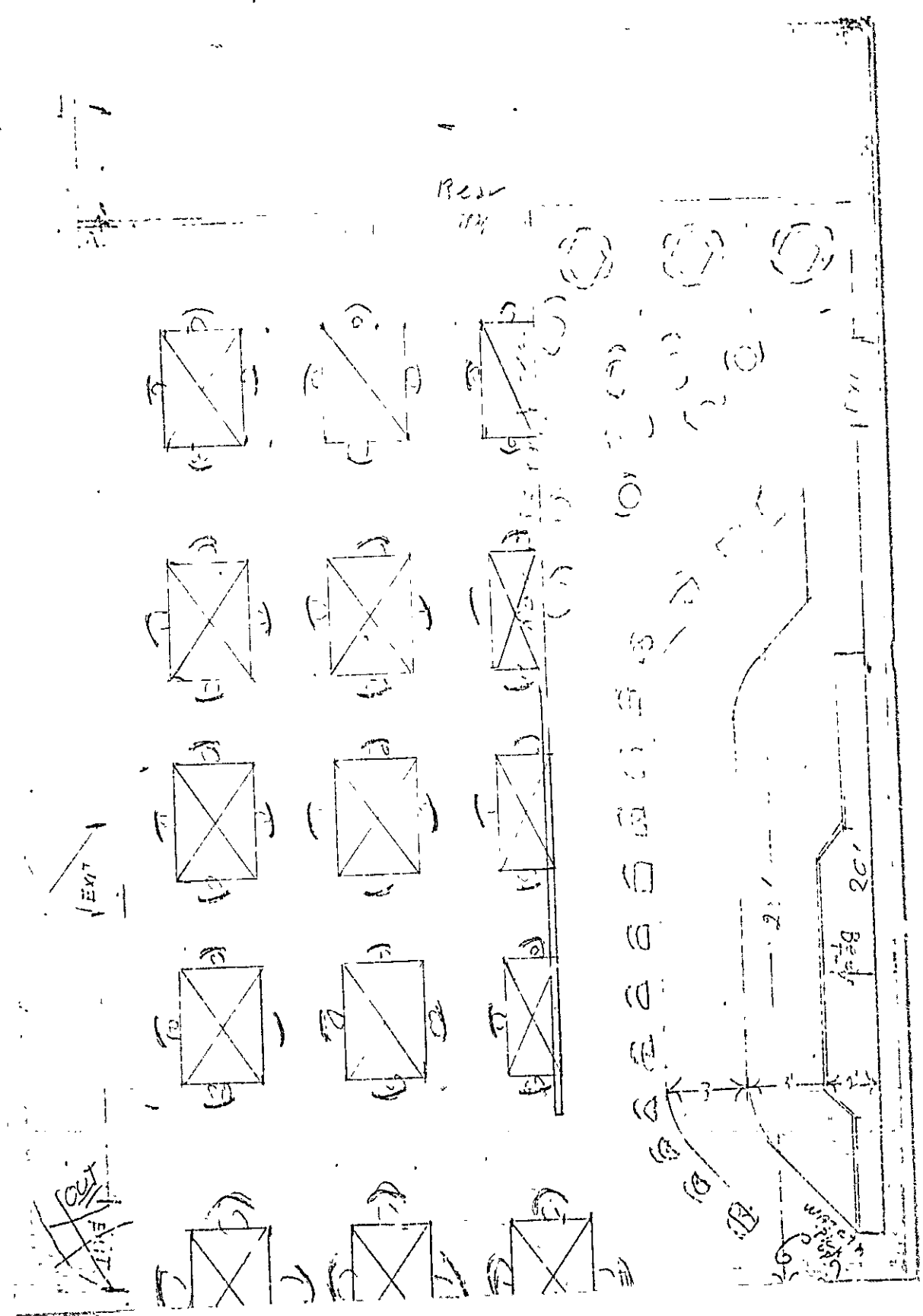
Very truly yours,

A. Allan Soule
Assistant Director of Building & Inspection
Services

AAS:m







... will be approved by the Fire Department if the
Additional exit is provided at the rear of the building
as per our discussion with the owner.

Sam G

Sam

Re: 536-540 Forest Ave.

December 18, 1970

Mr. John Nappi,
540 Forest Avenue

Dear Mr. Nappi:

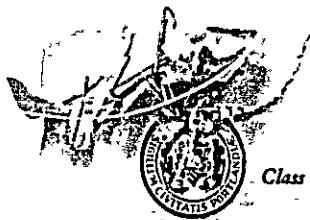
Building permit to extend restaurant area at 536-540 Forest Avenue as per plan on file with this application is being issued with the understanding that the restaurant use will not be extended into the so-called waiting room as adequate parking cannot be provided for this larger area of restaurant use.

I would also call your attention to the requirement of the Portland Fire Department, and if you have any questions on this check with them, that an additional exit be provided at the rear of the building, which would seem to be as you face the building the wall on the left in the rear corner.

Very truly yours,

A. Allan Soule
Asst. Director

AAS/c



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

1512

DEC 18 1970

CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, November 9, 1970

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 540 Forest Ave. Within Fire Limits? Dist. No. Owner's name and address John Nappi Jr. 540 Forest Ave. Telephone 772-7327 Lessee's name and address (Giovanni's) 540 Forest Ave. Telephone Contractor's name and address Telephone Architect Specifications Plans YES No. of sheets 3 Proposed use of building Restaurant No. families Last use Bicycle Shop 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 extend restaurant area into #536 Forest Ave. as per plans(no alterations) (formerly bicycle shop)

Sent to Fire Dept 12/14/70 Rec'd from Fire Dept 12/15/70

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

Details of New Work

Is an 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 3 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:

Signatures and dates: 12-15-70, 12-16-70

Miscellaneous

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

John Nappi Jr.

CS 301

INSPECTION COPY

Signature of owner by: John Nappi Jr.

Handwritten initials

NOTES

2-22-71 Bar framing
under way. AD

4-5-71 Same AD

6-17-71 Room ready
For seating arrang.
New Kitchen
set up starting
AD

X

Permit No. 70/1519

Location 526-540 Jones Blvd

Owner: Arthur Hopkins Jr.

Date of permit 12/18/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, December 8, 1970

PERMIT ISSUED
1971
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 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 536-540 Forest Avenue
Owner's name and address John Nappi, Jr., 540 Forest Ave.
Proposed use of building Restaurant
Last use 1500:00
Increased cost of work 1500:00
Additional fee 6.00
fee paid 2-10-'71

Description of Proposed Work

To extend restaurant use into waiting room area as per plan

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 and pay legal fee.

Appeal sustained 1/28/71

Details of New Work owner

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Joists and rafters: 1st floor, 2nd, 3rd, roof
In centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Signature of Owner [Handwritten Signature]

Approved: Inspector of Buildings

COPY

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *57230*
 Issued *10-3-68*
 Portland, Maine *Oct 3*, 1968

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 *Nappa Bakery* Tel. _____
 Contractor's Name and Address _____ Tel. _____
 Location *570 Forest Ave* Use of Building *Bakery*
 Number of Families _____ Apartments _____ Stores _____ Number of Stories *1*
 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 *1* Phase *1* H.P. *1/2* Amps *30* 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 \$ *2.00*

Signed *L. W. Jordan*
Perry Oil

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 *J. W. Hebert*
 (OVER)

LOCATION *Frost Av. 140*
 INSPECTION DATE *10/22/68*
 WORK COMPLETED *10/22/68*
 TOTAL NO. INSPECTIONS
 REMARKS

FEEs FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

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 the recent lighting or any type of plug molding will be classed as one outlet)		
SERVICES		
Single Phase		2.00
Three Phase		1.00
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
Circuits, Conduits, Fuses, etc		19.00
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

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55113
 Issued 7-14-71
 Portland, Maine July 14th, 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 - Maximum fee, \$1.00)

Owner's Name and Address Giorganni (John) Roggi Tel. _____
 Contractor's Name and Address Paul Sheppard Tel. 4-3618
 Location 540 Forest Ave. Use of Building Restaurant

Number of Families _____ Apartments _____ Stores _____ Number of Stories _____

Description of Wiring: New Work _____ Additions _____ Alterations _____
Install lighting & kitchen range & fryer

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No Light Outlets _____ Plug _____ 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) _____ No Motors _____ Phase _____ H. P. _____
 Commercial (Oil) _____ No Motors _____ Phase _____ H. P. _____

APPLIANCES: No Ranges 34.8 Kw. range Electric Heat (No. of Rooms) _____
 Elec Heaters 15.4 Kw. Fryer Brand Feeds (Size and No.) _____
 Miscellaneous sign Wats 3 Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No Units) _____ Signs (No. Units) _____

Will commence July 1971 Ready to cover in _____ 19 _____ Inspection July 1971

Amount of fee \$ 2.00 Signed Paul Sheppard

DO NOT WRITE BELOW THIS LINE

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

REMARKS: _____
 INSPECTED BY J. H. [Signature] (OVER)

LOCATION *Forest Av. 540*
 INSPECTION DATE *7/23/71*
 WORK COMPLETED *7/23/71*
 TOTAL NO. INSPECTIONS *1*
 REMARKS.

FEEs 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

NOTICES

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 .150

MISCELLANEOUS

Temporary Service, Single Phase 1.00
 Temporary Service, Three Phase 2.00
 Circuit Breakers, Fuses, etc. 1.00

1.50
 3.00

Ord. 6157 12/12/69
Decided 12/31/69.
69/123

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

John Nappi, owner of property at 538 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: changing the use of the building from motor vehicle repair shop to a Class A Tavern. This permit is presently not issuable under the Zoning Ordinance because parking for 19 motor vehicles is not to be provided on this lot as required under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property 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.

John Nappi
APPELLANT

DECISION

After public hearing held December 31, 1969, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a 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.

Franklin H. Hill
George M. Shroyer
Edmund J. Perry
Board of Appeals

DATE: December 31, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF John Nappi

AT 538 Forest Avenue, Portland, Maine

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

BOARD OF APPEALS	VOTE	
	YES	NO
Franklin G. Hinckley	()	(x)
Ralph L. Young	()	(x)
Harry M. Shwartz	()	(x)

Record of Hearing

December 24, 1969

cc: Lawrence Weinstein
84 Granite St.
cc: Jolar, DBA Joseph's
o/o Henry Steinfeld
85 Exchange St.
cc: Joseph A. Fructaci
207 Spring Street

Mr. John Haggi
540 Forest Ave.

Dear Mr. Haggi:

Wednesday
~~December 21, 1969~~ December 21, 1969

Box 530 Forest Ave.

December 15, 1959

John Naggi,
540 Forest Avenue

cc: Jelas, Mrs. Joseph's
c/o Henry Atkinson
65 Leverage Street
cc: Joseph A. Prastaci,
287 Spring Street
cc: Lawrence Lonsdale, 34 Granite St.
cc: Corporation Counsel

Dear Mr. Naggi:

Building permit to change the use of this building at the above named location from motor vehicle repair shop to a Class A Tavern is not allowable under the zoning ordinance because parking for 15 motor vehicles is not to be provided on this lot as required under Section 632.14B.9 of the Ordinance in the D-2 Business Zone in which this property is located.

We understand that you would like to exercise your appeal right regarding this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Albert Gido
Corporation Counsel

AAG/h

Box 533 Box 170.

December 15, 1969

John Kappi,
540 Forest Avenue

Dear Mr. Kappi:

Building permit to change the use of this building at the above named location from motor vehicle repair shop to a Glass & Tavern is not allowable under the zoning Ordinance because parking for 19 motor vehicles is not to be provided on this lot as required under Section 02.149.9 of the Ordinance in the B-2 Business Zone in which this property is located.

We understand that you would like to exercise your appeal right regarding this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Alvin Fencil
Assistant Director

AAR/h

cc: Felix, REA Joseph's
c/o Henry Steinfield
65 Exchange Street
cc: Joseph A. Prucki,
217 Spring Street
cc: Lawrence Loubain, 64 Granite St.
cc: Corporation Council.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Patricia Mealley, Administrative Assistant
Warren J. Turner, Zoning Administrator

FROM: Donald E. Megathlin, Jr., Planning Director

SUBJECT: Frustaci Property on Forest Avenue

DATE:
December 29, 1969

The Planning Board voted to approve of Mr. Frustaci's site plan for parking within the R-5 zone subject to meeting the following conditions:

1. The provision of horizontal parking.
2. A buffer strip between the proposed parking and the adjacent residential structures on Linden Street and the corner of Linden Street and Ashmont Street.
3. The deletion of any access to the proposed street as shown on the tax maps.
4. The provision of adequate ingress and egress to and from Ashmont Street.

In addition, I would recommend the parking area be paved for the safety, convenience and protection of his customers as well as beautifying the land. However, this is an optional requirement at this time.

Warren Turner will plan to be at the Board of Appeals at 4 P.M on December 31 to answer any questions you or any members of the Board might have relative to the site plan.

Dem
Donald E. Megathlin, Jr.

DEM/1

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 21, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Wednesday, December 31, 1969, at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to permit changing the use of the motor vehicle repair shop to a Class A Tavern at 538 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because parking for 19 motor vehicles is not to be provided on this lot as required under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

11/26/69
11/11/69

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

John Nappi, owner of property at 538 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: changing the use from motor vehicle repair shop to a
Class A Tavern. This permit is presently not issuable under the Zoning Ordinance
because parking for 19 motor vehicles is not to be provided on this lot as required
under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this
property 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 circum-
stances 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 grant-
ing of the variance will not be contrary to the intent and purpose of the Ordinance.

John Nappi
APPELLANT

DECISION

After public hearing held November 26, 1969, the Board of Appeals finds that
all of the above conditions not exist with respect to this property and that
a 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.

Frank S. Hickey
Thomas M. Sprunt
Edith J. Perry
Board of Appeals

DATE: November 26, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF John Nappi

AT 538 Forest Avenue

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

BOARD OF APPEALS

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

	YES	VOTE	NO
	()		(X)
	()		(X)
	()		(X)

Record of Hearing

538 Forest Avenue

Nov. 3, 1969

cc to: Jolar, DBA Joseph's, ^{Henry A. Crawford} 85 Exchange Street
cc to: Joseph A. Frustaci, 287 Spring Street
cc to: Lawrence Lonstein, 84 Great Street
cc to: Corporation Counsel ^{Dunne}

John Nappi
546 Forest Avenue

Dear Mr. Nappi:

Building permit to change the use of this building at the above named location from motor vehicle repair shop to a Class A Tavern is not issuable under the Zoning Ordinance because parking for 19 motor vehicles is not to be provided on this lot as required under Section 602.14B, the Ordinance in the B-2 Business Zone in which this property is located.

We understand that you would like to exercise your appeal rights ^{regarding} under Section 602.14B and provided parking about 230 feet from the ^{above} named address. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

November 27, 1969

Mr. John Hopp
540 Forest Avenue

Dear Mr. Hopp:

cc: Mr. NAME [unclear]
cc: Joseph A. [unclear]
cc: Lawrence [unclear]
cc:

Wednesday
~~XXXXXXXX~~ November 23, 1969

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 13, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Wednesday, November 26, 1969 at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to change the use of the motor vehicle repair shop at 538 Forest Avenue to a Class A Tavern.

This permit is presently not issuable under the Zoning Ordinance because parking for 19 motor vehicles is not to be provided on this lot as required under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variances 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 property in question as required by Ordinance,

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58594
 Issued 3/17/70
 Portland, Maine Mar 17 1970

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:

Trapp's Bakery 540 Forest Ave.
 (This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address John Trapp, 540 Forest Ave. Tel. _____
 Contractor's Name and Address Paul Chausse Tel. 4-3678
 Location 540 Forest Ave. Use of Building Bakery & Lunch Room
 Number of Families _____ Apartments _____ Stores 1 Number of stories one

Description of Wiring: New Work _____ Additions _____ Alterations _____
Install 400 Amp. 3 phase - 3 Meter Service

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 4 Size 350mm
 METERS: Relocated outside Added _____ Total No. Meters 3
 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 Mar 20 1970 Ready to cover in _____ (u) Inspection _____ 1970
 Amount of Fee \$ 4.00
 Signed Paul Chausse
Lic 2533

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY F W Hunter
 (OVER)

LOCATION *Forest Av. 540*
 INSPECTION DATE *4/13/70*
 WORK COMPLETED *4/13/70*
 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	<u>4.00</u>
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	

File
540 Forest Ave.

November 13, 1970

John Nappi, Jr.
540 Forest Avenue

Dear Mr. Nappi:

In checking your application to extend restaurant area into 536 Forest Avenue as per plan at the above named location we find that we are unable to continue processing your permit until further information is provided as follows:

1. Your plans do not show the area in feet that this restaurant area would cover nor do the plans show any scale. On the proposed plans a year ago it was stated that each square shown here represented one sq. foot. It is necessary for you to let us know the area involved or the scale you are using.

I have taken your old plans of a year ago and come up with an area of 2,128 sq. feet. I have taken out for doorways counters and the bar and the area behind it and have come up with a total of approximately 1,609 sq. feet. If I am correct I am willing upon hearing from you to continue processing this permit using these figures. The Zoning Ordinance says under Section 602.14B.9 that one parking for each 100 sq. feet, or major fraction thereof, of floor area not used for bulk storage or food preparation, and therefore come up with a number of 16 parking spaces required and you show 11 on your plans which would mean that you would have to appeal for the 5 parking spaces you are not providing.

Please advise me on the above and let me know if you desire to take this before the Board of Appeals.

Very truly yours,

A. Allan Soule

Assistant Director of Building & Inspection
Services

AAS:m

LEASE BETWEEN JOLAR AND KARL'S SUNOCO

THIS LEASE IS MADE AND ENTERED INTO THIS 28TH DAY OF OCTOBER 1969 BY JOLAR d/b/a JOSEPH'S HERETOFTER CALLED THE LESSEE AND KARL'S SUNOCO HERETOFTER CALLED THE LESSOR.

THE LESSOR HEREBY LEASES TO THE LESSEE THE PARKING LOT PRIVILEGES LOCATED AT KARL'S SUNOCO STATION ON FOREST AVENUE, PORTLAND, MAINE.

THE LESSEE AGREES THAT THE LOT WILL BE POLICED AND MAINTAINED IN A CONDITION SUITABLE TO THE LESSOR.

THE LESSEE AGREES TO BE RESPONSIBLE FOR DAMAGES TO THE PROPERTY ARISING FROM ACTS OF NEGLIGENCE BY PERSONS THAT USE THIS LOT DURING LESSEE'S POSTED BUSINESS HOURS.

THE LESSEE WILL BE RESPONSIBLE FOR ANY CLAIM ARISING IN CONNECTION WITH INJURY OR DAMAGE SUSTAINED THROUGH THE USE OF THE LOT.

THE LESSEE AGREES THE PREMISES SHALL NOT BE SUB-LEASED.

THE LESSEE WILL NOT BE RESPONSIBLE FOR SNOW REMOVAL.

THE LESSEE SHALL PAY THE LESSOR.

IN THE EVENT THE LESSEE FAILS TO FULFILL ANY OF THE CONDITIONS OF THIS LEASE, THE LESSOR MAY TERMINATE THIS LEASE.

Joseph's Sunoco, Inc. d/b/a Jolar
LESSEE

Karl's Sunoco
LESSOR

536-540 Forest Avenue
Amend. No. 1
70/1512

Dec. 28, 1970

cc to: Corporation Counsel

John Nappi, Jr.
540 Forest Avenue

Dear Mr. Nappi:

Building permit to extend restaurant use into waiting room area located on the left rear of the building at the above named location is not issuable under the Zoning Ordinance because parking for five motor vehicles required for this increased use cannot be provided on this lot as stated under Section 602.14B.9 of the Ordinance in the B-2 Business Zone in which this property is located.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of Building & Inspection
Services

AAS:m

PERMIT TO INSTALL PLUMBING

Date issued **6-18-71**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

Address **540 Forest Ave.** PERMIT NUMBER **566**
 Installation For **restaurant**
 Owner of Bldg **John Kuppi, Jr.**
 Owner's Address **Horse St.**
 Plumber: **Francis Capozza, 18 Melody Lane** Date **6-18-71**

App. First Insp.
 Date **6-23-71**
ERNOLD R. GOODWIN
 BY CHIEF PLUMBING INSPECTOR

App. Final Insp.
 Date **6-23-71**
 BY CHIEF PLUMBING INSPECTOR

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

NEW	REP	Description	Qty	Rate	Total
		SINKS			
	1	LAVATORIES	1	2.00	2.00
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS FLOOR SURFACE			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEAKERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
	1	Ice cube maker	1	2.00	2.00
TOTAL			2		4.00

Building and Inspection Services Dept. Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued **8-19-71**
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

PERMIT NUMBER **748**

Address **526-540 Forest Ave.**
 Installation For **Restaurant**
 Owner of Bldg **John Haggi**
 Owner's Address **12 Horse St.**
 Plumber: **Philip Louie**
 Date **8-19-71**

App. First Insp.
 Date **2. 1971**
 By

App. Final Insp.
 Date
 By

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

NEW	REPL.		Date	FEE
			NO	
1		SINKS		
1		LAVATORIES		2.00
		TOILETS		2.00
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
1		DISHWASHERS		2.00
		OTHER		
TOTAL			2	6.00

Building and Inspection Services Dept., Plumbing Inspection



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, December 1, 1971

PERMIT ISSUED

DEC 3 1971
1512

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 536-540 Forest Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address John Nappi, Jr., 536 Forest Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Restaurant with dancing No. families _____
 Last use _____ " _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To Change Use of building from restaurant to restaurant with dancing in area as shown on 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 owner

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

S.K. 12-2-71 N.F.C.

CS 301

INSPECTION COPY

Signature of owner

John Nappi, Jr.