the co Pd
6/20/72

Granted 7/17/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty Company, Inc owner of property at 977-1003 Forest Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: to construct a 1-story 80' x 40' cement block addition to the existing building to be used as a repair garage at the above named location in the I-2 Industrial Zone. This permit is presently not issuable under the Zoning Ordinance because the rear yard of only 5' is to be provided instead of the required 18'. (Sec. 602.12C.4).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Arch P Girard
APPELLANT

DECISION

After public hearing held July 13, 1972, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

A B Kubiszyn
Earle E Shaw
Jacqueline Cohen

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 10, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 13, 1972 at 4:00 p.m. requesting an exception to the Zoning Ordinance to permit to construct a 1-story 80' x 40' cement block addition to the existing building to be used as a repair garage in the I-2 Industrial Zone at 977-1003 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because the rear yard of only 5' is to be provided instead of the required 10'. (Sec. 602.12C.4).

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

cc to: Merrill Industries, Inc.
1037 Forest Ave.
Paul E. Merrill - 1037 ForestmAve.
Forest Ave. Corp. - c/o Weeks Ice Cr. 1011 Forest Ave.
Anne Heldenbrand - 973 Forest Ave.

July 10, 1972

Delta Realty, Inc.
999 Forest Ave.
Portland, Maine 04103

July 13, 1972

2 appeals at 977-1003 Forest Ave.

977-1003 Forest Avenue

June 22, 1972

cc to: Corporation Counsel

Delta Realty Company, Inc.
999 Forest Avenue

Gentlemen:

Building permit to construct a 1-story 80' x 40' cement block addition to the existing building to be used as a repair garage at the above named location in the I-2 Industrial Zone is not issuable under the Zoning Ordinance because the rear yard of only 5' is to be provided instead of the required 18'. (Sec. 602.12C.4).

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of $5.00 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 consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

977-1003 Forest Avenue

June 23, 1972

Delta Realty, Inc.
999 Forest Avenue

cc to: Corporation Counsel

Gentlemen:

Building permit to construct foundation for a 1-story addition 54' x 28' at the above named location in the I-2 Industrial Zone for a 2-car garage is not issuable under the Zoning Ordinance because the side yard and rear yard will be only 5' instead of 17' required. (Sec.602.12C.1) and (Sec.602.12C.4).

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of $5.00 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.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

#5.00 Od
6/20/72
Granted 7/13/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty, Inc., owner of property at 977-1003 Forest Ave. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: to construct foundation for a 1-story addition 54' x 28' at the above named location in the I-2 Industrial Zone for a 2-car garage. This permit is presently not issuable under the Zoning Ordinance because the side yard and rear yard will be only 5' instead of 17' required. (Sec. 602.12C.1) and (Sec. 602.12C.4).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

APPELLANT

DECISION

After public hearing held July 13, 1972, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 10, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 13, 1972 at 4:00 p.m. to hear the appeal of Dolto Realty, Inc. requesting an exception to the Zoning Ordinance to permit to construct foundation for a 1-story addition 54' x 28' in the I-2 Industrial Zone for a 2-car garage at 977-1003 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because the side yard and rear yard will be only 5' instead of 17' required. (Sec. 603.12C.1) and (Sec. 603.12C.4).

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William J. Kirkpatrick
Chairman

cc to: Forest Ave. Corp.
c/o Weeks Ice Cream
1011 Forest Ave.
Paul E. Merrill - 1037 Forest Ave.
Merrill Industries, Inc. - 1037 Forest Ave.
Anne Heldenbrand - 973 Forest Ave.

July 10, 1972

Delta Realty, Inc.
[illegible]99 Forest Ave.
Portland, Maine 04103

July 13, 1972

2 appeals at 977-1003 Forest Ave.

I-2 INDUSTRIAL ZONE

PERMIT ISSUED
SEP 27 1971
1172
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Sept. 22, 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 987 Forest Ave. Within Fire Limits? Dist. No.

Owner's name and address Delta Realty Inc., 999 Forest Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Owner Telephone

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Office No. families

Last use No. families

Material cement block No stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $4,000. Fee $12.

General Description of New Work

To construct one story concrete block addition 25' x 26' on side of building 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 Owner

Details of New Work

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

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

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 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:
O.K. C.R.B. 9/23/71

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

Delta Realty Co.

C-301

INSPECTION COPY *Signature of owner* By: Arthur Swan

Permit No. 71 1172

Location 987 Forest Ave

Owner Delta Realty Co

Date of permit 9/27/71

Notif. closing-in

Insp. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 2/15/72

~~Staking Out Notice~~ M.G.W.

Form Check Notice

NOTES

10/7/71 WALLS UP AND ROOF ON. ADVISED CONTRACTOR TO RAISE BRICK VENEER 2" ABOVE GRADE. MGW.

10/12/71 FRONT WALL ALL VENEERED MGW.

12/16/71 WORK COMPLETED WANTS A FINAL WHEN ALL ADDITIONS ARE COMPLETED MGW.

2/14/72 OK TO ISSUE CERTIFICATE OF OCCUPANCY MGW.

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55224

Issued

Portland, Maine 8/17 , 1971

To the City Electrician, Portla. , 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 Arthur Simard Tel.

Contractor's Name and Address Al Ames Tel. 774-0604

Location 985 Forest Ave. Use of Building Bus.

Number of Families Apartments Stores 2 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 18 Plugs 32 Light Circuits 4 Plug Circuits 6

FIXTURES: No Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground ✓ No. of Wires 3 Size 200A

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

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

Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee $5.00

Signed Al Ames

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 [illegible] IOV

CS 389

LOCATION Forest Ave.
INSPECTION DATE 9/13/71
WORK COMPLETED 9/18/71
TOTAL NO. INSPECTIONS
REMARKS

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1965

WIRING

1 to 30 Outlets	$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters relocate	

FILL IN AND SIGN WITH INK

PERMIT ISSUED
AUG 16 1971
960
CITY of PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 13, 1971

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 985 Forest Avenue Use of Building Offices No Stories 1 New Building ~~Existing~~ "

Name and address of owner of appliance Delta Realty Inc., 999 Forest Ave.

Installer's name and address Gould-Farmer Of Maine Inc., 1020 Forest Ave. Telephone

General Description of Work

To install oil-fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement of old building Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 5'

From top of smoke pipe 6' From front of appliance 4' From sides or back of appliance 4'

Size of chimney flue 9" Other connections to same flue

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

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

IF OIL BURNER

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

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

Type of floor beneath burner concrete Size of vent pipe 1¼"

Location of oil storage in old boiler room Number and capacity of tanks 1-275 gal.

Low water shut off Make No.

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

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

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

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

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

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

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 10.00 ([redacted] etc., in same building at same time.)

APPROVED:
O.K. E.L.L. 8/13/71

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Gould-Farmer of Maine

Signature of Installer Emil N. Swanson

CS 900

INSPECTION COPY

Permit No. 71/9160

Location 785 Fremont Ave

Owner Delta Realty Inc

Date of permit 8/16/71

Notif. closing-in

Inspn. closing-in

Final Notif. WALLY

Final Inspn.

Cert. of Occupancy issued

NOTES

Not comp Sep 8 1971

8/31/71 [illegible]

PERMIT TO INSTALL PLUMBING

Date Issued 1-6-72

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date FEB 4 - 1972

By ERNOLD R. GOODWIN, CHIEF PLUMBING INSPECTOR

App. Final Insp.

Date 2-4-1972

By ERNOLD R. GOODWIN, CHIEF PLUMBING INSPECTOR

Type of Bldg.

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

Address 999 Forest Ave. PERMIT NUMBER 140

Installation For: office JAN 7 - 1972

Owner of Bldg.:

Owner's Address: Arthur Little

Plumber: [illegible] Date:

[illegible] 95 Blackstrap Rd. Cumberland Ctr

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
	1	HOUSE SEWERS	1	2.00
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	3	6.00

Building and Inspection Services Dept.: Plumbing Inspection

I-2 INDUSTRIAL ZONE

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, November 22, 1971

PERMIT ISSUED

JAN 13 1972

CITY OF PORTLAND

983 Forest Ave.

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 71/1492 *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 983 Forest Avenue Within Fire Limits? Dist. No.

Owner's name and address Delta Realty Co., 999 Forest Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address owners Telephone

Architect Plans filed with original yes No. of sheets

Proposed use of building Office and apts. No. families 3

Last use No. families

Increased cost of work 22,000. Additional fee 66.00

Description of Proposed Work

To construct 2-story concrete block addition 28'x72.6' as per plans

This application is preliminary to get settled the question of zoning appeal

Appeal sustained 12/30/71

Details of New Work

owners

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

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:

1/12 Zoning OK — Allen

Delta Realty Co.

Signature of Owner Arch. P. Gerard Pres

Approved:

Inspector of Buildings

...TION COPY

5/19/92 GAVE PERMISSION TO POUR
16" FOUNDATION

6/24/92 WALLS ARE UP 12" BLOCK USED
M.G.W.

2/7/93 CLOSED IN WITHOUT PERMISSION
#1 & #3 APTS. DO NOT HAVE PLUMBING
AND ARE BEING USED AS OFFICES
#2 HAS PLUMBING AND IS BEING USED
AS AN APT.

2/8/93 WORK COMPLETED M.G.W.
OK FOR C.O.

985 Forest Avenue

June 4, 1971

W. J. Christian
RFD 1
Sebago Lake

cc to: Delta Realty, Inc.
999 Forest Avenue

Dear Mr. Christian:

Permit to construct a 1-story cinder block and brick building 78'2" x 28' as per revised plans is issued herewith subject to the following Building Code requirements:

1. Please bear in mind that Section B still shows the 2x10 floor joists resting on a flat member on the existing foundation wall. This bearing is to be no less than 4" in width.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

985 Forest Avenue

June 2, 1971

W. J. Christian
RFD 1
Sebago Lake

cc to: Delta Realty, Inc.
999 Forest Avenue

Dear Mr. Christian:

We are unable to issue a permit to construct a 1-story cinder block and brick building 78'2" x 28' as per plans because of the following Building Code discrepancies or omissions.

0.14. 1. The ventilation of toilet rooms not indicated.

0.14. 2. Brick ties not shown.

0.14. 3. No headers shown over windows. sign statement

4. Who will supply the roof trusses? F04

5. Section B shows 2x10 floor joists resting on a flat member on the existing foundation wall. This bearing is to be no less than 4" in width. WATCH THIS

0.1c. 6. We are assuming the existing foundation walls are at least 10" in thickness. The Building Code requires them to be 10" in thickness if a cellar or basement is to be provided.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

(COPY)

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 985 Forest Ave.

Date of Issue Feb. 14, 1972

Issued to Delta Realty Inc.

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 71/640 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	1 story cinder block & brick bldg.
Limiting Conditions: 78' center section	for office

This certificate supersedes
certificate issued

Approved: 2/14/72 Malcolm S. Ward
(Date) Inspector

Lowell Brown
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands Copy will be furnished to owner or lessee for one dollar

I-2 INDUSTRIAL ZONE

PERMIT ISSUED
640
JUN 7 1971
CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, June 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 985 Forrest Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Delta Realty Inc. 999 Forest Ave. Telephone 797-2506

Lessee's name and address _____ Telephone _____

Contractor's name and address M. J. Christian RFD 1 Sebago Lake Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Offices (2) No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost $ 14,000.00 Fee $ 42.00

General Description of New Work

To construct 1 story cinder block and brick building 76 '2" x 28' 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 ~~Contractor~~ owner

Details of New Work

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

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

Has septic tank notice been sent? _____ Form notice sent? yes

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:

o.k. E. S. R. 6/4/71

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

Delta Realty Inc.

by Arch P. Gerard Pres

INSPECTION COPY — *Signature of owner* _____

Permit No. 71 640
Location 985 Peach Ave
Owner Dolfa Roth Sr
Date of permit 6/7/71
Notif. closing-in
Inspn. closing-in
Final Notif. 8/18/71
Final Inspn.
Cert. of Occupancy issued 2/15/72
~~Cutting Out Notice~~ MARS
Form Check Notice

NOTES

6/24/71 OK TO POUR
L UNDATION MGW.

7/28/71 ROOF ON, BRICK
VENEER WITH 6 GAUGE
TIES BEING USED
MGW.

8/3/71 : CHIMNEY IS IN
REALE EXTERIOR NEAR
COMPLETION MGW.

8/18/71 GAVE PERMISSION
TO CLOSE IN MGW.
WANTS FINAL WHEN ALL
ADDITIONS ARE COMPLETED

2/14/72 MGW.
OK TO ISSUE CERT. OF OCCUPANCY MGW.

977 Forest Ave

#5.00 Pd 11/22/71
10.00 " 12/7/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Delta Realty Co., owner of prope ., at 977-983 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: and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete addition at the above named location for offices on the first floor and three apartments on the second floor. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A). (2) Section 602.12.c.1 requires a 19 ft. side yard instead of the 5 ft. which is shown on plans.

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.

APPELLANT

DECISION

After public hearing held December 30, 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.

Board of Appeals

December 27, 1971

Delta Realty Co.
999 Forest Ave.
Portland, Maine 04103

December 30, 1971

Re: 977-983 Forest Ave.

December 2, 1971

Delta Realty Co.
999 Forest Avenue
Portland, Maine 04103

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete block addition at the above named location for offices on the first floor and three apartments on the second floor is not issuable under the Zoning Ordinance for the following reasons:

1. This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A).

2. Section 602.12.d.1 requires a 19 ft. side yard instead of the 5 ft. which you show on your plans.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of $15.00 shall be paid for a variance appeal at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/c

977-983 Forest Avenue

April 5, 1972

Alfred J. Waxler
726 Forest Avenue

Dear Mr. Waxler:

In answer to your inquiry on the appeal at 977-983 Forest Avenue to construct a 2-story addition to the building at the above location for an office and apartments (3). This appeal was granted on Dec. 30, 1971.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

Memo
From The Office Of
ALFRED J. WAXLER

Please send me a
copy of the decisions
To Alfred J Waxler
726 Forest Ave
Portland. Me

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 20, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1971 at 4:00 p.m. to hear the appeal of Delta Realty Co. requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete addition for offices on the first floor and three apartments on the second floor at 977-983 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A). (2) Section 602.12.c.1 requires a 19 ft. side yard instead of the 5 ft. which is shown on the plans.

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 ft. of the property in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

(COPY)

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 987 Forest Ave.

Issued to Delta Realty Co

Date of Issue Feb. 14, 1972

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 71/1172 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire 25' loft section	one story concrete block addition for office

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

2/14/72 (Date) Malcolm Barnes Inspector

R. Lowell Brown Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 983 Forest Ave.

Issued to Delta Realty Inc. Date of Issue Feb. 14, 1972

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No 71/1492 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	1-story concrete block bldg.
Limiting Conditions: 35' right section	for office

This certificate supersedes
certificate issued

Approved:
2/14/72 Malcolm S. Ward Lowell Grover
(Date) Inspector Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

983 Forest Avenue

Jan. 12, 1972

Delta Realty Company
999 Forest Avenue

Gentlemen:

Amendment for building permit at the above named location to construct a 2-story concrete block addition 28' x 72' is being issued subject to plans received with the application and in compliance with Building Code restrictions as follows:

1. Before form inspections are called for we will need to know how the 2x8 plate supporting the truss on the end of the building is to be anchored to the wall. We will also need to know how the 2x10 floor joists at the second floor level, where they rest on concrete blocks are to be anchored to the wall. The second floor joists as well as the first floor joists will need to rest on at least a 3" member. At the second floor level for example you show a flat 2x4 with an upright 2x10 so that this floor joist rests on only approximately 2" as it abuts against the wall. A 2x2" ledger on the girder supporting the floor joists at the first floor level will need to be a 2x3" member.

2. The brick veneer will need to be tied to the concrete blocks by metal wall ties spaced not more than 16" o. c. at every fifth course of bricks. A single 16 gauge tie or better may be used.

3. (Trimmers) Double joists) are required around all framing for stairway openings, etc.

4. Floor joists running parallel to non-bearing partitions and intended to support them, shall be double when the span of the supporting joist is 10' or more. Such double joists may be either well spiked together or separated with not more than 6" between spaces; if they are separated, solid bridging as deep as the joist shall be placed not more than 16" o. c.

5. A separate permit to be taken out by the actual installer is required for all heating units.

6. We will need a plan showing all structural members and the location of the fire escape on the back side of this addition. There must be at least one double hung window to be located in the rear wall approximately in the center on the other side of the corridor from Apartment 2. If you have any questions on this please contact this office so that we or the field inspector in the field may go over this with you.

7. A solid core door of at least 1-3/4" will be needed to Apt. 3. This solid core door and the solid core door leading to the stairway at the other end of this section will need door closers.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

Re: 977-983 Forest Ave.

December 2, 1971

Delta Realty Co.
999 Forest Avenue
Portland, Maine 04103

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy to construct a two-story 28 ft. x 72 ft. 6 inches concrete block addition at the above named location for offices on the first floor and three apartments on the second floor is not issuable under the Zoning Ordinance for the following reasons:

1. This property is located in an I-2 Industrial Zone where apartments are not allowable. (Section 602.12A).

2. Section 602.12.d.1 requires a 19 ft. side yard instead of the 5 ft. which you show on your plans.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of $15.00 shall be paid for a variance appeal at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/c

983 Forest Avenue

Nov. 30, 1971

Delta Realty, Inc.
999 Forest Avenue

Gentlemen:

Permit to construct a 1-story concrete block building 35' x 28' with brick front as per plans is being issued subject to the following Building Code requirements:

1. The brick veneer is to be tied to the concrete block wall with No. 6 wire ties spaced not more than 1 foot vertically and 2 feet horizontally.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 30 1971
1492
CITY of PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, November 22, 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 983 Forest Avenue Within Fire Limits? _____ Dist. No. _____

Owner's name and address Delta Realty Inc., 999 Forest Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owners Specifications _____ Plans yes No. of sheets 2

Architect _____ No. families _____

Proposed use of building Office No. families _____

Last use _____

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

Other buildings on same lot _____ Fee $ 24.00

Estimated cost $ 8,000

General Description of New Work

To construct 1-story concrete block building 35'x28' with brick front 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* owners

Details of New Work

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

Is connection to be made to public sewer? yes 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:
O.K. C.S. 11/30/71

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

Delta Realty Co.

Signature of owner By: Arch P. Grand Pres

CS 201

INSPECTION COPY

PERMIT ISSUED WITH LETTER

Permit No. 711 1-1-92

Location 953 Thomas Ave

Owner Walter Realty Co

Date of permit 11/30/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 2/3/72

Cert. of Occupancy issued 2/15/72

~~Stop Work Notice~~ WARD

Form Check Notice

NOTES

11/30/71 - Met Change in Foundation. E.S.S.

CHANGE TO YID

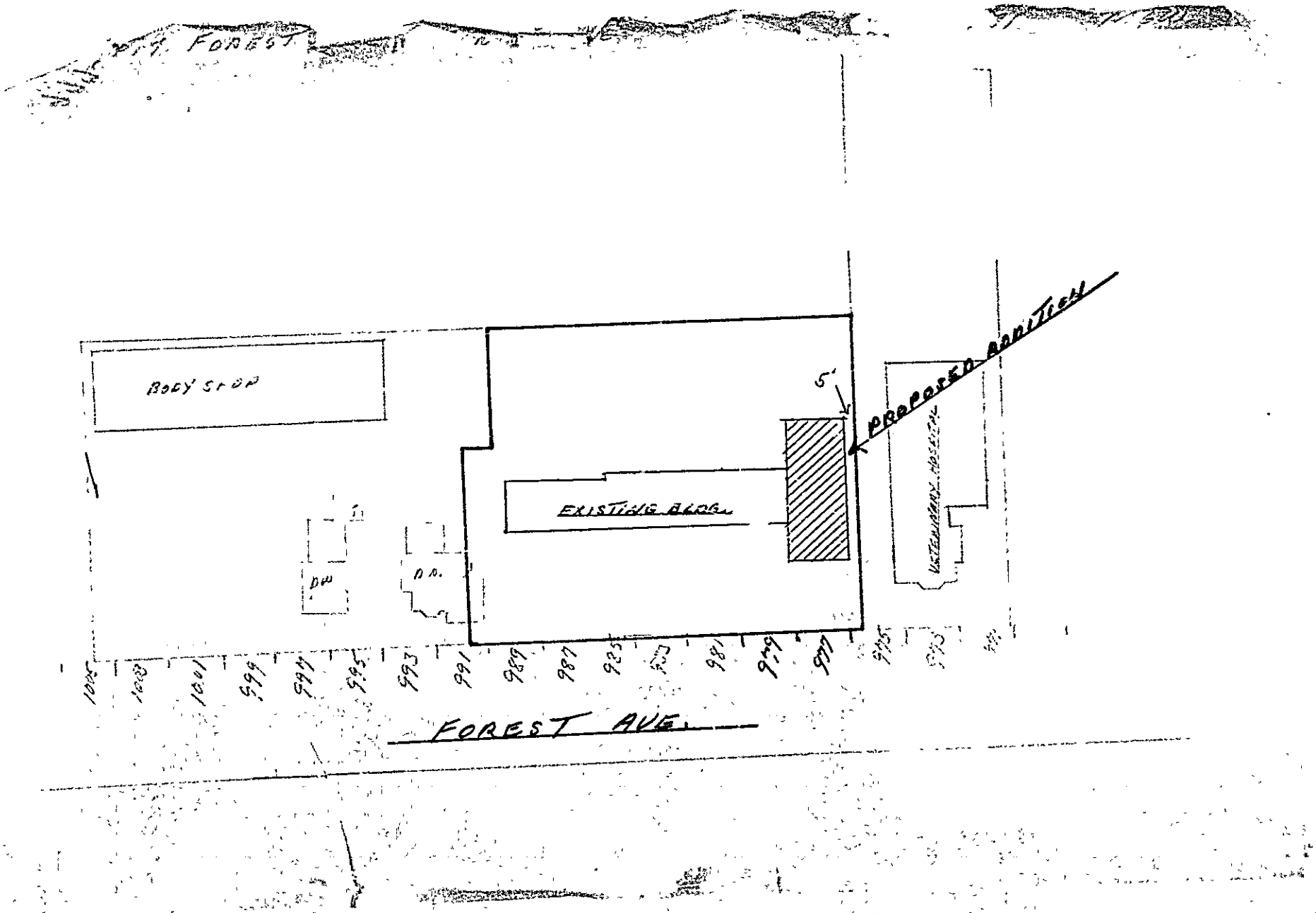
1/13/72 WALLS UP READY FOR ROOF MGW.

TWO STORY ADDITION NOT STARTED MGW.

1/20/72 ROOF ALL ON MGW.

2/3/72 GAVE PERMISSION TO CLOSE IN BUT NOT TO COVER ANY PLUMBING MGW.

2/14/72 OK TO ISSUE CERTIFICATE OF OCCUPANCY FOR ENTIRE ONE STORY BUILDING MGW.


FOREST
BODY SHOP
EXISTING BLDG.
PROPOSED ADDITION
5'
VETERINARY HOSPITAL
D.W.
D.W.
1005
1003
1001
999
997
995
993
991
989
987
985
983
981
979
977
975
973
971
FOREST AVE.

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 985 Forest Ave. ~~street~~

on Permit issued 3-29-'71.

The Contractor is Royce Horne.

1-story brick and frame bldg. (Maine Egg Co.)

3/29/71 The Contractor and the Sewer Division have been notified of sealing the house drain before the building is demolished.

DEPARTMENT OF PUBLIC WORKS

LEE S. TOWNSEND

RECEIVED
MAR 30 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

3-29-71

Frances:

John Blaine called. He doesn't know where the form is but says that he o.k'd the demolition at 987 Forest Ave. Mr. Hamilton called him.

c

PERMIT 289
MAR 29 1971
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 24, 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 985 Forest Avenue Within Fire Limits? _____ Dist. No. _____

Owner's name and address Merrill Transport Co., 1037 Forest Ave. Telephone _____

Lessee's name and address Maine Egg Farms, P.O. 38, Greene, Maine Telephone _____

Contractor's name and address ~~Forrest L. Hayes~~ Bryce, 366 W.Commercial St. Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use Store No. families _____

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

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 10.00

General Description of New Work

To demolish existing 1-story frame and brick building

Land to be left vacant

Sewer to be closed up under supervision of Public Works Dept.

Sent to Health Dept. 3/24/71

Rec'd from Health Dept. 3/24/71

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 Herbert Warren

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:

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

Maine Egg Farms

CS 301

INSPECTION COPY

Signature of owner By: [signature]

PC

Permit No. 71/489

Location 985 Forest Ave.

Owner Merrill Transport Co.

Date of permit 3/29/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

12-7-71 Temporarily Disconnected

5th fl 7-15-70
Granted 7/30/70
70/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty Company Inc., owner of property at 999 Forest Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a 1-story masonry addition 40' x 60' on side of existing repair garage. This permit is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of 15' required under Section 602.12c.4 of the Zoning Ordinance in the I-2 Industrial Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Delta Realty Company Inc.
Arthur P. Gwandsmo (Delta)
APPELLANT

DECISION

After public hearing held Thursday, July 30, 1970, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Frank G. Healey
Harry McDonough
Ralph L. Young

999 Forest Avenue

July 17, 1970

Delta Realty Company, Inc.
999 Forest Avenue

cc to: Corporation Counsel

Gentlemen:

Permit to construct a 1-story masonry addition, 40'x60' on the side of the existing garage at the above named location in the I-2 Industrial Zone in which this property is located is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of the 15' required under Section 602.12c.4 of the Zoning Ordinance.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of $5.00 shall be paid at the time the appeal is filed.

It is also understood that before any permit can be issued the appeal should go through that approval will have to be obtained from the Public Works Department pertaining to curb cuts and drainage of said property.

Very truly yours,

Edwin W. Locke, Jr.
Plan Examiner II

EWL:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 27, 1970

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, July 30, 1970 at 4:00 p.m. to hear the appeal of Delta Realty Company, Inc. requesting an exception to the Zoning Ordinance to construct a one-story masonry addition 40' x 60' on side of existing repair garage at 999 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of 15' required under Section 602.12a.4 of the Zoning Ordinance in the I-2 Industrial Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

cc: Louise Kiley, et als
51 Morning St.

Paulx E.Merrill
1037 Forest Ave.

Forest Ave. Corp.
c/o Weeks Ice Cream Shop
1011 Forest Ave.

July 27, 1970

Delta Realty Company, Inc.
999 Forest Avenue

Gentlemen:

July 30, 1970

999 Forest Ave.

August 21, 1970

Delta Realty Co., Inc.
999 Forest Avenue
Att: Mr. Girard:

Dear Mr. Girard:

Permit to construct a 1-story masonry addition 60' x 90' on side of existing garage as per plans is issued herewith subject to Building Code Department requirements as follows:

1. Permit is issued with the understanding that approval will be obtained from the Department of Public Works pertaining to curb cuts and drainage of parking area.

2. Before trussed rafters are placed please inform this office as to the supplier as some trusses have not been approved by this office.

3. Enclosed find "statement of design" for persons responsible for the design of concrete lintels.

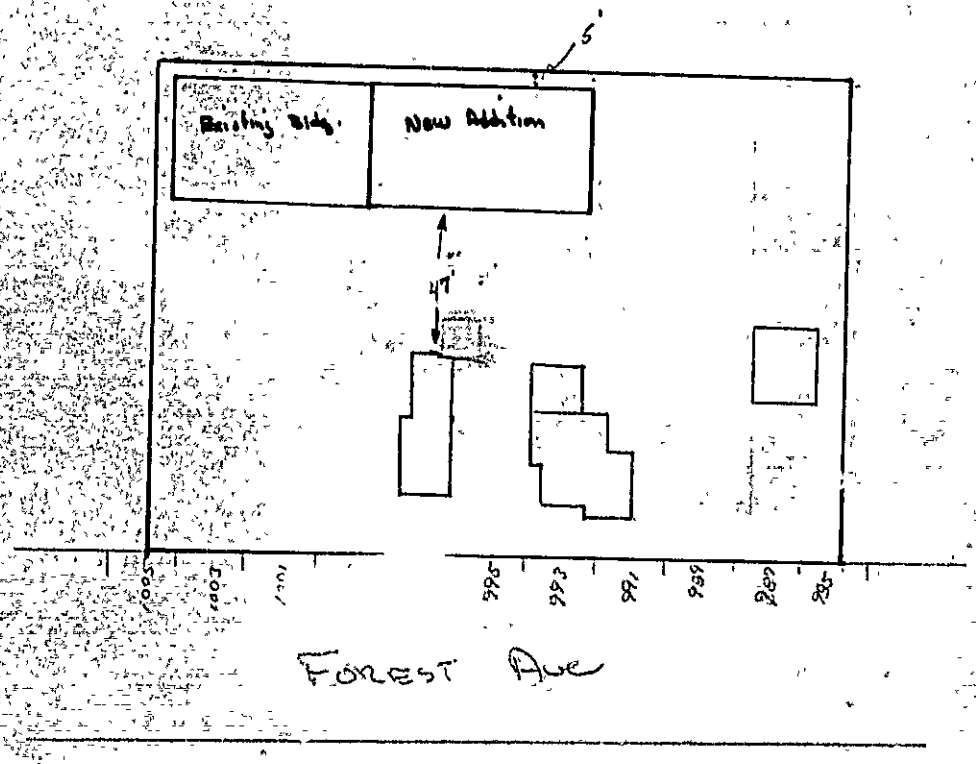
Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

99 Forest Ave

147



999 For

July 17, 1970

cc to: Corporation Counsel

Delta Realty Company, Inc.
999 Forest Avenue

Gentlemen:

Permit to construct a 1-story masonry addition, 40'x60' on the side of the existing garage at the above named location in the I-2 Industrial Zone in which this property is located is presently not issuable under the Zoning Ordinance because the rear yard will only be 5' instead of the 15' required under Section 602.12c.4 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this of[illegible] Room 113, City Hall to file the appeal on forms which are [illegible] le here. A fee of $5.00 shall be paid at the time the ap[illegible] s filed.

It is also understood that before any permit can be issued the appeal should go through that approval will have to be obtained from the Public Works Department pertaining to curb cuts and drainage of said property.

Very truly yours,

Edwin W. Locke, Jr.
Plan Examiner II

EWL:m

PERMIT ISSUED
962
1970
CITY of PORTLAND

B-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure second Class

Portland, Maine, July 15, 1970
application completed 8-14'70

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 999 Forest Avenue Within Fire Limits? _____ Dist. No. _____

Owner's name and address Delta Realty Co. Inc., 999 Forest Ave. Telephone 797-2506

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building auto body shop No. families _____

Last use " No. families _____

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

Other buildings on same lot _____

Estimated cost $ 14,000 Fee $ 42.00

General Description of New Work

fee paid 8-14'70

To construct addition (1-story) masonry, 60' x 40' on side of existing garage 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 estimated cost and pay legal fee.

Appeal sustained 7/30/70

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 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? yes

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:	Permit Issued with Memo
ok 8/17/70	E.M.
E.S.S. AUG.	0

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

Delta Realty Co. Inc.

By: Arthur R. Gerard Pres.

CS 301

INSPECTION COPY

Signature of owner _____

Permit No. 90/96 s

Location 999 Thomas Ave

Owner Spitz Realty Co. Inc

Date of permit 8/24/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

9/1/70 - Form insp. incl. E.S.

10/20/70 - Walls up and roof on. E.S.

12/14/70 - Work done E.S.

Arthur P. Girard
DELTA AUTO BODY SHOP

999 FOREST AVENUE
PORTLAND, MAINE 04103

TEL. 797-2506
797-7090

R. LOVELL BROWN
DIRECTOR

A. ALLAN SOULE
ASSISTANT DIRECTOR

999 Forest Ave.

August 21, 1970

Delta Realty Co., Inc.
999 Forest Avenue
Att: Mr. Girard:

Permit Issued with Memo

Dear Mr. Girard:'

Permit to construct a 1-story masonry addition 60' x 90' on side of existing garage as per plans is issued herewith subject to Building Code Department requirements as follows:

1. Permit is issued with the understanding that approval will be obtained from the Department of Public Works pertaining to curb cuts and drainage of parking area. all is from old bldg (Fire loss)

2. Before trussed rafters are placed please inform this office as to the supplier as some trusses have not been approved by this office. Fox Lumber Co.

3. Enclosed find "statement of design" for persons responsible for the design of concrete lintels. Maine Cement Pro.

Very truly yours,

Earle S. Smith

Earle S. Smith
Plan ExaminerKI

ESS:m

DUNHAM BUSH, INC. SPACE CONDITIONING DIVISION
one of The Signal Companies
HARRISONBURG VIRGINIA 22801 AREA CODE 703 434-0711

February 19, 1970

Mr. Earl Smith
City of Portland
Department of Building Inspection
389 Congress Street
Portland, Maine

Subject: UL Listing

Dear Mr. Smith:

The MF65-.8 burner supplied on the 35-5-60 boiler shipped to A. G. Carr Company, 1006 Forest Avenue, Portland, Maine was manufactured in accordance with UL number MP725 Volume 14. This is a UL listed burner and built to UL requirements previously mentioned.

Yours very truly,

R. C. VanLear

R. C. VanLear

RCV/bbk

cc Fred Allen

999 Forest Avenue

Jan. 5, 1970

cc to: Arthur Girard
1006 Forest Avenue

Richard O. Hagar
35 Blackstrap Road
Cumberland, Maine

Dear Mr. Hagar:

Permit is issued herewith to install an oil-fired forced hot water heating system provided that sufficient air for combustion will be provided. You have indicated to us that two openings in the outside wall will be provided.

Please send us your computations so that we may check them against the Building Code requirements.

Very truly yours,

R. Lovell Brown
Director, Building Inspection Department

ESS:m

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
JAN 6 1970 11
CITY of PORTLAND

Portland, Maine, December 31, 1969

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 999 Forest Ave. Use of Building Repair Shop No. Stories 1 New Building Existing x

Name and address of owner of appliance Arthur Girard, 1006 Forest Ave. (A G Car Company)

Installer's name and address Richard O Hagar, 35 Blackstrap Road Cumberland Me. Telephone

General Description of Work

To install Oil-fired forced hot water heating system.

IF HEATER, OR POWER BOILER

Location of appliance boiler room rear of bldg. Any burnable material in floor surface or beneath? none

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 8'

From top of smoke pipe 6' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 12x12 Other connections to same flue none

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

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

IF OIL BURNER

Name and type of burner Iron-Fireman-guntype Labelled by underwriters' laboratories? yes

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

Type of floor beneath burner concrete Size of vent pipe 1¼"

Location of oil storage first floor Number and capacity of tanks 275 gals.

Low water shut off Make No.

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

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

If so how protected? Height of Legs, if any

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

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

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

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:
O.K. 12/31/69 E.B.B.
Permit Issued with Memo

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

Richard O Hagar

Signature of Installer by: Richard O Hagar

CS 300

INSPECTION COPY

Permit No 70/11

Location 999 Forest Ave.

Owner Arthur Guiod

Date of permit 1/6/70

Approved

NOTES

1 Fill Pipe
2 Vent Pipe
3 Kind of Heat
4 Burner Rating
5 Name
6 Stack
7 Hearth
8 Remote
9 Pump
10 Valve
11 Cut
12 Tank
13 Tank
14 Oil Cutoff
15 Instruction Card
16 Low Water Shut off

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 58301
Issued 11/5/69

Portland, Maine 11/5, 1969

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 A.G. Car Co. Tel.
Contractor's Name and Address Al Ames Tel. 774-0604
Location 999 Forest Ave Use of Building Com.
Number of Families Apartments Stores Number of Stories
Description of Wiring: New Work ✓ Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No Fluor. or Strip Lighting (No feet)
✓ SERVICE: Pipe ✓ Cable Underground No. of Wires 4 Size 200A
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Leeds (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 11/5 1969 Inspection 19
Amount of Fee $ 4.00 - Signed Al Ames

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 [illegible]
(OVER)

CS 303

LOCATION Forest Av. 999
INSPECTION DATE 11/12/67
WORK COMPLETED 11/12/67
TOTAL NO. INSPECTIONS 1
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	$ 2.00
31 to 60 Outlets	5.00
Over 60 Outlets, each Outlet (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	.05
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
	10.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INAPECTION

Merrill Industries
1037 Forest Ave.
Portland Maine

October, 1969

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #979 Forest Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest controloperator is to be employed.

Very truly yours,

R. Lovell Brown
Director

h

Eradication of this building has been completed. 10/10/69.
No evidence of rodent at time of this inspection
Frank J. Geoff Jr. #15

Contractor: Santino J Viola

84 Payson St.

RECEIVED
OCT 13 1969
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

I-2 INDUSTRIAL ZONE

PERMIT ISSUED
OCT 13 1969
1016
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 9, 1969

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 979 Forest Avenue Within Fire Limits? _____ Dist. No. _____

Owner's name and address ~~Santino Viol~~ Merrill Industries, 1037 Forest Ave Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Santino Viola, 84 Payson St. Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use Dwelling No. families 2

Material frame No. stories 2½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 5.00

General Description of New Work

To demolish existing 2½ story frame dwelling

Land to be left vacant

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes

Sent to Health Dept 10/9/69

Rec'd from Health Dept _____

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*** Viola

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:

_____

_____

_____

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

CS 201

INSPECTION COPY

Merrill Industries

Signature of owner By: _____

Permit No. 69/1014

Location 979 Forest Ave

Owner Merrill Chilcote

Date of permit 10/23/69

Notif closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

10-14-69

Demolitioned

Hugh