PHILLIPS PETROLEUM COMPANY
DEDHAM, MASSACHUSETTS 02020
866 WASHINGTON STREET P O BOX 630 TELEPHONE 326-8700

SALES DEPARTMENT

November 24, 1964

Subject: Service Station #21485
1132-1144 Forest Avenue
Portland, Maine

Mr. Albert J. Sears
Building Inspection Director
Department of Building Inspection
Portland, Maine

Dear Sir:

Mr. John H. Simonds is hereby authorized to act as an agent for Phillips Petroleum Company in filing the appeal for permission to erect an 8' pylon mounted revolving sign at subject location. He is the general contractor on these facilities and as such is responsible to Phillips and to the City of Portland for adherence to all local codes.

If we may be of any service on this matter, please advise.

Very truly yours,

D. H. Bukaty

D. H. Bukaty
Construction Engineer

DHB/edl

cc: H. D. Jones
cc: L. D. Sheets

DATE: January 14 , 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Phillip's Petroleum Co.

AT 1132-1144 Forest Avenue

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

	VOTE YES	NO
BOARD OF APPEALS		
William B. Kirkpatrick	(x)	( )
~~FRANKLIN G. MINGKEY~~	(x)	( )
Ralph L. Young	(x)	( )
Harry M. Shwartz	(x)	

Record of Hearing

Granted January 28, 1965

February 5, 1965

Phillips Petroleum Company
886 Washington Street
Dedham, Massachusetts 02026

Attention: D. H. Bukaty, Construction Engineer

Gentlemen:

Enclosed you will find copy of the decision of the Board of Appeals relating to your appeal under the Zoning Ordinance to permit erection of eight-foot revolving pylon sign with steady lighting on the premises at 1132-1144 Forest Avenue, Portland, Maine.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

M
Enclosure

cc: Building Inspector
City Clerk
Planning Board

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 the Council Chamber at City Hall, Portland, Maine, on Thursday, January 14, 1965, at 4:00 p.m. to hear the appeal of Phillip's Petroleum Co. requesting an exception to the Zoning Ordinance to permit erection of an eight foot revolving pylon sign with steady lighting on premises of service station under construction at 1132-1144 Forest Avenue.

This permit is presently not issuable under the Zoning Ordinance because the top of the sign is to be about 31 feet above the ground instead of the 20-foot height specified for a detached sign and about 14 feet above the roof of a canopy instead of the 10-foot maximum above a roof specified for a roof sign by Section 16-A-5d of the Ordinance applying to the B-2 Business Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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

h Chairman

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

October 23, 1964

Location: 1142 Forest Ave.

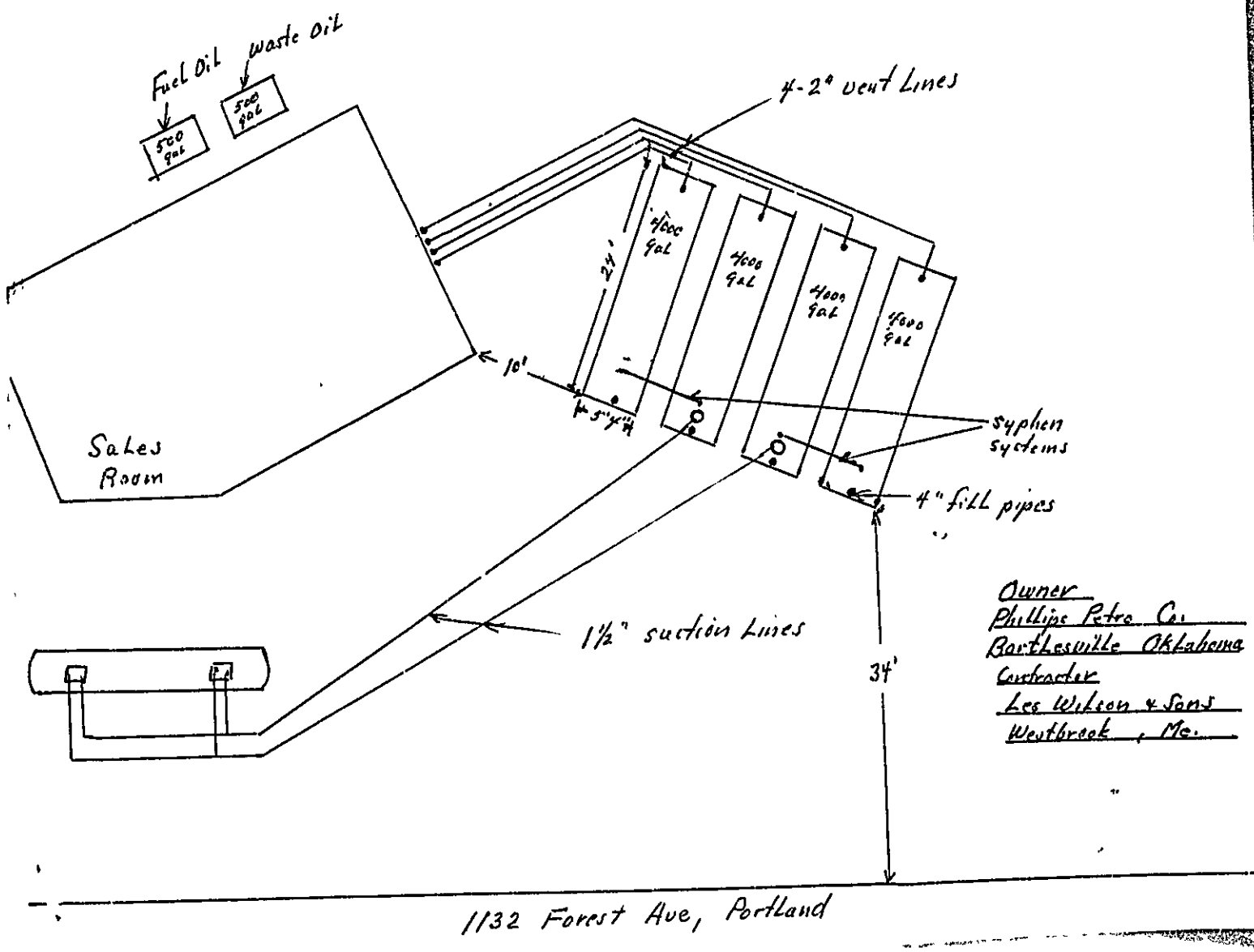
Before tank and piping is covered from view, installer is required to notify the Fire Dept. Headquarters readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters

This tank of 4000 (4) gallons capacity is required to be of steel or wrought iron no less in thickness than # 7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

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

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

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


Fuel Oil
waste Oil
500 gal
500 gal
4-2" vent Lines
4000 gal
4000 gal
4000 gal
4000 gal
24'
10'
5'x4'
Sales Room
syphon systems
4" fill pipes
1½" suction Lines
34'
Owner
Phillips Petro Co.
Bartlesville Oklahoma
Contractor
Les Wilson & Sons
Westbrook, Me.
1132 Forest Ave, Portland

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, October 23, 1964

PERMIT ISSUED
OCT 23 '64
CITY of PORT

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 1142 Forest Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Phillips Petroleum Co., 886 Washington Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Les Wilson & Sons, 360 Cumberland St., Westbrook Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building _____ No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 2.00

General Description of New Work

To install 4-4000 gal. gasoline tanks, 2-550 gal. tanks for fuel oil and waste oil

Tanks to be buried at least 3' below grade; coated with asphalt; bears Und. Lab.; 2" vents; 1½" pipe from tank to pump

Sent to Fire Dept 10/23/64
Rec'd from Fire Dept. 10/23/64

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*** Les Wilson & Sons

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:

G. E. M.

Carl E. Johnson

CHIEF OF FIRE DEPT.

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

Phillips Petroleum Co.
Les Wilson & Sons

CS 301

INSPECTION COPY

Signature of owner By: Les Wilson & Sons Les Wilson

Permit No. 64/1413

Location 114 2nd Floral Ave

Owner Phillips Petroleum

Date of permit 10/23/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

3-4-65 Completed

1132-1144 Forest Ave.

June 19, 1964

Phillip's Petroleum Company
886 Washington Ave., Dedham, Mass.
Mr. Joseph Centefusco
1041 Washington Avenue

Gentlemen:

Permit to construct a 1-story masonry service station building 29'x49' is being issued based on revised plans and specifications received June 12, 1964 but subject to the following conditions:

1. The erection of the pole sign is not included in this permit but will need to be installed under a separate permit to be issued to the actual installing contractor. If the detached pole sign is to be higher than 20 feet above the grade, it will be in violation of Sec. 16-A-5-a of the Zoning Ordinance referring to signs in the B-2 zone in which this property is located. Should you desire to exercise your appeal rights concerning such a discrepancy you should have your sign installer apply for a permit well in advance of the proposed station opening.to avoid delays at that time.

2. Please notify this office as to the name of the general contractor as soon as the contract is let. It will be necessary to furnish the contractor with copies of the revised plans which we received on June 12, 1964, and, on which issuance of permit is based. It is also called to your attention that if no work is started on the project within three months from the date of issuance of the permit it will lapse and another permit applied for and fee paid in the same manner as for this permit will be needed before the work begins.

3. As the distance from the rear of the service station to the property is less than 30 feet, the pass door in this wall will need to be a Class "C" or better labeled fire door as approved by the Underwriters' or another approved testing laboratory. Windows in this wall are to be metal sash glazed with wireglass.

4. The grease and oil interceptor trap which is located on your plumbing layout sheet 7-7 will need to be of a type as approved by the City of Portland Plumbing Inspector whose office is in the Health Department located in the City Hall.

5. In accordance with Sec. 14-I-2 of the Zoning Ordinance any parking area which abuts lots in residence use will need to be enclosed with a chain link, picket, or sapling fence not less than 48 inches in height.

6. The heating system will need to be installed under a separate permit to be issued to the actual installing contractor. A separate permit issuable only to the actual installer will be needed for installation of tanks and pumps. The underground tanks and piping thereto will need to be left open until they are inspected and approved by the City of Portland Fire Department.

7. A Certificate of Occupancy from this department will be needed upon the completion and before this building can be lawfully used.

Very truly yours,

Gerald E. Fayterry
Deputy Building Inspection Director

GEH:m

PHILLIPS PETROLEUM COMPANY
DEDHAM, MASSACHUSETTS 02026
886 WASHINGTON STREET P O BOX 630 TELEPHONE 326-6700

SALES DEPARTMENT

June 9, 1964

Subject: SS #21485
1138 Forest Avenue
Portland, Maine

Mr. Albert J. Sears
Director of Building Inspection
Department of Building Inspection
Portland, Maine

Dear Sir:

Under separate cover, we are forwarding to your office a set of specifications and marked plans for construction of subject service station. The plans for construction will include all those revisions indicated by the red marks. A revised plot plan showing the limits of construction is also attached to the plans.

All plans and specifications are prepared by the Engineering Department of Phillips Petroleum Company in Bartlesville, Oklahoma. The statement of design has been signed for Phillips by James D. Hay, the Division Engineer responsible for all new construction in the Boston Division. Please advise when this application has been processed as we are most anxious to obtain the permit to construct these facilities.

If there are further questions regarding this permit, do not hesitate to call.

Very truly yours,

D. H. Bukaty

D. H. Bukaty
Construction Engineer

DHB/edl

cc: W. E. Effertz

RECEIVED
JUN 11 1964
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Plot plan
Planned to [illegible] Ave
Granted - 5/12/64

AP - 1132-1144 Forest Avenue

May 7, 1964

Phillip's Petroleum Co.
836 Washington Ave.
Dedham, Mass.

Mr. Joseph Montefusco
1041 Washington Ave.

Gentlemen:

Check against Zoning Ordinance and Building Code requirements of plans for proposed two-bay service station at the above named location in this City discloses the following questions as to compliance with these requirements:

1. Since the rear area of the lot which abuts Stevens Avenue is in a B-1 Business Zone where a service station is allowable only as a conditional use, the area to be occupied by the proposed use may not extend more than 30 feet beyond the zone line between the B-2 and B-1 Zones in which the property is located. Area indicated for surfacing on plot plan filed extends beyond that limit. Neither will it be permissible, if desired, to have a driveway from Stevens Avenue to the service station area. OK

2. In the B-2 Zone the height to top of the detached sign is limited to 30 feet. Flashing or intermittent lighting is not allowable. } Later. Possible appeal. Well do

3. The door in the rear wall of building is required to be a labelled fire door because it is to be located closer than 30 feet to a lot line.-See Section 204-b-2 of the Building Code. }

4. An approved grease and oil separator is required in line from floor drains to public sewer.-See Section 204-i-1. — [illegible]

5. The unsupported height (from grade to bottom of roof joists) of the 8-inch concrete block walls of higher section of building will exceed the maximum allowable of 12 feet set by Section 309-b-3 of the Code. If a poured concrete foundation wall were to be used instead of the concrete block wall shown below grade, this foundation may extend to a height of not more than 3 feet above the grade and the unsupported height of the superstructure wall measured from the top of the concrete wall, as provided by this same section of the Code. How will you care for this situation? } Use 12" Walls

6. Support of wooden roof joists on the sloping surface of flanges of steel beams as indicated for roof and canopy framing is not allowable under the provisions of Section 312-c-3.2(b) of the Code. } Use wood nailers

May 7, 1964

Phillip's Petroleum Co.———2

7. Details are needed showing construction where canopy joins walls of building since the arrangement is to be different from that shown on standard plans filed.

8. The projection of concrete floor of building continuously as an apron beyond the foundation wall of the building so as to be subject to frost action is questioned.

9. A statement of design (blank copy enclosed) signed by a qualified person is needed for affixing to the plans.

See new plans filed will remedy will provide

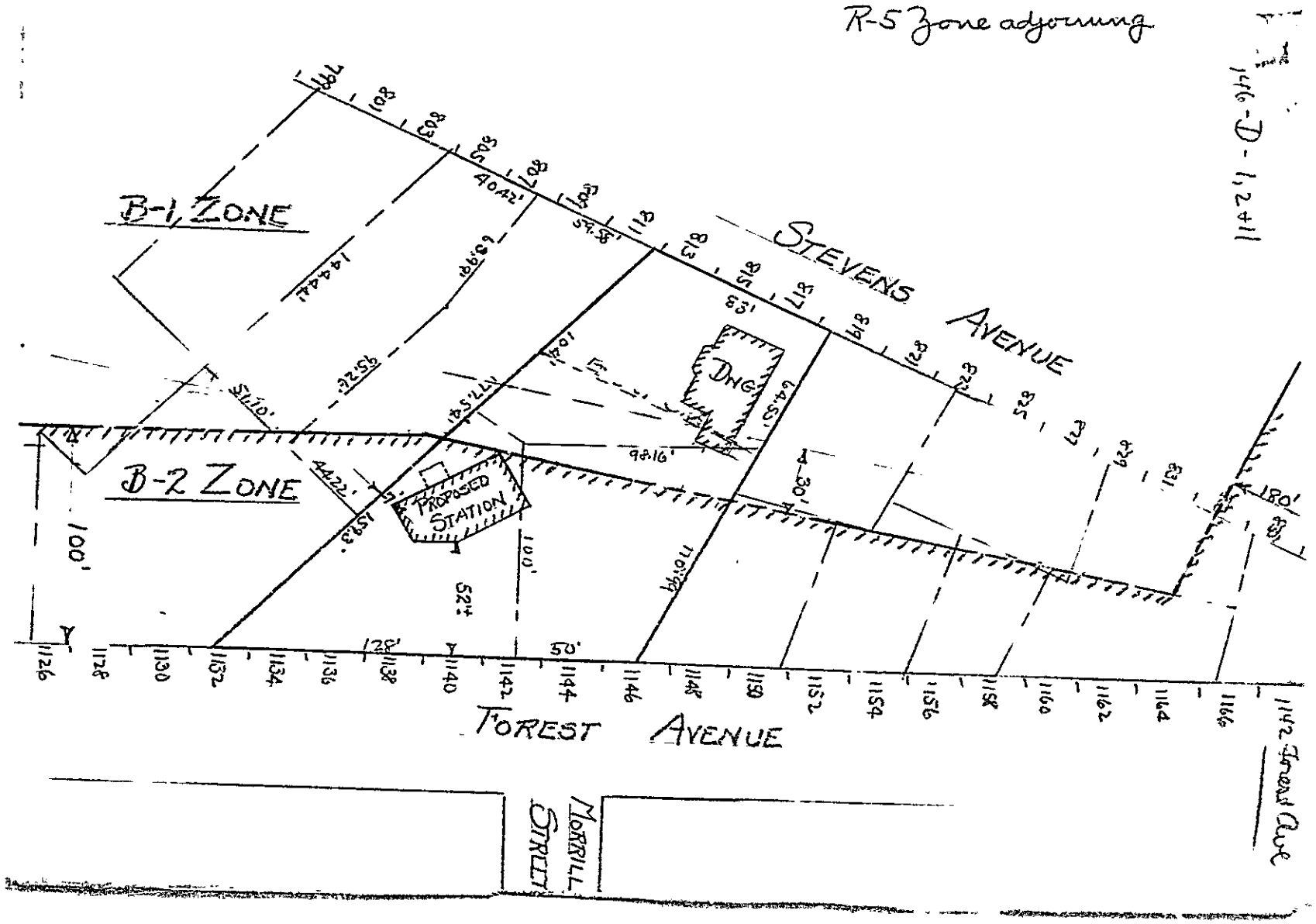
Permit for construction of building cannot be issued until information indicating compliance with above requirements has been furnished.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

5/14/67 - Discussed matters in this letter with Mr. Sheets and Mr. W. H. Bukaty, Company Engineer.


R-5 Zone adjoining
B-1 ZONE
B-2 ZONE
STEVENS AVENUE
FOREST AVENUE
MORRILL STREET
DWG
PROPOSED STATION
40.42'
144.44'
63.99'
95.26'
177.54'
104'
98.16'
44.22'
159.3'
110.94'
100'
52'
50'
30'
180'
1142 Forest Ave

Service Station at 1132-1144 Forest Avenue

1.

5/5/64

1- Zoning: B-2 Zone- Use O.K. but may not extend more than 30' beyond zone line into B-1 Zone. Gravel fill as shown does so. May not have driveway through from Stevens Ave to service station lot, - Sec. 9-A
✓Sect 16-A-5- Detached sign may not extend more than 20' above ground nor project more than 5' over sidewalk. No flashing or intermittent lighting allowed.

Question floor slab & walk slab connection.

2- Special & General Use Requirements:-

SECTION 204	SECTION 212
a- Service garage	a- O.K.
b- 2- door in rear wall must be fire door.	b- O.K.
c- O.K.	c- O.K.
d- O.K.	d- O.K.
e- O.K.	e- O.K.
f- 4- Suspended heater	f- O.K.
g- O.K.	g- O.K.
h- Kind of heat	h- Kind of heat
i- 1.- Approved grease trap.	i- O.K.
j- O.K.	j- OK

3- Construction Details & Design:
Sect. 302-C - Second Class Construction
Sect 309-b-3- The 12' unsupported height of 8" block wall is exceeded

(over)

Service Station at 1132-1144 Forest Avenue

4- Computations:-

Roof

16" I V. x 40# - 27' span = 38,000#

$\frac{16+17}{2} \times 27 \times 38^{\#} = 26,730^{\#}$

$3 \times 27 \times 58 = 4,698^{\#}$

$31,428^{\#}$

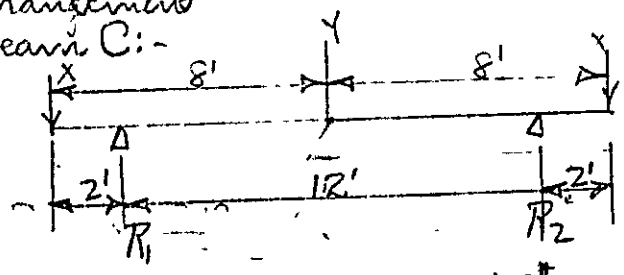
OK

2 x 10 dr. DT - 17' span = 1438#

$\frac{1438}{17 \times 1\frac{1}{3}} = 63^{\#}$ per sq ft. - O.K.

Canopy:- Details needed of proposed arrangement

Beam C:-



Load X = 9 x 9 x 60 = 4860#

Load X = $\frac{4860}{2}$ = 2430#

$R_1 = \frac{4860}{2} + 2430 = 4860^{\#}$

Support of roof timbers on bottom flanges of channels of canopy

Details where canopy adjoins bldg

5/5/64

58 33
81 27
58 231
464 66
4698 891
30
26730

17
$5\frac{2}{3}$
$22\frac{2}{3}$

63
22.67 | 1438.00
1360 2
77 80

Welding

21.21
11 | 233.28
22
13
11
22

B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00701
JUN 19 1964
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, May 4, 1964

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 1142 Forest Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address ~~Lerse-Hate Royal Realty Co.~~, 365 Danforth St. Telephone _____
Prospective buyer

Lessee's name and address Phillip's Petroleum Co., 886 Washington Ave. Dedham, Mass. Telephone _____

Contractor's name and address not let Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets _____

Proposed use of building Service Station No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost $ 20,000. Fee $ 40.00

General Description of New Work

To construct 1-story masonry building 29'x49' as per plans

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ Joseph Montefusco, 104[illegible] Washington Ave.

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? 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:

B. E. M. w letter

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 301

INSPECTION COPY

Signature of owner Phillip's Petroleum Co. By: Leon R. Scott

Permit No. 64/720
Location 1123 Kentucky
Owner Philip Otterbein Co
Date of permit 8/10/64
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued 5/25/65
Staking Out Notice
Form Check Notice

NOTES

10-20-64 Forms OK to pour. EW

11-10-64 Walls going up EW

1-15-65 Roof on & V. peak on overhdrive EW

2-10-65: OK to close in lub ceiling EW

3-24-65 Bal. OK EW

5-24-65 Final all done — To change rear exit door hdwe to vest. lockset EW

Permit for ceiling & furnace

Granted 8/30/62
62/77

DATE: August 30, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Christian Kragelund

AT 1132-1146 Forest Avenue

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

BOARD OF APPEALS	VOTE YES	NO
Franklin G. Hinckley	(✓)	( )
~~[illegible]~~ Frederick B. Nelson	(✓)	( )
Harry M. Shwartz	(✓)	( )

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 14, 1962

CONDITIONAL USE APPEAL

Christian Kragelund, owner of property at 1132-1146 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 removal of single faced poster panel 12 feet high by 50 feet long and to erect in its place in a slightly different location a double-faced poster panel 12 feet high by 25 feet long. This permit is presently not issuable because the existing billboard is a non-conforming use in the B-2 Business Zone in which the property is located and may not be moved to any other location thereon without authorization of the Board of Appeals, as provided by Sec. 17-C of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

Christian Kragelund
APPELLANT

DECISION

After public hearing held August 30, 1962, 19 , the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Franklin G. Hinckley
Harry A. Shwartz
Frederick A. Nelson

BOARD OF APPEALS

August 27, 1962

Mr. Christian Kragelund
463 Congress Street
Portland, Maine

Dear Mr. Kragelundt

August 30, 1962.

cc: John Donnelly & Sons
146 Ocean Avenue
South Portland, Maine

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-1132-1146 Forest Ave.,(813-817 Stevens Ave.)

August 13, 1962

John Donnelly & Sons
146 Ocean Avenue
South Portland, Maine

cc to: Mr. Christian Kragelund
463 Congress Street
cc to: Corporation Counsel

Gentlemen:

Building permit for removal of single faced poster panel 12 feet high by 50 feet long and to erect in its place in a slightly different location a double-faced poster panel 12 feet high by 25 feet long is not issuable under the Zoning Ordinance because the existing billboard is a non-conforming use in the B-2 Business Zone in which the property is located and may not be moved to any other location thereon without authorization of the Board of Appeals, as provided by Section 17-C of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 20, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, c Thursday, August 30, 1962, at 4:00 P.M. to hear the appeal of Christian Kragelund requesting an exception to the Zoning Ordinance to permit removal of a billboard 12 feet high by 50 feet long on the property at 1132-1146 Forest Avenue and erection in place thereof at a slightly different location a double-faced billboard 12 feet high by 25 feet long.

This permit is presently not issuable because the existing billboard is a non-conforming use in the B-2 Business Zone in which the property is located and may not be moved to any other location thereon without authorization of the Board of Appeals, as provided by Section 17-C of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if bhe Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

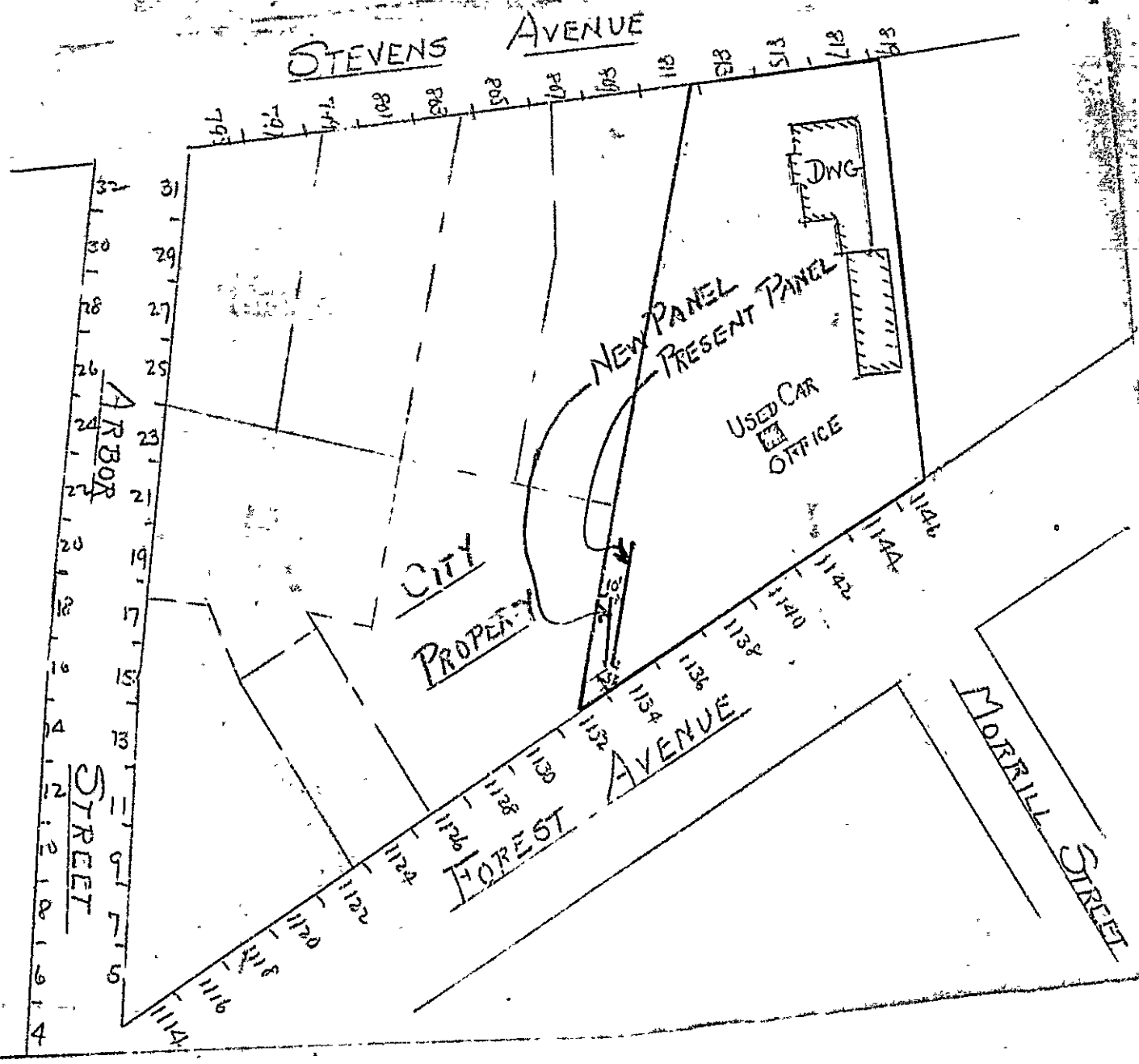
All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

P


STEVENS AVENUE
DWG
NEW PANEL
PRESENT PANEL
USED CAR OFFICE
CITY PROPERTY
ARBOR STREET
FOREST AVENUE
MORRILL STREET

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

That a building permit authorizing erection by John Donnelly & Sons in a slightly different location on the property at 1132-1146 Forest Avenue (813-817 Stevens Avenue) of a double-faced poster panel 12 feet high by 25 feet long to replace a single-faced poster panel 12 feet high by 50 feet long be and hereby is approved as per Section 103-C-1.3 of the Building Code subject to full compliance with all pertinent requirements thereof.

AP-1132-1146 Forest Ave.,(813-817 Stevens Ave.)

August 13, 1962

John Donnelly & Sons
146 Ocean Avenue
South Portland, Maine

cc to: Mr. Christian Kragelund
463 Congress Street
cc to: Corporation Counsel

Gentlemen:

Building permit for removal of single faced poster panel 12 feet high by 50 feet long and to erect in its place in a slightly different location a double-faced poster panel 12 feet high by 25 feet long is not issuable under the Zoning Ordinance because the existing billboard is a non-conforming use in the B-2 Business Zone in which the property is located and may not be moved to any other location thereon without authorization of the Board of Appeals, as provided by Section 17-C of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

B2 BUSINESS ZONE

PERMIT ISSUED
01088
SEP 6 1962
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 10, 1962

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 1132 Forest Ave. Within Fire Limits? Dist. No.

Owner's name and address Christian Kragelund, 463 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address John Donnelly & Sons, 140 Ocean St. Bo. Portland Telephone 2-0050

Architect Specifications Plans yes No. of sheets 1

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 2.00

General Description of New Work

To remove existing 30' x 12' poster panel sign (wood)
To erect (2) 12' x 25' backed up all steel poster panel sign as per plan.

Approved by Municipal Officers 9/5/62

Appeal sustained 8/30/62

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**

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

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

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

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

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

If a Garage

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

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

APPROVED:
O.K. - 9/6/62 - AJS

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

Signature of owner By: James J. Dunlay
Jr.

INSPECTION COPY

Permit No. 62/1688

Location 7/9/63 Forest Ave.

Owner Alan Donnelly & Son

Date of permit 7/6/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7/9/62 work not done yet
E.S.I.

7/15/62 - Same E.S.I.

2/01/63 - Same E.S.I.

3/20/63 - Mr. Quinlan says work will be done in about a month.
E.S.I.

6/18/63 - Nothing done
E.S.I.

Expired

990

(D) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00101
JAN 29 1954
CITY of PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, Jan. 26, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to move *the following building* *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 1142 Forest Ave. Within Fire Limits? no Dist. No. _____

Owner's name and address Chris Kragelund, 463 Congress St. Telephone _____

Lessee's name and address Theodore W. Morse, 815 Forest Ave. Telephone _____

Contractor's name and address " " Telephone none

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building used car office No. families _____

Last use " " No. families _____

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

Other buildings on same lot _____

Estimated cost $ _____

Fee $ .50

General Description of New Work

To move office building from 246 Main St., So. Portland to the above lot. Building is 7' 6" x 10' 6". This is the same building originally located at 1000-1010 Forest Avenue under permit--then moved to 1345 Washington Ave. in 4/10/48 later moved to So. Portland without permit. Original building reported to have 8x8 sills, 2x4 studs, 16" on centers, double 2x4 corner posts, double 2x4 plate, 2x4 rafters, 24" on centers and roof pitch of more than 4" to foot; roofing asphalt shingles Class C, 2x6 floor joists, 7' 6" span, 16" on centers.

THIS PERMIT DOES NOT INCLUDE THE RIGHT TO MOVE ANY BUILDING THROUGH THE PUBLIC STREETS OF THE CITY

OK'd by Mr. Jones of D.P.W.

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*** Theodore W. Morse

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 cedar post at least 4' below grade, one under each corner Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ at least 6" above grade Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

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

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

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

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

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

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

If a Garage

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

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

APPROVED:
O.K.-1/29/54-AJS

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

C. G. Kragelund

INSPECTION COPY

Signature of owner by: Theodore W. Morse

Permit No. 54/10 1

Location 1142 Forest Ave.

Owner Reading & Wilcox

Date of permit 1/29/54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

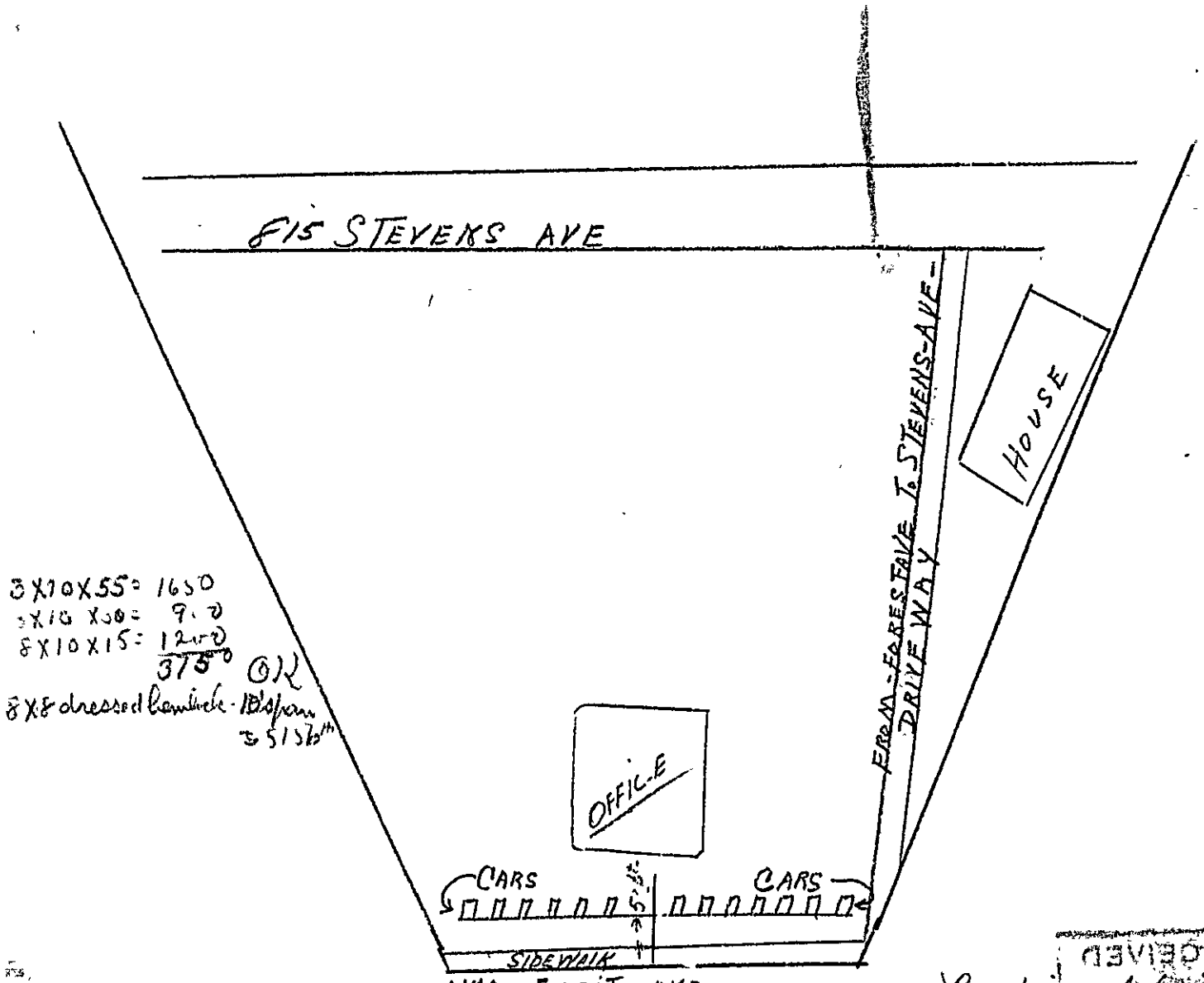
Form Check Notice

NOTES

3/30/54 Work completed to date except that cove Block has not been installed instead of cedar Posts JM

4/13/54 Owner says that it will be about two weeks before the posts are in JM

5/11/54 - Better - MM



3X10X55 = 1650
3X10X30 = 900
8X10X15 = 1200
3750 OK
8X8 dressed hemlock - 18'6" span
3 5/16th

Location of building is staked out

WMcD 5/24/54

May 11, 1954

Subject: BP 1142 Forest Ave.

Mr. Theodore W. Morse
815 Forest Ave.

Copy to: Mr. Christian G. Kragelund
463 Congress St.

Dear Mr. Morse:-

You will remember that we put in considerable time trying to get arranged your permit for moving the small office building from South Portland to your location at 1142 Forest Ave., and that on the application for the permit you agreed in order to comply with Building Code requirements to provide a cedar post foundation extending no less than four feet below the grade of the ground and at least six inches above the grade of the ground - one under each corner of this small building.

Inspector Meehan, who originally had this job in his territory, has left the service of the city for a better job, but the record shows that on March 30th the work was completed except that the building was supported upon concrete blocks on top of the ground instead of on the cedar posts which you agreed to provide. Then on April 13th you told Inspector Meehan that you would have the building supported upon the cedar posts in about two weeks from that date. Upon driving by the property the other day it became evident that the building is still supported by the concrete blocks though nearly a month has elapsed.

Now, Mr. Morse, we are all aware that this has been a wet and disagreeable season to work in the ground. However, this weather will not always continue, and the ground will soon dry up so that it can be worked upon. I am sure you mean to keep your agreement and comply with Building Code requirements. We shall expect that to be done and the building to be in compliance with the Building Code before May 24th, 1954.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

To: Bryon O. Whitney,
Commissioner of Public Works

January 26, 1954

FROM: Warren McDonald
Inspector of Buildings

SUBJECT: Moving building from 246 Main St., So. Portland to 1142 Forest Ave.

We have application for permit to move 1-story used car office 7'6" x 10'6" as above.

We are checking the proposition against Zoning Ordinance and Building Code and will delay issuance of the permit until we hear from you that the permit for moving through the streets is cleared sufficiently. When that point is reached, will you be kind enough to write "OK to issue building permit" on the bottom of this memorandum and return.

Warren McDonald
Inspector of Buildings

1/27/54 BOW

MR. JONES
G.A.J.

O.K. to issue permit to move on vehicle so that maximum loaded height is under 15 feet.

G A Jones

Form 3811
Rev. 1-1-40

RETURN RECEIPT

1137 Fr. 6 Sep

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1 [illegible]
(Signature or name of addressee)

2 [illegible]
(Signature of addressee's agent—Agent should write addressee's address on line ONE above)

Date of delivery 11/17 19[illegible]

(Postmaster—Delivering office)

Post Office Department
OFFICIAL BUSINESS

PORTLAND
NOV 11
5 PM
1952
MAINE

FIGHT TB
SUPPORT YO
TB ASSOCIATI

Return to Building Inspection Dept.
(Name of sender)
Street and Number, or Post Office Box Room 21, City Hall
REGISTERED ARTICLE
4821
SURED PARCEL

PORTLAND,
MAINE

File of Co. 1134 Forest Ave
See 813-817 Congress

1134 Forest Ave.
Reg. Mail
11-13-52

November 8, 1952

Mr. Theodore Morse,
44 Mechanic St.,
Portland, Maine

Copy to: Royal Realty Co.,
463 Congress St.

Mr. Max Astor,
129 Morning St.

Dear Mr. Morse:

The small building on the used car lot at about 1134 Forest Avenue was not only moved to that location from 70 India Stl, corner Newbury, without securing a permit therefore, as required by law, but the building, as to its construction, falls short in several particulars with the requirements of law.

You are reported to have been the owner of the building when it was moved. If so, you were then and still are responsible for violation of the Building Law.

It is important that you come to this office before November 13, 1952 and explain this situation to me, personally.

It would be well for you to telephone in advance to make sure that I will be here when you arrive.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/H

Dear Mr. Astor:

You are evidently the current owner of this small building. Since the building stands in violation of the Building Law, it is necessary that the building be demolished or be moved outside of the city before November 20, 1952. No permit is needed for either operation.

Warren McDonald
Inspector of Buildings

Dear Mr. Kragelund:

Copy of this letter is sent to you, that you may be aware of the status of this building,-and also that the owner of the land is implicated in the violation of law.

Warren McDonald,
Inspector of Buildings

Mr. Morse came in, and I told him to see Mr. Astor and make arrangements to move bldg out of town WMcD 11/18/52

Full

INQUIRY BLANK

ZONE "B" & "L"

FIRE DIST. No

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Feb 26, 1951

Verbal
~~by Telephone~~

LOCATION 1140 Forest Ave. OWNER

MADE BY G. W. Foster TEL. 2-9055

ADDRESS 377 Cumb. Ave.

PRESENT USE OF BUILDING NO. STORIES

LAST USE OF BUILDING CLASS CONSTRUCTION

REMARKS This lot goes through to Stevens Ave.

INQUIRY Could this vacant lot be used for used car lot?
Could refreshments stand be put on this lot?

ANSWER Yes but only one commercial motor vehicle parked.
Yes. Permit needed giving framing of bldg, foundations, etc. Also approval from State Health Dept.
Additional answer by letter
WMT 3/1/51

DATE OF REPLY 2/26/51 REPLY BY GH

Inquiry 1140 Forest Avenue

March 1, 1951

Mr. G. W. Farley
377 Cumberland Avenue
Portland, Maine

Dear Mr. Farley:

I have tried to reach you over the phone without success concerning your inquiry at 1140 Forest Avenue.

You were given the correct answers in the main to your two inquiries: (1) Could the vacant lot at 1140 Forest Avenue be used for a used car lot? (2) Could refreshment stand be built on this lot?

With relation to (1), the lot or any building on it could be used for the sale of motor vehicles with the limitations that no more than one truck or commercial automobile could be on the lot at one time in such a way as to be termed as parked or stored there, whether for sale or not, and the Zoning Ordinance would not allow substantial repairs to motor vehicles, whether on the open lot or in a building to be built; neither would it allow tearing down motor vehicles to obtain parts.

With regard to (2) under the Building Code it would make considerable difference whether or not patrons were to enter the building.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 8, 1950
Supersedes appl. 4/26/50

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 1140 Forest Avenue Within Fire Limits? no Dist. No.

Owner's name and address Leonard Nallet, 85 Woodlawn Avenue. Telephone none

Lessee's name and address Telephone

Contractor's name and address Samuel Aceto & Co., 40 Preble Street Telephone 2-3789

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Restaurant No. families

Last use " No. families

Material wood No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $3,000. Fee $ 5.00

General Description of New Work

To move building at 1204 Forest Avenue 30' x 24' to above property and construct 10' x 12' addition on rear of building.

To partition off toilet rooms, 2x4 studs, 16" on centers, covered on both sides with beaverboard.

Mr. Nallet says under no circumstances will malt liquors be sold in this building. [illegible]

Health Notices to Health Officer and thus

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*** Leonard Nallet

Details of New Work

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

Height average grade to top of plate ~~10'~~ 8' Height average grade to highest point of roof 10'

Size, front 30' depth 24' No. stories solid or filled land? earth or rock?

Material of foundation concrete piers at least 4' below grade 6' on centers Thickness, top 8" bottom 10" cellar

Material of underpinning Height Thickness

Kind of roof shed Rise per foot 2 1/2" Roof covering Asphalt Class C Und Lab

No. of chimneys 1 Material of chimneys brick of lining ? Kind of heat stove fuel oil

Framing lumber—Kind hemlock Dressed or full size? full size

Corner posts ~~6x6~~ 4x6 Sills 8x8 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 2x8,	2nd,	3rd,	roof 2x6
On centers:	1st floor ~~24"~~ 18",	2nd,	3rd,	roof 18"
Maximum span:	1st floor 10',	2nd,	3rd,	roof 10'

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

Signature of owner Leonard Nallet

INSPECTION COPY

Permit No. 501

Location [illegible]

Owner [illegible]

Date of permit 1/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

4½ sill plat

3X, 2X & C

Bldg. [illegible]

Chimney needs attention - [illegible]

Refund 8/3/50 Work not done

LOCATION: 1140 Forest Ave

DATE: 5/13/50

PERMIT

INQUIRY

COMPLAINT

1- Slight bulge in end wall.
2- Are sills & girders to be 4X8 or 8X8 - 8X8 will work out OK in all cases
3- Framing of addition does not work out as shown
4- Will exit arrangements be OK?

BI-67

LOCATION 1140 Forest Ave

DATE 5/9/00

PERMIT ✓

INQUIRY

COMPLAINT

Beverly:

Pls. send Health notice. Then give to Mr. Ferris.

A.L.S. Since affidavit on file in 99 is denied.

I have told him, Hallett, that if everything else seems alright we can't shut the foundation and finishing building, only left to finding out what framing + (over)

BI-67

supports of 1st
floor and interior
supports and
when bldg is
finished up and
furnishing head
a plan of such
framing and
supports and
getting strengthening
or altering supports
by amendment
before bldg is
actually moved

LWM

905
R 101
1945
42 LM

Mallett

LOCATION Forest Ave

DATE 7/70

PERMIT ✓

INQUIRY

COMPLAINT

O/S-

Mr Mallett brought this to our attention at the hearing & John Gilkes etc.

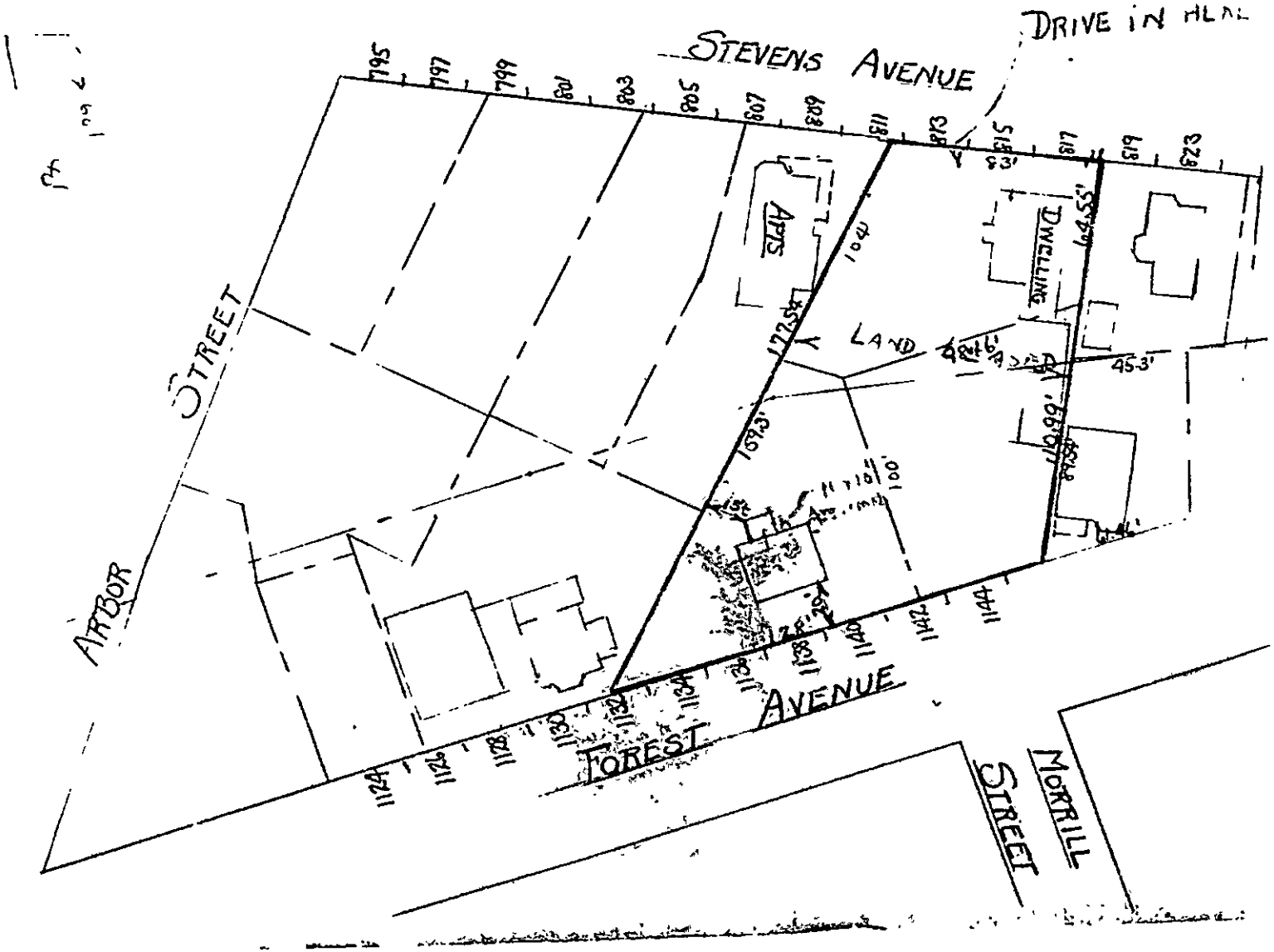
He has gone out to try and employ a contractor to make the plans and so resume of his problems

I have raised the question about height of floor above grade what he will fill in between grade & bottom of sills

BI-67

Grell

and whether
must Health
Dept will
require such
steps.


STEVENS AVENUE
DRIVE IN HERE
ARBOR STREET
FOREST AVENUE
MORRILL STREET
APTS
DWELLING
LAND
45.3'
795
797
799
801
803
805
807
809
811
813
815
817
819
823
1124
1126
1128
1130
1132
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1144

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 26, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect the following building *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 1140 Forest Avenue ✓ Within Fire Limits? no Dist. No.

Owner's name and address Leonard Nallet, ~~85 Forest Avenue~~ 85 Woodlawn Ave. Telephone none

Lessee's name and address ✓ Telephone

Contractor's name and address Samuel Aceto & Co., 40 Preble Street Telephone 2-3789

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Diner No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Fee $ 5.00

Estimated cost $ 3,000.

General Description of New Work

To move diner from out of city limits and construct foundation and construct 10' x 10' addition as per sketch.

Superseded

Health Notices to ✓
Health Officer and thus

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*** Samuel Aceto & Co.

Details of New Work

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

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

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

Material of foundation Cinder Blocks at least 4' below grade Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size? Size

Corner posts Sills Girt or ledger board?

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

APPROVED:

Signature of owner C. N. X

INSPECTION COPY

NOTES

4-28-50. No near stakes. Front stake 25' back from street south stake about 5' from side lines. Front line back of house on adjoining lot.

Top soil removed and passage on right of way leads to Stern's Ave Ele.

5/3/50 Sliding doors at center of front wall and left end walls are 9' wide and 6½' high. Counter with 15 stools, 3 feet in edge of seats to front wall except a 9" strip. 39' bar which runs under windows entire length of front wall. Card door is 30" wide. Hardwood floors with three foot surface. Exterior walls are small pent roof 10' [illegible] 16' [illegible] near [illegible] building. Tile floor on matched boarding 10' x 29' inside. Walls about 4" thick including tile facing, outside covering. Studs usually only 3". Roof framing including ceiling about 6" deep. Studs approximately 2' on center. [illegible] - Beams under [illegible]

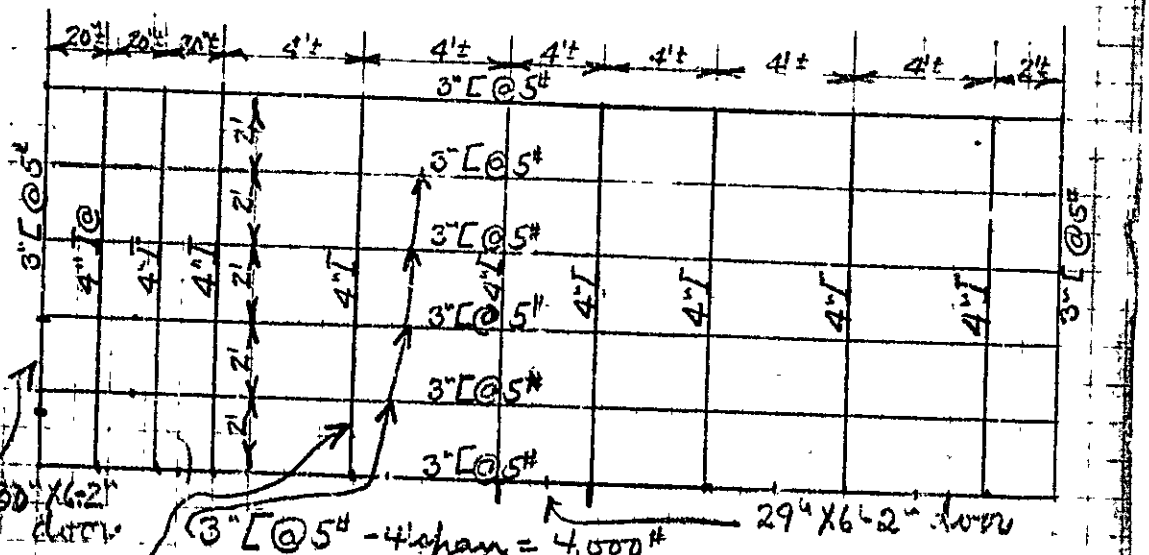
5/9/50 - Permit denied - [illegible]

Permit issued	[illegible]
Date of permit	1/15/50
Notif. closing-in	
Insp. closing-in	
Final Notif.	
Final Insp.	
Cert. of Occupancy issued	

Plans Proposed to be moved from Westbrook to 1140 Forest Avenue

5/3/50

FLOOR FRAMING



3"[@ 5# - 4' span = 4,000#

$\frac{4,000}{2 \times 4}$ = 500# per sq ft - O.K.

4"I @ 7.7# - 9' span = 4400#

$\frac{4400}{4 \times 9}$ = 122# per sq. ft. - O.K

1- Sliding doors probably O.K. since not more than 50 people involved.

2- Doors only 29" wide X 6'-2" high where 36" width and 6'-4" high required.

3- Unable to see studs but from thickness of wall doubt if they can be more than 2X3. From sounding of wall board spacing appears to be 24" or more on centers.

4- Unable to see roof framing but where peak house for vent occurs entire roof construction appears to be about 6" deep. Probably new wiring required.

Don't think building complies with Code requirements so don't see how we can issue permit to move it into City.

AT 1140 Forest Avenue-I

May 5, 1950

Mr. Leonard Hallet
85 Woodlawn Avenue
Portland, Maine

Copies to:
Mr. Christian Kragelund, 463 Congress Street
Samuel Aceto & Company, 40 Preble Street

Dear Sir:

We find upon inspection of the diner which you propose to move from Westbrook into this city and locate on the lot at 1140 Forest Avenue that we are unable to issue a permit for you to do so because the structure does not comply with the requirements of the Building Code in at least the following particulars insofar as we have been able to determine:

1. The two entrance doors to the diner are only about 29" wide and 6' 2" high whereas the minimum size for such doors, as specified by Sections 212-c-2.3 and 2.4 of the Building Code, is 36" wide and 6' 4" high.

2. The walls of the building are not apparently framed with the minimum requirement of 2x4 studs spaced not over 16" on centers as specified by Section 312-c-3.6 of the Code for buildings of wood frame construction.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 1140 Forest Avenue-I

May 1, 1950

Mr. Leonard Hallet
85 Woodlawn Avenue
Portland, Maine

Dear Mr. Hallet:

Having been unable to reach you by telephone, we are forced to write you for the further information needed in regard to your application for a permit for moving an existing diner from outside the City Limits onto the lot at 1140 Forest Avenue and for construction of a 10' x 10' addition onto it before we can determine whether all Building Code requirements in regard to the proposition will be met. Will you please let us know the present location of the diner and how access can be gained to it so that we may have an inspector from this department look it over? We will try to secure as much as possible of the required information concerning the existing building at the time of this inspection, but it is likely that information may be needed regarding entrance platforms and steps and other details in regard to the addition to be built.

Question also arises as to whether or not the Health Department will require a concrete surfacing for the floors of toilet rooms and rest of addition if the kitchen is to be located there. If so, or if the addition is to be used for storage, the 2x8 floor timbers 16" on centers on a span of about ten feet will not figure out to provide the required carrying capacity. — Concrete floor in toilets

We note that the location plan filed with the application shows the lot on which the diner is to be located extending through to Stevens Avenue and of a size and shape much different from any lot indicated on the plans on file at the office of the City Assessors. Has the land as shown been actually purchased or has it only been leased? Do you plan to have a drive-in from Stevens Avenue as well as from Forest Avenue? The Limited Business Zone in which the diner is to be located extends back only 100' from Forest Avenue and the rest of the land out to Stevens Avenue is in a Local Business Zone. This fact may or may not have a bearing upon the uses allowable on the lot, so complete information as to your plans is needed to determine definitely where your proposition stands under the Zoning Ordinance.

We shall be unable to issue a permit for the proposed construction until all details are shown to be in compliance with Building Code and Zoning Ordinance requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJS/G

P. S. It is assumed that there is no intention of selling or seeking a license to sell malt beverages for consumption on the premises. If such sale or license is contemplated, we should be notified at once. — NO

CC: Samuel Aceto & Company
43 Preble Street

ZONE B

INQUIRY BLANK

FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

1136-1150

Date 3/29/50

Verbal
By Telephone

LOCATION About 1140 Forest Ave, OWNER

TEL.

MADE BY Howard N. Nallet

ADDRESS 85 Woodlawn Avenue

PRESENT USE OF BUILDING

NO. OF STORIES

CLASS OF CONSTRUCTION

REMARKS:

INQUIRY: 1 - Would construction of a small building for a restaurant be permissible at this location?

2 - Could building be of wood frame construction.

OK 4/3/50

ANSWER: 1 - The use is allowable in the Limited Business Zone where the property is located, and parking of automobiles on the lot is allowable, but not more than one commercial motor vehicle allowable at any one time.

2 - Yes, unless to be located close to lot lines.

DATE OF REPLY 3/29/50

REPLY BY AJS

Mr Nallet in 4/24/ [illegible] BI 76
[illegible] to this lot for. [illegible] 4/24

813-817

July 13, 1937

To The Municipal Officers:

Having examined an application by Robert Carney for a building permit to cover the location of a temporary stand for the sale of ice at 1138-1140 Forest Avenue for a permit not to exceed six months from the date of issuance of the permit, the Committee on Zoning and Building Ordinance Appeals recommends that the application be approved and that the Inspector of Buildings, by the acceptance of this report and its recommendations, be directed to issue said building permit, subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

_____
Chairman

_____

_____

APPLICATION FOR PERMIT

Permit No. 1075
PERMIT ISSUED
JUL 20 1937

C s of Building or Type of Structure Temporary Ice Stand

Portland, Maine, July 12, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 1138-1140 Forest Avenue Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or lessee's~~ name and address Robert Carney, 55 Bay Street Telephone 4087868

Contractor's name and address Owner Telephone

Architect Plans filed No. of sheets

Proposed use of building Temporary Booth for Sale of Ice No. families

Other buildings on same lot

Estimated cost $ Fee $ 10.25

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To construct or locate a temporary building to be used as a booth for the sale of ice as per photograph attached

The applicant understands that the permit issued under this application will be effective for six (6) months only from the date of issue, and the applicant hereby agrees that this building used or occupied at this particular location for that period of time only and that at the end of that period the building will be demolished or removed to some other location consistent with the requirements of the Zoning Ordinance.

Permit approved by Municipal Officers 7/19/37.

To be same building and in same location as 36/841

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

Details of New Work

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

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

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

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

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner R. D. Carney

INSPECTION COPY

97 HB

Ward 9 Permit No. 37/1075

Location 1138-1140 Forest Ave

Owner Robert D. Carney

Date of permit 7/20/37

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8/5/37 G.H.C.

Cert. of Occupancy issued None

NOTES

HEARING ON THE APPLICATION FOR PERMIT TO ERECT BILLBOARDS AT 1132-1140 FOREST AVE.

January 29, 1937

A hearing on the above application was held before the Committee on Zoning and Building Ordinance today. Present for the city were Councillors Leighton, Ward and Eskilson, Corporation Counsel Payson and the Inspector of Buildings.

Messrs. Worcester and Tewksbury appeared in support of the application and there were no opponents present.

Inspector of Buildings

213 817

Adopted by
M. O.
7/1/27

To The Municipal Officers:

Having examined an application by John Donnelly & Sons for a building permit to cover erection of certain billboards on the ground at 1132-1140 Forest Avenue, the Committee on Zoning and Building Ordinance Appeals recommends that the ~~location~~ Application be approved and that the Inspector of Buildings, by the acceptance of this report and its recommendations, be directed to issue said building permit, subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

_____
Chairman

_____

_____

File: Rec. 8645B-I
" 8646B-I
" 8633B-I

January 28, 1937

John Donnelly & Sons,
142 High Street,
Portland, Maine

Gentlemen:

Your three applications for permits to cover erection of poster panels at

1132-1140 Forest Avenue
517 Commercial Street
582 Congress Street

will come before the Committee on Zoning and Building Ordinance Appeals of the Municipal Officers for consideration at its hearing at the City Council Chamber, City Hall, Friday, January 29, 1937 at 11:00 o'clock in the forenoon.

It would be well for you to be present in support of your applications.

Very truly yours,

McD/H

Inspector of Buildings

File: Rec. 8645B-I

February 5, 1937

John Donnelly & Sons,
142 High Street,
Portland, Maine

Gentlemen:

Enclosed is the building permit covering erection of certain billboards at 1132-1140 Forest Avenue, this permit having been approved by the Board of Municipal Officers on February 1, 1937.

It is understood that in event nuisances are committed or established by rubbish being deposited or persons going behind these boards, your company will take steps satisfactory to the Municipal Officers to eliminate such nuisances.

Very truly yours,

Inspector of Buildings

McD/H

LOCATION
1132-1140 FOREST AVE
OWNER
C.D. KRAGELUND

JOHN DONNELLY + SONS

TEL 20357