

605-608 WASHINGTON AVE.

City of Portland, Maine  
Fire Department

November 1, 1979

Mrs. Josthen Fodge  
606 Washington Avenue  
Portland, Maine

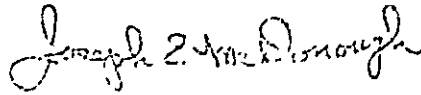
Re: Fire @ 606 Washington Avenue

Dear Mrs. Fodge:

On 10-26-79 a fire occurred in the building listed above, of which you are reported to be the owner ( ).

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,



Joseph E. McDonough  
Chief  
Portland Fire Department

cc: Building & Inspection Dept.  
Corporation Counsel  
Health Dept. (Housing Div.)  
City Assessor's (Mr. Lucci)

NOTE: The fire was confined to an outside partition.

Applicant: CAROLAS MINT.

Date: 11/7/77

Address: 606-61<sup>1/2</sup> WASHINGTON BOE.

Assessors #: 167-F-11, 12

CHECK LIST AGAINST ZONING ORDINANCE

Date - EXISTING

~~602.6A~~ Zone Location - R-5

Interior or corner lot -

40-ft. setback area (Section 21)-

~~602.17B~~ Use - 16' X 22' ADDITIONAL VARIETY STONE

Sewage Disposal -

Rear Yards - 41' 6" - 20' MIN.

Side Yards - 12' - 8' MIN.

Front Yards -

Projections -

Height - 1 STORY - 35' MAX.

Lot Area - 10,000<sup>sq</sup>

Building Area - 930<sup>sq</sup> + 310<sup>sq</sup> = 1,290<sup>sq</sup> - 4,000<sup>sq</sup> MAX.

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking - NONE REQ.

Loading bays -

Site Plan - NO

Shoreland Zoning -

Flood Plains -

$30' 6" \times 30' 6" = 930^{\text{sq}}$   
 $16' \times 22' 6" = 360^{\text{sq}} = 1,290^{\text{sq}}$



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

1120

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

DEC 12 1977

ZONING LOCATION .....

PORTLAND, MAINE, Nov. 3, 1977

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION ..... 606 Washington Ave.  
 1. Owner's name and address ..... LaRosa's Market ..... same ..... Fire District #1 , #2   
 2. Lessee's name and address ..... J. O'NEILL, TERRACE PRESIDENT ..... Telephone 774-4639  
 3. Contractor's name and address ..... Bob Moulton ..... 122 Mabel St. ..... Telephone .....  
 4. Architect ..... Specifications ..... Plans ..... 04110 ..... No. of sheets .....  
 Proposed use of building ..... store ..... No. families .....  
 Last use ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ ..... 3,500 ..... Fee \$ .16 .....

FIELD INSPECTOR—Mr. ....

### GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234  
 Dwelling .....  
 Garage .....  
 Masonry Bldg. ....  
 Metal Bldg. ....  
 Alterations .....  
 Demolitions .....  
 Change of Use .....  
 Other .....

To construct 16'x22' addition as per plans (on rear)

Stamp of Special Conditions

Appeal sustained 12-1-77

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

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

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
 Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... Depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering ..... Kind of heat ..... fuel .....  
 No. of chimneys ..... Material of chimneys ..... of lining .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Slabs (outside walls and carrying partitions) 4' x 6' O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

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

APPROVALS BY: .....

DATE .....

### MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

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

ZONING: A-1A .....  
 BUILDING CODE: 019.28.12/9/77

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**

Fire Dept.: .....

Health Dept.: .....

Others: .....

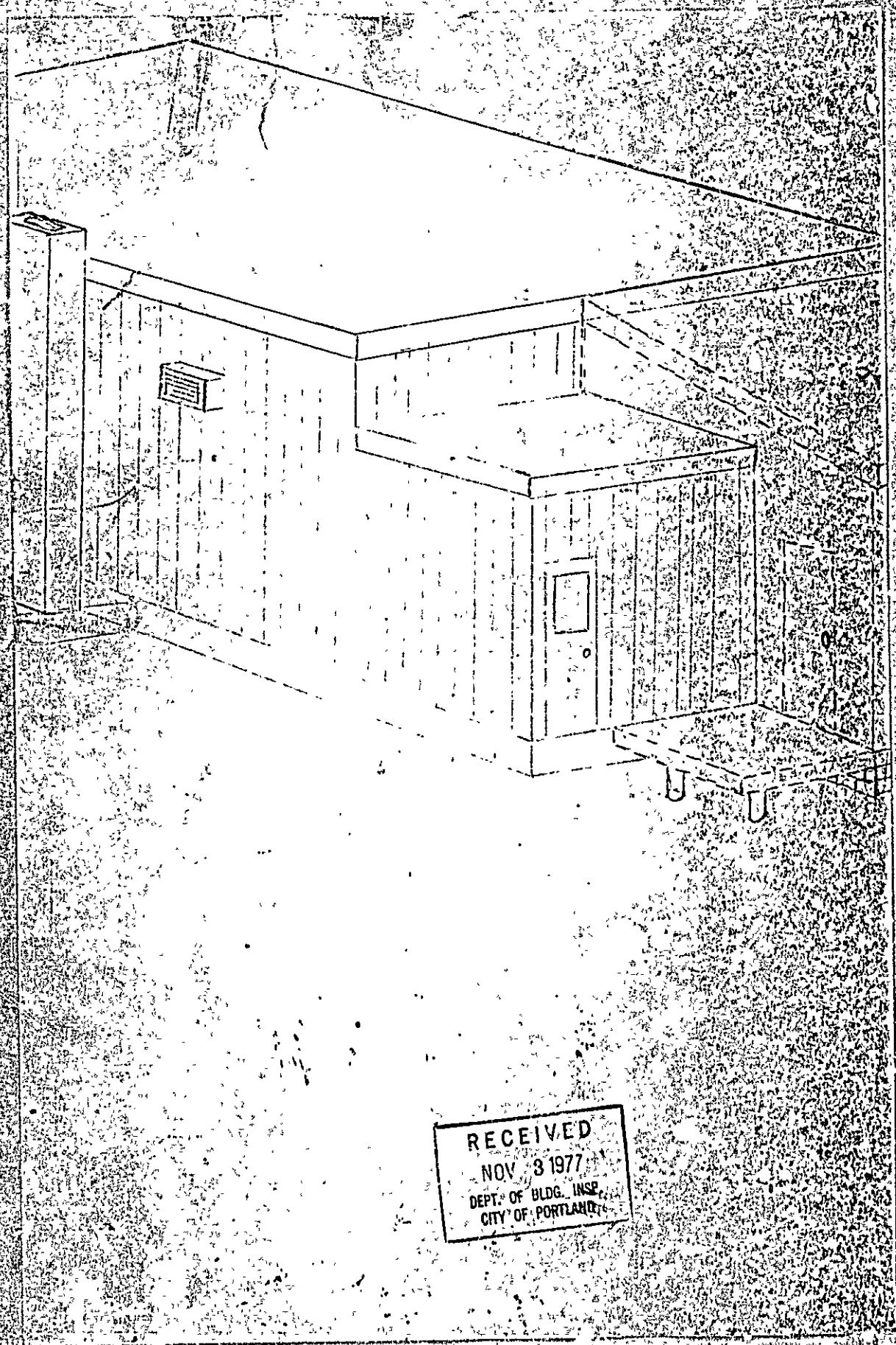
Signature of Applicant: Myron Nichols Phone # .....

Type Name of above: Myron Nichols ..... 1  2  3  4

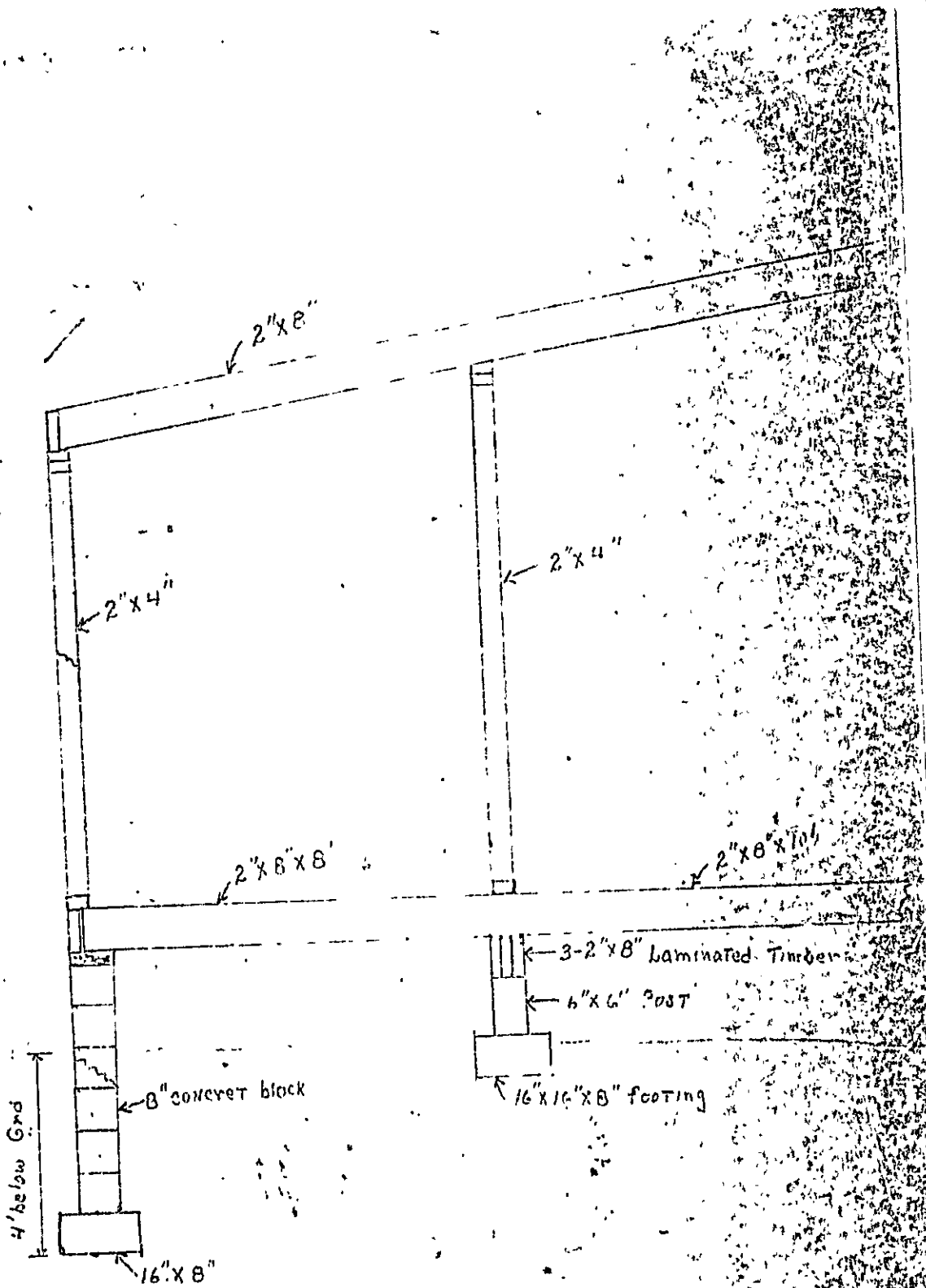
FIELD INSPECTOR'S COPY

Other .....  
 and Address .....

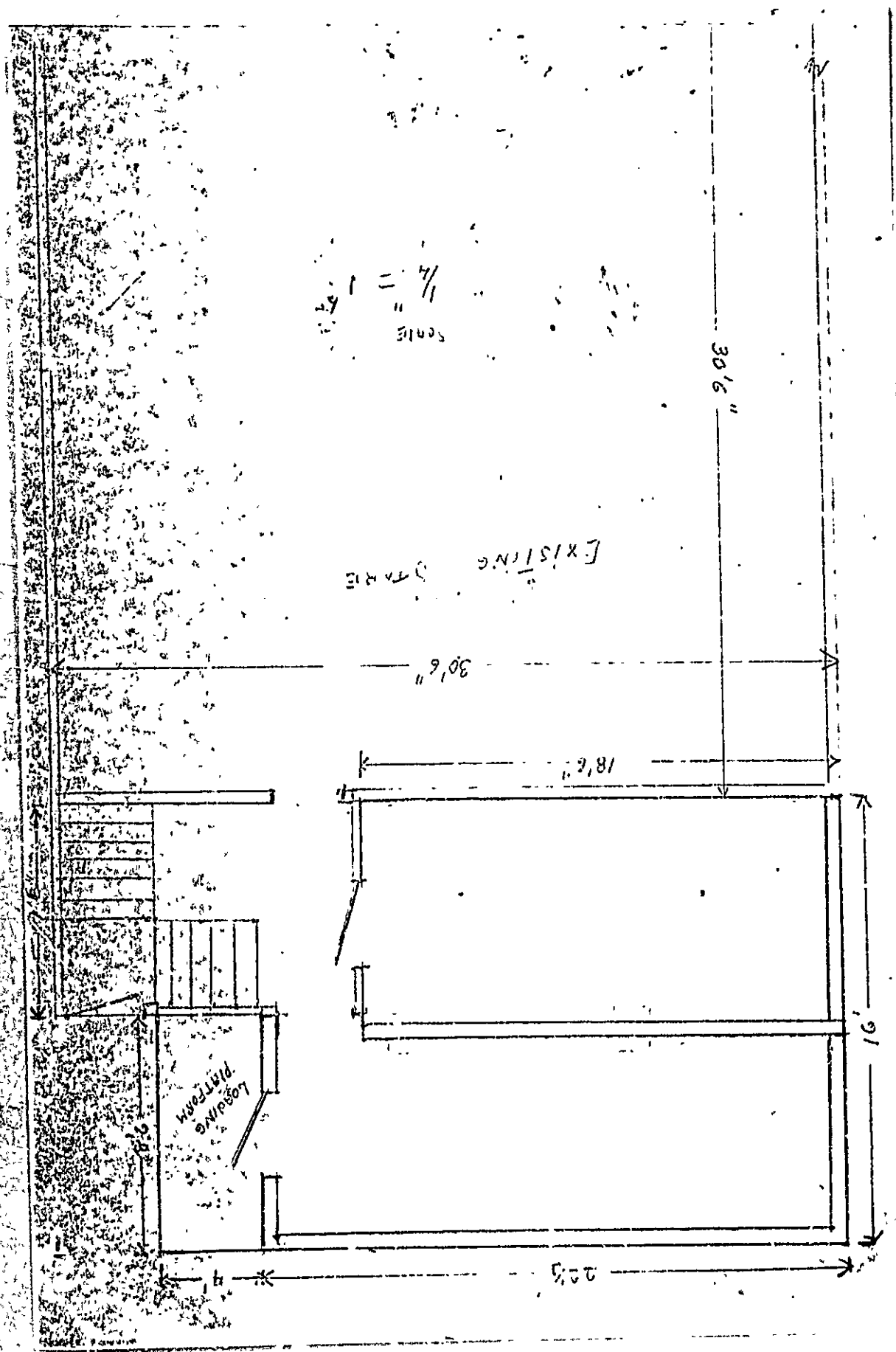




RECEIVED  
NOV 3 1977  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

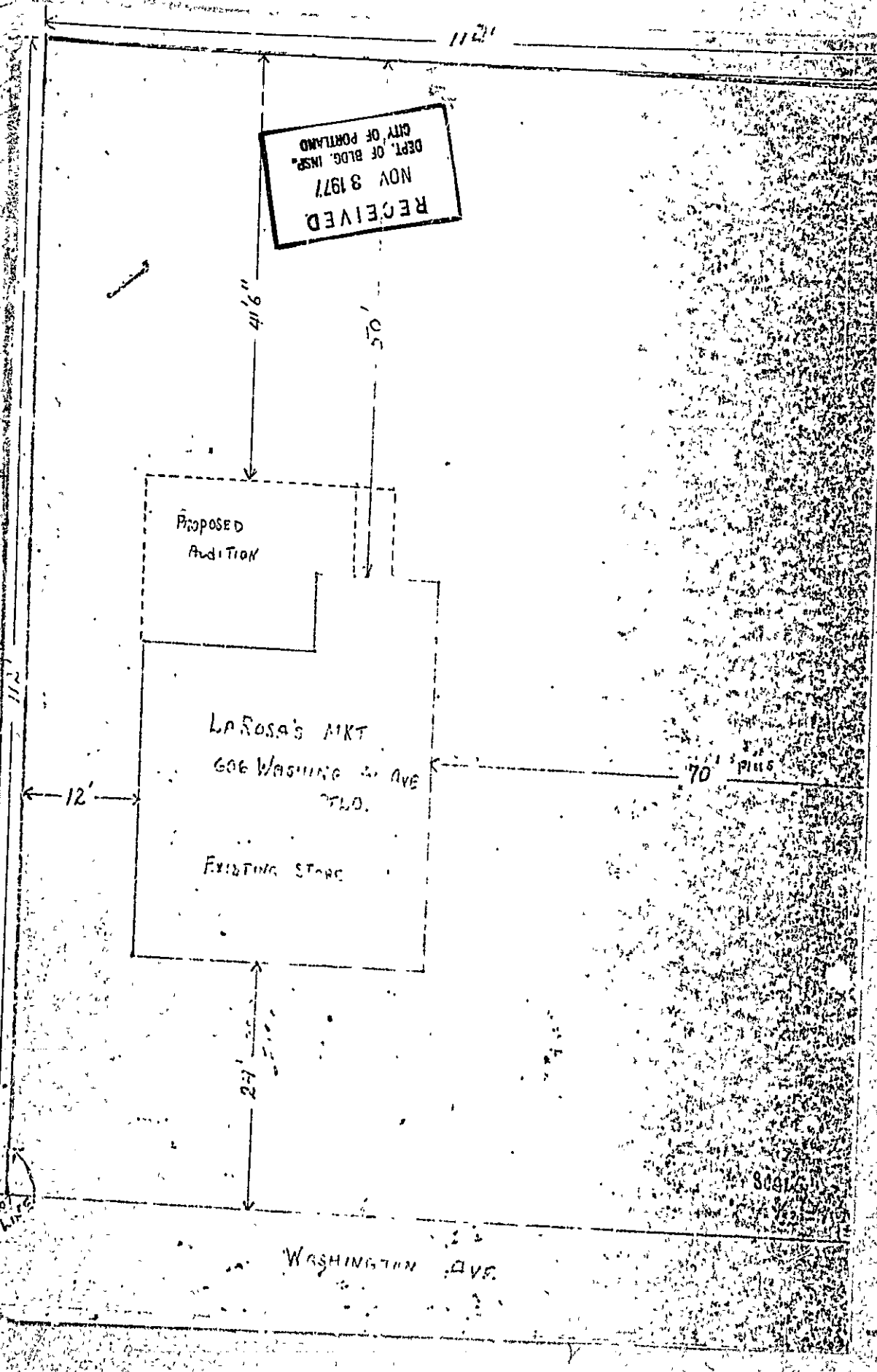


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 NOV. 3 1972  
 DEPT. OF BLDG. INSP  
 CITY OF PORTLAND





RECEIVED  
NOV 8 1977  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



606 Washington Avenue

January 27, 1976

LaRosa's Market  
606 Washington Avenue  
Portland, ME 04103

It has come to the attention of this department that you have erected a wooden sign, 4' x 4' x approx. 5' high that reads "LaRosa's Customers."

We have no record of a permit ever being issued for this sign. It is necessary that you apply for a permit within 10 days, not later than February 12, 1976.

A belated fee of \$25.00 is to be paid with the permit fee.

Very truly yours,

Hugh Irving  
Building Inspector

HI/mj

CHECK LIST FOR SIGNS

Date -

9/16/74

Checked By

A.G.W.

Location - 606 W. 95th W. 100th AVE.

- Zone Location - R-5
- Fire Zone - N
- Sign & Review Committee - over 8" in least dimension -
- Area of sign - 30" ~~REPLACES EXISTING SIGN~~
- Area of existing signs -
- Material -
- Design -
- Facing adjoining Residence Zone -
- Flashing or Steady light -
- If on State road - check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

- Height - 16'
- Required yards (single pole OK - 2 poles a structure) 40" setback
- Corner clearance -
- Footing -
- Certificate of Design -

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -



# APPLICATION FOR PERMIT

R.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION .....  
 ZONING LOCATION PORTLAND, MAINE, Sep 25, 1974

**PERMIT ISSUED**  
 SEP 27 1974  
 8550 919  
 CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE  
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 606 Washington Avenue  
 1. Owner name and address Peter DeRice Fire District #1  #2   
 2. Lessee's name and address LaRosa's Variety Telephone 774-3330  
 3. Contractor's name and address Coyne Sign Co, 66 Cove St Telephone 774-3330  
 Architect ..... Specifications: Plans ..... No. of sheets .....  
 Proposed use of building ..... No. families .....  
 Heating ..... No. families .....  
 Mechanical ..... Heat ..... Style of roof ..... Roofing .....  
 Buildings on same lot .....  
 Estimated contractual cost \$ ..... Fee \$ 13.00

FIELD INSPECTOR—Mr. Hoffman  
 The application is for:  
 Dwelling  @ 7.5-5451  
 Garage  Ext. 234  
 Masonry Bldg.   
 Metal Bldg.   
 Alterations   
 Demolitions   
 Change of Use   
 Other

GENERAL DESCRIPTION  
 to erect a pole sign per plan 5x6'. two faces illuminated, plastic facing.  
 TO CHANGE LOCATION OF EXISTING SIGN  
 Stamp of Special Conditions

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

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

**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 separate 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 ..... Kind of heat ..... fuel .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Corners posts ..... Sills .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Size ..... Max. on centers .....  
 Size Girder ..... Columns or bracing ..... Bracing 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 party 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? ..... cars habitually stored in the proposed building? .....

APPROVALS BY:  
 BUILDING INSPECTION—PLAN EXAMINER  
 ZONING R.P. M.C.W. 9/25/74  
 BUILDING CODE  
 Fire Dept.  
 Health Dept.  
 Others:

DATE .....  
 MISCELLANEOUS  
 Will work require disturbing of any tree on a public street? ..  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Applicant [Signature] Phone .....  
 Type Name of above

FIELD INSPECTOR'S COPY

1  2  3  4

NOTES

10-17-74 installed *[Signature]*

*[Large handwritten mark]*

10-23-74

Permit No. 74/919

*Hilges*

Location 4016 Washington Ave

Owner Peter DeRice

Date of permit 9-27-74

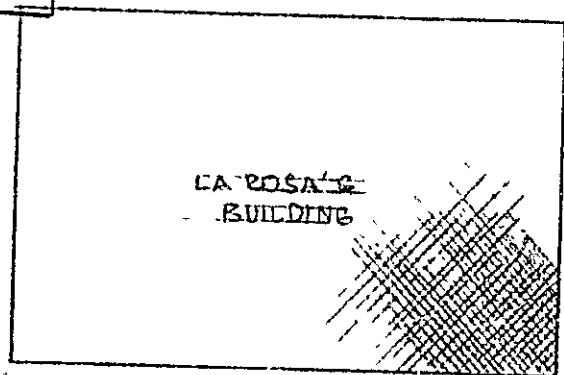
Approved

Vertical column of 15 horizontal lines for notes.

Vertical column of 15 horizontal lines for notes.

RECEIVED  
SEP 25 1974  
DEPT. OF B.O.G. INSP.  
CITY OF PORTLAND

STEEL PIPE  
TOP & BOTTOM



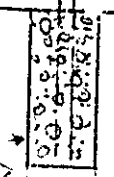
32'-0"



SIGN LOCATION

PROPERTY LINE

5'-5"



2x2x4

Scale 1/8"=1'-0"

WASHINGTON AVE.

STEEL PIPE  
TOP SIGN

STANDARD  
6X5 PEPSI

30 SQ. FT. PLEX  
PANEL

LA ROSA'S  
PIZZA

LA ROSA'S PIZZA  
606 WASHINGTON AVE  
PORTLAND, MAINE

11'-0"

5" PIPE

SW

PROPERTY LINE

0'  
1'  
2'  
3'  
4'  
5'  
6'  
7'  
8'  
9'  
10'

2x2x4

Scale 1/4" = 1'-0"

(CHANGE OF LOCATION)

SIGN TO BE MOVED 6' FURTHER  
FROM SIDEWALK

COYNE SIGN CO INC.  
65 CURT STREET  
PORTLAND, MAINE 04104

9-22-74

WASHINGTON AVE

# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 1293  
 Issued 4/29 .. .. . 1974  
 Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Pete De Rosa to Rosa's MKT Tel. ....  
 Contractor's Name and Address Mancini Elec Tel. ....  
 Location 606 Washington Ave. Use of Building .....

Number of Families .. Apartments .. Stores .. Number of Stories ..

Description of Wiring: New Work .. Additions .. Alterations ..

Change in Service 100-200 AMP Wire Over

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 200 AMP Size 3 wire

METERS: Relocated .. Added .. Total No. Meters ..

MOTORS: Number .. Phase .. H. P .. Amps .. Volts .. Starter ..

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

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

Electric Heat (No of Rooms) ..

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

Elec. Heaters .. Watts ..

Miscellaneous .. Watts .. Extra Cabinets or Panels ..

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

Will commence 4/30 1974 Ready to cover in .. .. . 19 .. Inspection will call .. 19 ..

Amount of Fee \$ 3.50 .. .. .

Signed Anthony Mancini .. SE

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 Frank A. ...  
 (OVER)



606-608 Washington Avenue

May 7, 1974

cc to: Corporation Counsel  
cc to: Coyne Sign Company  
66 Cove Street

Peter Darice  
606 Washington Avenue

Dear Mr. Darice:

Building permit to erect a detached pole sign 5 x 6' (steady lighting) advertising goods by trade name at the above named location is not issuable under the Zoning Ordinance because; the sign is to be accessory to the retail store which is nonconforming in the R-5 Residential Zone in which this property is located. Such an extension of a lawful nonconforming use being forbidden by Sec.602.17.B of the 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 \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:m

CHECK LIST FOR SIGNS

Date - 5/2/74

Checked By M.G.W.

Location - 606 WASHINGTON AVE.  
608

- Zone Location - A-5
- ✓ Fire Zone - N
- ✓ Sign & Review Committee - over 8" in least dimension - No
- Area of sign - 30 P
- Area of existing signs -
- ✓ Material - PER. - 30 FEET
- Design -
- Facing adjoining Residence Zone - YES
- ~~Flashing or~~ Steady light -
- If on State road - check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

- Height - 16'
- ✓ Required yards (single pole OK - 2 poles a structure) 40" setback
- Corner clearance -
- Footing -
- Certificate of Design -

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Peter DeRice, owner of property at 606-608 Washington Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: the erection of a detached pole sign 5' x 6' (steady lighting) advertising goods by trade name at the above named location. This permit is not issuable under the Ordinance because the sign is to be accessory to the retail store which is nonconforming in the R-5 Residential Zone in which this property is located since such an extension of a lawful nonconforming use is forbidden by Section 602.17.B of the Ordinance.

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.

Peter J. DeRice  
APPELLANT

DECISION

After public hearing held May 30, 1974, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

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

W. Lawrence Skidmore  
Jacqueline Coffey  
Thomas Murphy  
Board of Appeals

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 9, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, May 30, 1974 at 4:00 p.m. to hear the appeal of Peter DeRice requesting an exception to the Zoning Ordinance to permit the erection of a detached pole sign 5'x6' (steady lighting) advertising goods by trade name at 606-608 Washington Avenue.

This permit is not issuable under the Zoning Ordinance because the sign is to be accessory to the retail store which is nonconforming in the R-5 Residential Zone in which this property is located since such an extension of a lawful nonconforming use is forbidden by Section 602.17.B of the Ordinance.

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

W. Earle Eskilson  
Chairman

*Yes*  
*Charles F. Onickai 7741763*  
*94 Liberty St*

606 - 608 Washington Ave  
Peter DeFuria

127-F-11  
166  
128

Washington Ave

563-651 ✓

564-656 ✓

Johnson St

2-16 ✓

Jillsley St

25-117 ✓

22-118 ✓

Cummings St

1-39 ✓

2-48 ✓

Frank St

45-99 ✓

Presumpt St

1-173 1671 } 1-13 } 128 ✓  
2-48 } 2-42 } ✓

Savoy St

3-29 ✓

2-30 ✓

Sherwood St

187-206 ✓

Churchill St

428 D-8 Nat. Ins. Auth. ✓

128 L-6 S. Wash. Ave ✓

428-C-9 - P.H.A. ✓

70+10 - 128

Washington Ave

- 606-612
- 614-624
- 626-628
- 630-632
- 634-636
- 642-648
- 650-656

Johansen St

- 2-6
- 8-10
- 12-16

Illsley St

- 21-27
- 29-31
- 33-47
- 49-51
- 53-55
- 61-67
- 69-75
- 77-79
- 81-87
- 89-91
- 93-95
- 101-103
- 105-107
- 109-117

618 Washington Ave  
 626 Washington Ave  
 27 Calabesi  
 632 Washington Ave  
 644 Washington Ave  
 656 Washington Ave

Repeat  
 Whitmore, Peter & Margaret - 10 Johansen St.  
 Capozza, Peter & Janney - 656 Washington Ave 04102

Josephine A - 570 Washington Ave 04103  
 1 Illsley St  
 Repeat  
 Repeat  
 Marion G. Repeat  
 P.O. Box 201, Freeport, Me  
 75 Illsley St.  
 Repeat.  
 53 Illsley St Return 04103  
 89 Illsley St  
 93 Illsley St 04103  
 244 Middle Rd, Freeport  
 107 Illsley St  
 Repeat

(11)

Carling

Ly. of P.

W. "Saints": Philomena M. - 64 Illsley St 04103

McC, Robert W. Maney - 60 Illsley St

72 Dunsmore, Nancy; Stephan T. - 72 Illsley St

74-84 Lucarella, Nancy J. - 74 Illsley St, 04103

86-88 Fusco, Charles A. & Catherine L. - 37 Hodgme St 04103

90-92 Kluchnack, Florence M. - 90 Illsley St

94-96 Nicolai, Charles F. - 94 Illsley St

102-108 Pellegrino, James S. & Mary J. - 107 Illsley St

110-112 Woods, George A. - 842 Riverside St

114-118 Clark, Milton; Alma C. - 26 Johansen St.

Cummings St

1-5 Music, Andrew J. & Patricia A. Repeat

7-15 Prosser, William R. & Esther E. - Repeat

21-27 Pellegrino - Repeat

29-35 Jimmy, David J. & Della C. (A) 36 Johanson St

37-39 Cummings, Harold - 115 Front St -

42-50 Maddaloni, Carl J. - Repeat -

72-116 Downe, William C. & Fern - Repeat -

22-32 Thomas, Nicolai. Repeat -

34-48 P.H.A.

Front St

37-41 P.H.A. Repeat

West Presumpscot St (14)

1-7 Fenderson - Repeat

9-15 Becken, Helan Repeat

21-31 Anderson, Rob. R. Repeat

West Presumpscot St (147)

33-39 Kelly, Thomas J. HOUSE - 33 W. Presumpscot St.  
41-47 P.H.A.

10-16 Capozza, Joseph A - repeat  
22-48 City of

Presumpscot St

1-7 Scala, Nancy & S - Repeat  
9-13 Sawyer, Grace Merrill - 5 Presumpscot St

15-43 Rich, F.D. Housing Corp. - 550 Summer St.  
2-8 Capozza, Joseph - Repeat

6-14 Small, Jessie W - 605 Washington Ave.  
8-10 DeSimon, Donna M 1971 - 8 Presumpscot

12-24 Whitehouse, John T - 22 Presumpscot St.  
22-48 P.H.A.

Savoy St

3-13 Albano, Nilda & Giuliana - 38 Presumpscot St.  
15-21 Napolitano, Grazia - 19 Savoy St -

23-25 Caselli, Daniela & Giovanni - 23 Savoy St of 102  
27-29 Manzelli, Salvatore & Thomas - 236 Sherwood St.

2-6 Whitehouse John T - Repeat  
8-14 Le Claire, Corine B - 12 Savoy St

16-26 Ritter, Egenald & Grace M. - 20 Savoy St  
28-34 Libby, William M & Reginald Hummerwell - 34 Savoy St

36-38 Jordan, Thomas C - 38 Savoy St.

Sherwood St

182-188 Harris, Richard & Nancy Lee - 182 Sherwood St.  
190-206 Rich F.D. Housing Corp. - repeat



Churchill St

428-D-8 P.H.A. - Repeat

428-D-6 Swanholm AE - Repeat

428-C-9 P.H.A. - Repeat

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 9, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, May 30, 1974 at 4:00 p.m. to hear the appeal of Peter DeRice requesting an exception to the Zoning Ordinance to permit the erection of a detached pole sign 5'x6' (steady lighting) advertising goods by trade name at 606-608 Washington Avenue.

This permit is not issuable under the Zoning Ordinance because the sign is to be accessory to the retail store which is nonconforming in the R-5 Residential Zone in which this property is located since such an extension of a lawful nonconforming use is forbidden by Section 602.17.B of the Ordinance.

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

W. Earle Eskilson  
Chairman

May 24, 1974

Peter DeRice  
606 Washington Ave.

cc to: Coyne Sign Company  
66 Cove Street

RE: 606-608 Washington Avenue

112

May 30, 1974

1217-1225 WMSU



# APPLICATION FOR PERMIT

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

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, May 2, 1974

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION . 606 Washington Ave. Fire District #1 , #2

1. Owner's name and address . Peter DeRice, same Telephone .....

2. Lessee's name and address . LaRosa's Variety Store, same Telephone .....

3. Contractor's name and address . Coyne Sign Co., 66 Cove St. Telephone 774-4330

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use ..... No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ ..... Fee \$ 13.00

FIELD INSPECTOR—Mr. Sam Hoffses ..... GENERAL DESCRIPTION

This application is for: @ 775-5451 to erect 5'x6' sign per plan. Min 10' above grade  
 Dwelling ..... Ext. 234 plastic two faced sign illuminated.

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

Stamp of Special Conditions

Appeal Denied 5-30-74

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

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

### DETAILS OF NEW WORK

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

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

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

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

Kind of roof ..... Rise per foot ..... Roof covering .....

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

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

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

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

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

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

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

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

### IF A GARAGE

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

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

APPROVALS BY: DATE MISCELLANEOUS

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

ZONING: .....

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

Fire Dept.: .....

Health Dept.: .....

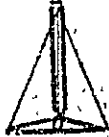
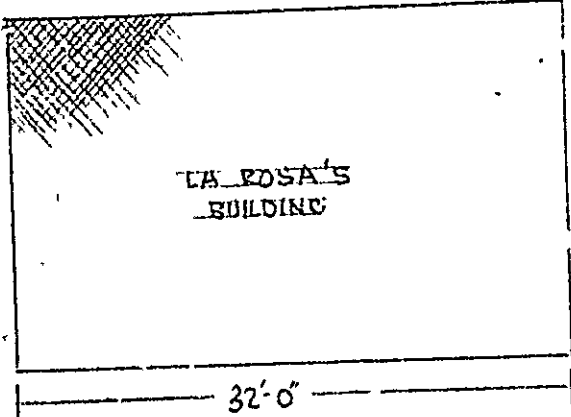
Others: .....

Signature of Applicant J. Coyne Phone # .....  
Type Name of above ..... 1  2  3  4

FIELD INSPECTOR'S COPY

Other ..... and Address .....

RECEIVED  
MAY 2 1974  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



STANDARD 6 X 8 PILES

1/4 STEEL CABLE



P.U.P.S.

9'-6"

Scale 1/8" = 1'-0"

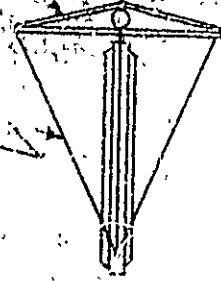
WASHINGTON AVE.

STANDARD 5KG PESI

1/4" STEEL CABLE

1 1/2" X 1/8" STAINLESS STEEL

1/4" CABLE BUYS TOP & BOTTOM



LA ROSA'S PIZZA  
60 & WASHINGTON AVE  
PORTLAND, MAINE

*BLDG.*

11'-0"

4" STEEL

1 1/2"

*PROPERTY*

9'-6"

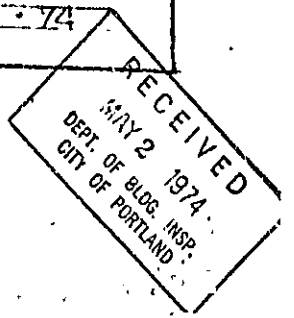
11'-0"

*CURB*

Scale 1/4" = 1'-0"

COYNE SIGN CO. INC.  
66 COVE STREET  
PORTLAND, MAINE 04104

5-1-74



LEAVE

May 26, 1974

Dear Mr. Eskilson:

I am opposed to the detached sign at 606 Washington Ave. I feel the sign will only devalue the cost of my home and property. I believe that the littering problem will be greater and yard damage enhanced. I would approve of the parking lot at 608 Washington Ave. because at the present time customers park at the side of my home. Delivery trucks that deliver to the rear of the store have broken the fence, I had installed because the entrance way is too small between the store and my property. I deeply feel that waste facilities should be better improved for littering is my greatest problem.

Yours truly,

*Mr. Earl Fenderson*  
Mr. Earl Fenderson

606-607 WASHINGTON AVE. # 2-36 5/24/44 M.F.W.







APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, June 17, 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 606 Washington Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_
Owner's name and address La Rosa's Market 606 Washington Ave. Telephone \_\_\_\_\_
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Contractor's name and address Benco Alum. Products Co. 427 Preble St. Port. Telephone \_\_\_\_\_
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1
Proposed use of building Retail Store No. families \_\_\_\_\_
Last use " " No. families \_\_\_\_\_
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_
Other buildings on same lot \_\_\_\_\_
Estimated cost \$ 600.00 Fee \$ 5.00

General Description of New Work

To erect alum. awning 38 1/2" x 30' in front building 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

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 \_\_\_\_\_
Stud: (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor a 1 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 301

INSPECTION COPY

Signature of owner by

Handwritten signature: H. W. Benson

La Rosa's Market
Benco Alum. products Co.

Permit No.

711

Location

106 Washington Cir.

Owner

John R. Smith

Date of permit

6/1/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

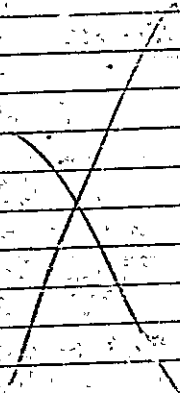
Cert. of Occupancy Issued

Staling Out Notice

Form Check Notice

NOTES

1-4-71 Work not started yet



A.P.- 606-608 Washington Ave.

April 11, 1968

La Rosa's Market  
% Constance & Michael Pierobello  
606 Washington Avenue

cc to: New England Tel. & Tel. Co., Butler Pratt, Jr.  
55 Forest Avenue  
cc to: Corporation Counsel

Dear Mr. & Mrs. Pierobello:

Permit to erect outside "telephone booth" at the above named location is not issuable under the Zoning Ordinance in the R-5 Residence Zone in which this property is located because:

1. This structure will be only 13 feet from the street line which will be unlawful encroachment upon the 20 foot front yard setback area required by Section 502.6B.4 of the ordinance.
2. This telephone booth would constitute an increase in the existing non-conforming use which is not allowable under Section 602.6.A.

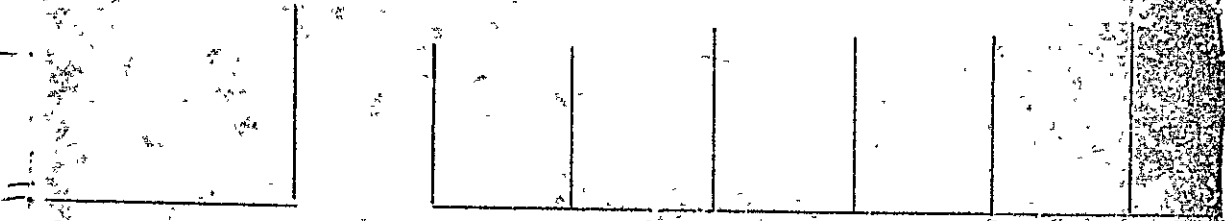
So understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 10, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

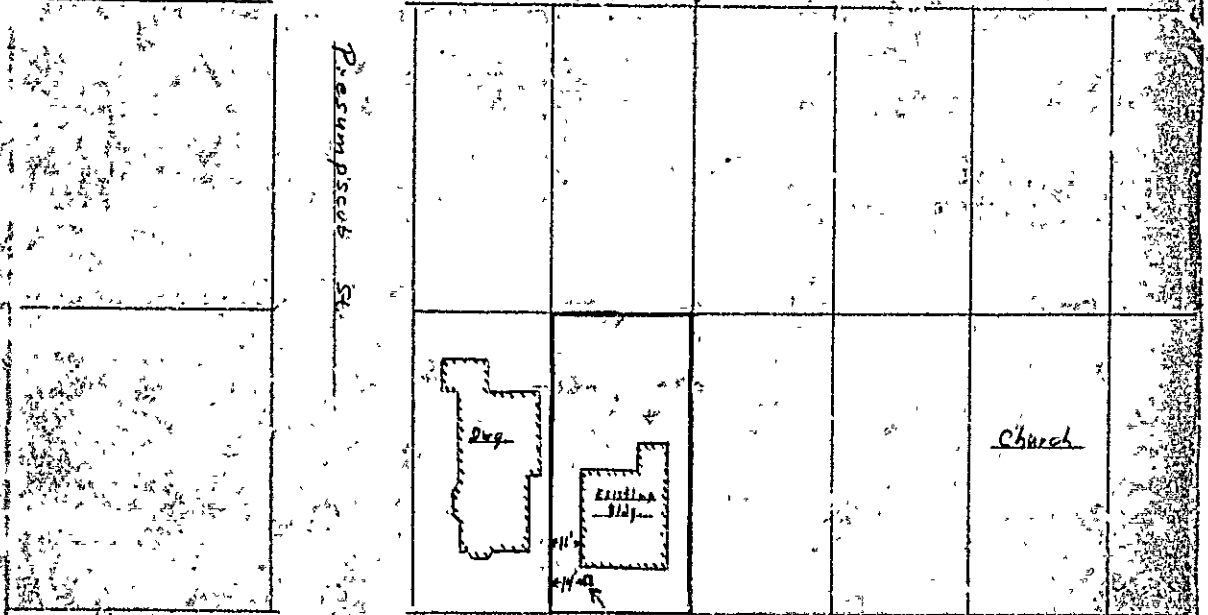
A. Allan Scula  
Acting Deputy Director of Building & Inspections  
Department

AAS:m

696-608 Washington Ave. 10117166 Allen -107



Trisley St.



Proposed telephone booth  
Washington Ave.

601 602 603 604 605 606 607 608 609 610 611 612

LAROSA'S MARKET  
606 WASHINGTON AV

DRIVEWAY

DRIVEWAY

SIGNATURE  
BOOTH

4'  
13'

# 606 WASHINGTON AVE

PRESUMSCOT ST



R5 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_ Telephone Booth \_\_\_\_\_  
Portland, Maine, April 9, 1968

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 606 Washington Ave. Within Fire Limits \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address New England Tel. & Tel. Co. 55 Forest Ave. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owners Telephone 775-9917  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building Telephone Booth No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 800.00 Fee \$ 5.00

## General Description of New Work

To erect outside "telephone booth" .

This booth to be constructed and foundations constructed as per American Dist. Tel. & Tel. Stds. Section C-44.201-Is ue 1-5-19-17-Type KS-14611

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? \_\_\_\_\_ Is any electric work involved in this work? \_\_\_\_\_  
Is connection to be made to public sewer? \_\_\_\_\_ If no, 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 \_\_\_\_\_  
Lumber-Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
Size \_\_\_\_\_ Order \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, 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

New England Tel. & Tel. Co.

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECTION COPY

Signature of owner

by:

Budie W. Poth

7/11

Permit No. 681

Location 606 Washington Ave.

Owner Neer Eng'g. & Tele. Tel. Co.

Date of permit \_\_\_\_\_

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

Cert. of Occupancy issued \_\_\_\_\_

Staling Out Notice \_\_\_\_\_

Form Check Notice \_\_\_\_\_

NOTES

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Constance & Michael Pieroballo, owner of property at 606-608 Washington 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: erection of an outside telephone booth. This permit is presently not issuable under the Zoning Ordinance in the R-5 Residence Zone in which this property is located because: (1) The structure will be only 13 feet from the street line which will be unlawful encroachment upon the 20 foot front yard setback area required by Section 602.63.4 of the ordinance; (2) the telephone booth would constitute an increase in the existing non-conforming use which is not allowable under Section 602.6.4.

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 \_\_\_\_\_, 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



A.P.- 606-608 Washington Ave.

April 11, 1968

La Rosa's Market  
% Constance & Michael Pierobello  
606 Washington Avenue

cc to: New England Tel. & Tel. Co., Butler Pratt, Jr.  
55 Forest Avenue  
cc to: Corporation Counsel

Dear Mr. & Mrs. Pierobello:

Permit to erect outside "telephone booth" at the above named location is not issuable under the Zoning Ordinance in the R-5 Residence Zone in which this property is located because:

1. This structure will be only 13 feet from the street line which will be unlawful encroachment upon the 20 foot front yard setback area required by Section 602.6B.4 of the ordinance.
2. This telephone booth would constitute an increase in the existing non-conforming use which is not allowable under Section 602.6.A.

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 at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of Building & Inspections  
Department

AAS:m

# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 55661

Issued  
Portland, Maine 3-28-67, 19...

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 La Rosa, Mkt. Tel. ....

Contractor's Name and Address Morris Elec. Tel. 774 3129

Location 606 Wash. Ave. Use of Building Store

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. \_\_\_\_\_ Light Switches \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_

SERVICE: Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires \_\_\_\_\_ Size \_\_\_\_\_

METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_

MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_

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

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

Electric Heat (No. of Rooms) \_\_\_\_\_

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

Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_

Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_

Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_

Will commence 20 19... Ready to cover in... 19... Inspection 3-28 19... 67

Amount of Fee \$ 2.00

Signed 9 J Morris

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 .. 2	3	4
..... 7 .. 8	9	10
REMARKS:	11	12

INSPECTED BY JW Hedberg  
(OVER)

LOCATION Wash. Av. 606  
 INSPECTION DATE 3/28/67  
 WORK COMPLETED 3/28/67  
 TOTAL NO. INSPECTIONS 1  
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 50 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switc' es)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. - Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 150 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformers, per unit		2.00
Air Conditioners, per unit		2.00
Signs, per unit		2.00
ADDITIONS		
5 Outlets, or less		1.00
Over 5 Outlets, Regular Wiring Rates		

#15-pa 10/20/66  
denied 11-1/66  
66/102

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Constance Pierobello, owner of property at 606-608 Washington 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 construction of a 33'x35' concrete block addition on rear of store. This permit is presently not issuable under the Zoning Ordinance in the R-5 Residence Zone because:  
(1) The use of the building is non-conforming in the R-5 Residence Zone in which the property is located and such an increase in the cubical content of building of non-conforming use is forbidden by Section 17-B of the Ordinance; (2) This addition will increase the building area to 2,055 square feet which is in excess of 2,000 square feet or 40 per cent of the lot area as allowed by Section 6-B-6.

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.

Constance Pierobello  
APPELLANT

DECISION

After public hearing held November 3, 1966, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

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

Franklin G. Hinchey  
Thomas M. Murphy  
Arthur J. King  
BOARD OF APPEALS

A.P.- 606-608 Washington Ave.

Oct. 18, 1966

Ross's Market  
% Constance Pierobello  
606 Washington Avenue

cc to: Corporation Counsel

Dear Mrs. Pierobello:

Permit to construct 33' x 35' concrete block addition on rear of building at the above named location is not issuable under the Zoning Ordinance in the R-5 Residence Zone in which this building is located because:

1. The use of the building is non-conforming in the R-5 Residence Zone in which the property is located and such an increase in the cubical content of building of non-conforming use is forbidden by Section 17-B of the Ordinance.
2. This addition will increase the building area to 2,055 square feet which is in excess of 2,000 square feet or 40 per cent of the lot area as allowed by Section 6-B-6.

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

Very truly yours,

Gerald E. Mayberry  
Building Inspection Director

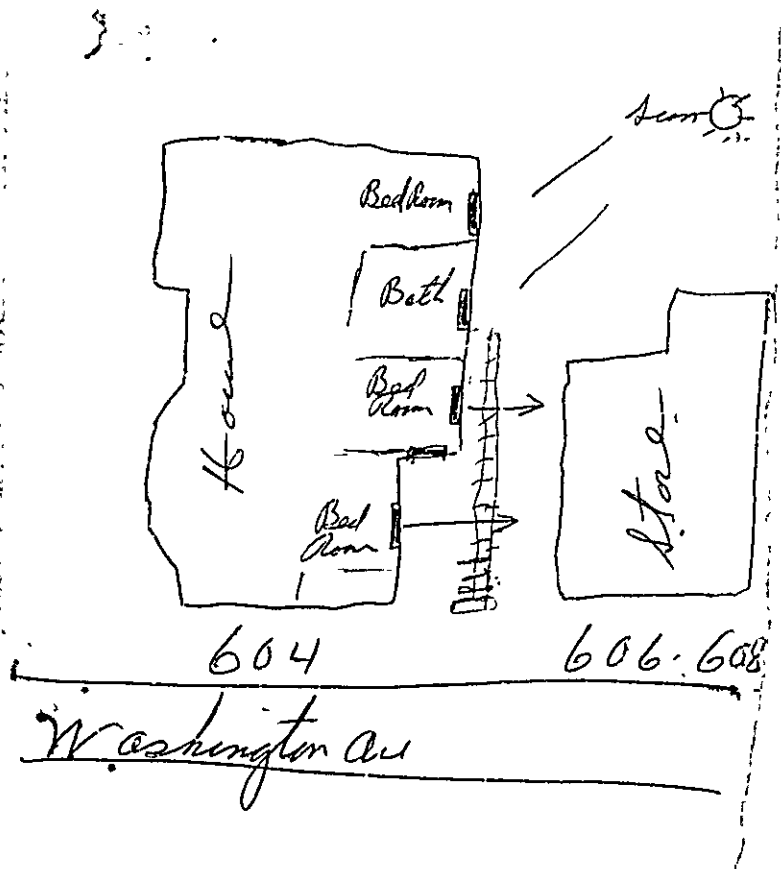
GEM:m

October 31, 1966

Mrs. Constance Pieroballo  
606 Washington Ave.

Dear Mrs. Pieroballo:

November 3, 1966



City of Portland  
Portland, Maine

October 26, 1966

Attn: Franklin G. Hinckley, Chairman

Dear Sir:

In reply to your letter of 24 October 1966, this is to advise that I will be unable to attend the hearing of Constance Pierobello.

I am strongly opposed to the proposed addition of the property located at 606 Washington Ave. due to the fact that the first building partially obstructed my view and with the proposed addition to said building will completely block my view and the rooms being bedrooms of which my invalid wife spends approximately one-half of the day.

Yours very truly

ewf/w

  
Earl Fenderson



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 24, 1966

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, November 3, 1966, at 4:00 p.m. to hear the appeal of Constance Pierce Illo requesting an exception to the Zoning Ordinance to permit construction of a 33' x 35' concrete block addition on rear of store at 606-508 Washington Avenue.

This permit is presently not issuable under the Zoning Ordinance because (1) The use of the building is non-conforming in the R-5 Residence Zone in which the property is located and such an increase in the cubical content of building of non-conforming use is forbidden by Section 17-B of the Ordinance; (2) This addition will increase the building area to 2,055 square feet which is in excess of 2,000 square feet or 40 per cent of the lot area as allowed by Section 6-B-6.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

DATE: November 3, 1966

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Constance Pierobello  
AT 506-608 Washington Ave.

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

BOARD OF APPEALS

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

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

Record of Hearing

Donald Fowler, Esq. for Mrs. Pierobello  
+ Mrs. Pierobello

Opposed-

Washington Ave. Methodist Church by Mrs. Frances Johnson  
+ by Mrs. Alice Hart, Pastor

Janine Nicholson 5 Pennsylvania St

Jalen BECKER 11-13 West Pennsylvania St

Towers Smith - Methodist Church Dist 5th St

Elizabeth Simpson - 5 Pennsylvania St

We, the undersigned, hereby express that we are in favor of a zoning variance to permit La Rosa's Market, 606 Washington Avenue, Portland, to construct a thirty foot by thirty foot (30' X 30') addition to its present structure:

NAME	ADDRESS
<u>Ernest Ireland</u>	<u>425 AVOY, ST</u>
<u>Lawrence or DePietro</u>	<u>637 Washington Ave</u>
<u>Theresa M. Antonis</u>	<u>59 St. Jude St</u>
<u>Louise Coggins</u>	<u>38 Adams St</u>
<u>John W. DePietro</u>	<u>656 Washington Ave</u>
<u>Clifford White</u>	<u>548 Washington Ave</u>
<u>Charles R. Maite</u>	<u>626 Washington Ave</u>
<u>Caroline Albano</u>	<u>22 Presumptot St</u>
<u>Maria Cabanac</u>	<u>596 Washington Ave</u>
<u>Wm. M. B. Jr.</u>	<u>613 Wash. Ave. E</u>
<u>Clement L. Scala</u>	<u>105 Ellsley St</u>
<u>Michael A. Luvillo</u>	<u>93 Ellsley St</u>
<u>Richard E. Puck</u>	<u>92 Ellsley St</u>
<u>Louisa C. Singer</u>	<u>645 Washington Ave</u>



(77)

Appeal 606 Washington assessors  
10/ 166  
167-F-11

Washington ave

561-647 ✓  
564-618 ✓

Presumpscott St

1-47 ✓  
2-48 ✓

Assessors 428-L-135, 136,  
" K-137, 138  
" K-152, 153  
" D-Grace St. Sawyer ✓

Carl F. Swanholm ✓

Sherwood St ✓

182-192

Cummings St

1-31 ✓  
2-40 ✓

Illeley St

25-107 ✓  
24-108 ✓

Frank St

65-95 ✓

Washington Ave  
Presumpscott St  
Sherwood St  
Cummings St  
Illeley St  
Frank St

C. Stone Parroth (Blount)

612  
appeal 606 Washington Ave.

10/12/66

Page I

28

561-647 Washington Avenue

- 553-561 James J. & Elaine B. Ribicord - 553 Washington Ave  
563-565 Gene Wells - 210 Franklin Street  
567-569 Annie E. Stewardson, Berna - 228 Sherwood Street  
575-577 Jean M. & Marion A. Easter - 577 Washington Ave  
R. 577 - Dup.  
579-581 John H. Duffy - 700 Brighton Avenue  
583-585 Carol A. & Hope S. Black - 585 Washington Ave  
587-589 Josephine Bagnoli - 589 Washington Ave  
591-593 Antonietta & Antonio C. Scala - 593 Washington Ave  
601-607 Jessie M. Small - 605 Washington Ave  
609-611 Alice M. Reed - 613 Washington Avenue  
613-615 Dup.  
617-619 Dup.  
621-623 Mary M. Stubbes - 623 Washington Avenue  
625-627 James DiBiase - 8 Washington Avenue  
629-631 Frank & Bridget G. Trabassi - 629 Washington Ave  
633-635 Lawrence M. Dolan, Jr. De Roche - 635 Washington  
637-639 Deborah G. Jackson - 639 Washington Avenue  
641-643 Elmo W. & Ruth H. Wolford - 643 Washington Ave  
645-647 Thomas C. Sawyer - 649 Washington Ave  
649-651 Norman H. & Ethel C. Sylester - 649 Washington

564-648 Washington Avenue

- 562 Aman M. Maria - 562 Washington Avenue  
564 Arthur A. & Dolores P. Russo - 566 Washington Avenue  
568-570 Dup.  
572 Peter B. Sprague - 572 Washington Ave  
574-580 Andrea & Antoinetta De Vito - 141 Cambridge St.  
582-584 Dup.  
586-588 Dup.  
592 Annella & William A. Vaccaro - 592 Washington Ave  
594-596 Joseph A. & Marion A. Capozza - 594 Washington Ave  
600-604 Carl H. & Aclene M. Fenderson - 604 Washington Ave  
606-608 Michael & Constance M. Pierobello - 769 Washington Ave  
610-612 Dup.  
614-616 Washington Avenue Methodist Church - 21 Alton St  
618-620 Dup.  
622-624 Dup.  
626-628 Charles & Mary A. Masto - 626 Washington Avenue

Appeal 606 Washington Avenue 10/12/66  
Page II

564-648 Washington Avenue (Continued)

630-632 Albert W. & Florence M. Johnson - 27 Calhoun Street  
634-636 James R. & Catherine M. Burton - 632 Washington Ave  
642-648 Dominic J. & Colette Poulin - 644 Washington Ave

1-47 Presumpscott Street

Archie M. Sawyer - 5 Presumpscott Street  
Carl W. A. Swanhelm P.L.P. (Corp) - 47 Cottage Place  
Waltham, Maine

5 Dup

Dup - 170 206 Sherwood St  
122 Washington Avenue

James & Vera Burrows - Presumpscott Street  
Maine Tank Company, Inc. - Presumpscott Street

Rear Presumpscott Street

Canadian National Railway Co., Lessee }  
Donald C. Bailey d/b/a Asphalt Products Co. }  
(34 1/2 on Forest Land) }  
Montreal, Canada }  
650 Forest St

Houghton Arnold Machinery Co. - 59 Presumpscott Street  
Arthur Harbor Co., Inc. (Corp) - 211 Walnut Street  
Portland, Maine

9-9 Central Maine Power Co. of Augusta - 20 Presumpscott Street  
Rear Manzio Pumps, Inc. - 20 Presumpscott Street  
R. Consolidated Rendering Co. D 15/A - 142 Presumpscott Street  
Portland Rendering Co.

2-48 Presumpscott Street

2-8 Dup

7 Dup

Dup

8-10 Theresa A. Vellucci - 10 Presumpscott St  
Frank H. & Anna D. DeWolfe (Corp) - Cumberland Center, Maine

12 Nicola & Caroline M. Albano - 22 Presumpscott Street

26 Dup  
Denise Ponce - 24 Presumpscott Street  
Richard H. & Marjorie F. Cummings - 223 Sherwood Street

30 Joseph & Hazel E. Montenegro - 1841 Washington Ave

38 Harry E. & Mildred E. Kerr - 36 Presumpscott Street  
Carmela Casale - 68 Franklin Street

182-192 Sherwood Street

187-192 Dup  
190 Dup

appeal 606 Washington Avenue 10/12/66  
Page III  
182-192 Sherwood Street 66

184-188 Robert D. & Mary J. Carney - 97 Carlyle Road ✓  
190-206 Dup.

1-31 Cummings Street

1-5 Dup.

7-15 William R. & Esther E. Crosser (WR) - 244 Middle Road ✓  
Falmouth, Maine

21-27 James V. & Mary G. Pellegrino - 1014 Jillsley Street ✓

29-35 Walter K. & Edith W. Ames - 28-36 Johansen St. Street ✓  
R 34 Johansen Street ✓

2-40 Cummings Street

2-10 Dup.

12-16 Michael A. Lucasiello et al - 93-95 Jillsley St. ✓  
93 Jillsley Street

22-32 Stella A. Slines - 94-96 Jillsley St. ✓  
94 Jillsley Street

34-48 City of Portland - none

25-107 Jillsley Street

21-27 John & Mary Molino - 570 Washington Avenue ✓

29-31 Gilberta Page - 31 Jillsley Street ✓

33-35 Dup.

37-39 Dup.

41-43 Dup.

45-47 Dup.

49-51 Dup.

53-55 Dup.

61-67 Helen M. Bedden (WR) - 9-15 M. Prescott St. ✓  
515 Calvert Kincaid  
Freeport, Maine

69-75 Richard F. & Samuel M. Mangano - 75 Jillsley Street ✓

77-79 Dup.

81-87 Marie F. Moffitt - 83 Jillsley Street ✓

89-91 Helen F. McLaughlin & Alberta C. Martin - 89 Jillsley Street ✓

93-95 Dup.

101-103 Dup.

105-107 Clement F. & Maria A. Kohn - 107 Jillsley Street ✓

24-108 Jillsley Street

22-56 City of Portland - none

62-64 Robert R. & Polomena M. Anderson - 64 Jillsley Street ✓

68 Robert W. & Marie H. Rivett - 68 Jillsley Street ✓

72 Wallace R. & Delia W. Smith - 72 Jillsley Street ✓

74-76 Dup.



Appeal 606 Washington Ave. 10/12/46  
24-108 Page IV  
J. H. Staley Street (Continued)

78-84 Dup.  
86-88 Dup.  
90-92 Dup.  
94-96 Dup.  
102-104 Dup.  
106-108 Dup.

Alfred E. Conold, Dub. - 70 & Staley Street ✓

65-97 City of Portland - 70 & Staley Street  
65-95 - Move

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 24, 1966

TO WHOM IT MAY CONCERN:

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This permit is presently not issuable under the Zoning Ordinance because (1) The use of the building is non-conforming in the R-5 Residence Zone in which the property is located and such an increase in the cubical content of building of non-conforming use is forbidden by Section 17-B of the Ordinance; (2) This addition will increase the building area to 2,055 square feet which is in excess of 2,000 square feet or 40 per cent of the lot area as allowed by Section 6-B-6.

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IN THE BOARD OF APPEALS

October 24, 1966

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This permit is presently not issuable under the Zoning Ordinance because (1) The use of the building is non-conforming in the R-5 Residence Zone in which the property is located and such an increase in the cubical content of building of non-conforming use is forbidden by Section 17-B of the Ordinance; (2) This addition will increase the building area to 2,055 square feet which is in excess of 2,000 square feet or 40 per cent of the lot area as allowed by Section 6-B-6.

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