

14-28 ALLEN AVENUE

ST. PAUL



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 12/27, 1977  
 Receipt and Permit number A10251

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 28 Allen Ave.

OWNER'S NAME: Real - N - & Save ADDRESS: Same

OUTLETS: (number of) ~~XXXXXX~~  
 Lights 31-60 ✓  
 Receptacles \_\_\_\_\_ FEES  
 Switches \_\_\_\_\_ 5.00  
 Plugmold \_\_\_\_\_ (number of feet) ~~XXXX~~  
 TOTAL \_\_\_\_\_

FIXTURES: (number of)  
 Incandescent \_\_\_\_\_  
 Fluorescent \_\_\_\_\_ (Do not include strip fluorescent)  
 TOTAL \_\_\_\_\_  
 Strip Fluorescent, in feet \_\_\_\_\_

SERVICES:  
 Permanent, total amperes 100 ✓ 3.00  
 Temporary \_\_\_\_\_

METERS: (number of) 1 .50

MOTORS: (number of)  
 Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:  
 Oil or Gas (number of units) \_\_\_\_\_ ✓  
 Electric (number of rooms) 5 .50

COMMERCIAL OR INDUSTRIAL HEATING:  
 Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric (total number of kws) \_\_\_\_\_

APPLIANCES: (number of)  
 Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
 TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners \_\_\_\_\_  
 Signs \_\_\_\_\_  
 Fire/Burglar Alarms \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 Heavy Duty, 220v outlets \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE: \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... \_\_\_\_\_

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... 9.00

TOTAL AMOUNT DUE: \_\_\_\_\_

INSPECTION:  
 Will be ready on 12/27, 1977, or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Web Electrical, Inc.

ADDRESS: Gray, Maine

TEL.: 657-2113

MASTER LICENSE NO.: 3758

SIGNATURE OF CONTRACTOR:  
*Walter B. Small*

LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Oct. 11, 19 77  
 Receipt and Permit number A 03287

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine,  
 the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: X10 14-24 Allen Ave.  
 OWNER'S NAME: Raymond Rouse ADDRESS: same

OUTLETS: (number of)			
Lights	_____		
Receptacles	_____		
Switches	_____		
Plugmold	_____		
TOTAL	_____	(number of feet)	
FIXTURES: (number of)			FEEES
Incandescent	_____		
Fluorescent	_____	(Do not include strip fluorescent)	
TOTAL	_____		
Strip Fluorescent, in feet	_____		
SERVICES:			
Permanent, total amperes	_____		
Temporary	_____		
MIETERS: (number of)	_____		
MOTORS: (number of)	_____		
Fractional	_____		
1 HP or over	_____		3.00
RESIDENTIAL HEATING:			
Oil or Gas (number of units)	_____		
Electric (number of rooms)	_____		
COMMERCIAL OR INDUSTRIAL HEATING:			
Oil or Gas (by a main boiler)	_____		
Oil or Gas (by separate units)	_____		
Electric (total number of kws)	_____		
APPLIANCES: (number of)			
Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		
MISCELLANEOUS: (number of)			
Branch Panels	_____		
Transformers	_____		
Air Conditioners	_____		
Signs	_____		
Fire/Burglar Alarms	_____		
Circus, Fairs, etc.	_____		
Alterations to wires	_____		
Repairs after fire	_____		
Heavy Duty, 220v outlets	_____		
Emergency Lights, battery	_____		
Emergency Generators	_____		

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... TOTAL AMOUNT DUE: 3.00

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_, or Will Call xx  
 CONTRACTOR'S NAME: Southern Maine Elec Co.  
 ADDRESS: 10 Beach St.  
 TEL.: 774-3483  
 MASTER LICENSE NO.: 1591  
 LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
[Signature]  
 INSPECTOR'S COPY

14-24 Allen Avenue Avenue

October 7, 1977

Engineering Services Inc.  
844 Stevens Avenue  
Portland, Maine

cc: Raymond V. Rouisse  
14-24 Allen Ave.

Gentlemen:

Fire Dept.

A permit is issued herewith to construct an addition to an already existing commercial building subject to the following building code requirements.

The wall between the storage area and office area on the second floor shall be a 1-hr. fire wall and 1-hr. fire door equipped with self-closer.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS/r



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

OCT 7 1977

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

0902

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

Sept. 27, 1977

ZONING LOCATION B-2

PORTLAND, MAINE

**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 14-24 Allen Ave. Fire District #1 , #2

1. Owner's name and address Raymond V. Rouisse - same Telephone .....

2. Lessee's name and address .....

3. Contractor's name and address Engineering Services Inc. - 844 Stevens Ave. Telephone 797-3698

4. Architect .....

Proposed use of building rental & repair of small equipment Plans .....

Last use same No. of sheets .....

Material .....

Other buildings on same lot .....

Estimated contractual cost \$ 22,000 Fee \$ 88.00

**FIELD INSPECTOR—Mr.** .....

This application is for: @ 775-5451 **GENERAL DESCRIPTION**

Dwelling .....

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other addition to bldg. .....

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

To construct addition to ~~existing~~ existing commercial building 2,700 square feet as per plans. 3 sheets of plans.

Stamp of Special Conditions

**PERMIT ISSUED WITH LETTER**

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

**DETAILS OF NEW WORK**

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

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

Is connection to be made to public sewer? .....

If not, what is proposed for sewage? .....

Has septic tank notice been sent? .....

Form notice sent? .....

Height average grade to top of plate .....

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

Size, front .....

depth .....

No. stories .....

solid or filled land? .....

earth or rock? .....

Material of foundation .....

Thickness, top .....

bottom .....

cellar .....

Kind of roof .....

Rise per foot .....

Roof covering .....

No. of chimneys .....

Material of chimneys .....

of lining .....

Kind of heat .....

fuel .....

Framing Lumber—Kind .....

Dressed or full size? .....

Corner posts .....

Sills .....

Size Girder .....

Columns under girders .....

Size .....

Max. on centers .....

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

Joists and rafters: 1st floor .....

2nd .....

3rd .....

roof .....

On centers: 1st floor .....

2nd .....

3rd .....

roof .....

Maximum span: 1st floor .....

2nd .....

3rd .....

roof .....

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

height? .....

**IF A GARAGE**

No. cars now accommodated on same lot .....

to be accommodated ... number commercial cars to be accommodated ...

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

**APPROVALS BY:** .....

**DATE** .....

**BUILDING INSPECTION—PLAN EXAMINER** .....

**ZONING:** O.K. [Signature] .....

**BUILDING CODE:** O.K. [Signature] .....

**Fire Dept.:** [Signature] .....

**Health Dept.:** .....

**Others:** .....

**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? .....

Signature of Applicant John W. Pochebit Phone # same

Type Name of above John W. Pochebit 1  2  3  4

Engineering Services Inc. Other .....

and Address .....

FIELD INSPECTOR'S COPY

NOTES

Permit No. 97/0902  
Location N-54 Allen Ave  
Owner Raymond W. Brown  
Date of permit 9-22-77  
Approved 10-7-77

Oct 27/77  
Checked to place foundations, location appears OK as stated  
Nov 15/77 Walls completed.  
Purs. well used in the construction of the walls.  
Roof construction not started yet.

Dec 5/77 Roofs completed.  
Cement & glass plaques.  
Renovations are about completed.

12/6/77 Bricked up front, door installed.  
The smaller door as per plan.

Jan 26/78  
Some detail work to be completed, but will not be done until we have some warmer & dry weather.  
Cracks on exterior walls of the old section of the building repaired.

Jacobson

with copy of plan

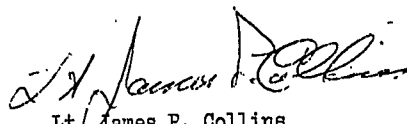
CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Building Inspection Department  
FROM: Fire Prevention Bureau, P.F.D.  
SUBJECT: 14-24 Allen Ave.

DATE: 10/5/77

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

- 1) Wall between storage area and office shall be a one hour fire rated wall and fire door with self closer, as indicated on plans signed by this department.

  
Lt. James P. Collins  
Fire Prevention Bureau

CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

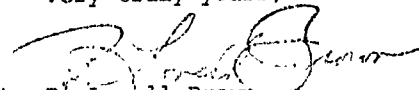
Date October 2, 1973

With relation to permit applied for to demolish a warehouse  
at 26 Allen Ave (rear) it is unlawful  
to commence demolition work until a permit has been issued from  
this department.

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

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

Very truly yours,

  
R. Lovell Brown  
Director

Owner: Morstand Corp. Contractor: B.M. Construction

Address: 431 Congress St Address: 33 Allen Ave

Health Department comments: 10-2-73 No evidence rodent activity

795.

Copies to:

Health (Mr. Blain)----- 2 ✓  
Health (Mr. Noyes)----- 1  
Public Works----- 1  
Fire Department----- 1





APPLICATION FOR PERMIT

PERMIT ISSUED 01153 OCT 4 1973 CITY OF PORTLAND

Class of Building or Type of Structure
Portland, Maine, October 2, 1973

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 26 Allen Ave (rear) Within Fire Limits? Dist. No.
Owner's name and address Morstand Corp, 431 Congress St Telephone
Lessee's name and address Telephone
Contractor's name and address B-M CONSTRUCTION, same 33 Allen Ave Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use wood No. families
Material wood No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 10.00

General Description of New Work

to demolish fire ravaged building.

Good Co. notified 10/2/73 RPB

Sent to Health Dept. 10/2/73
Rec'd from Health Dept.

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

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 Kind of heat fuel
Framing Lumber-Kind Dressed full size? Corner posts Sills
Size Girder Columns Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

APPROVED:
O.K. E.S. 10/4/73

Signature of owner by: PAUL MERRILL

CITY OF PORTLAND, MAINE  
PERMIT REQUIRED BY  
FIRE PREVENTION CODE  
Chapter 321.

No. 91

THIS IS GRANTED TO:

Name Dick's Auto-Electrics  
Doing Business as same  
at 28 Allen Ave.  
Portland, Maine

For Repair garage At Fee of \$ 5.00

Subject to Limiting Conditions

~~Conformance to all provisions of Article 14 of the Fire~~

~~Prevention Code.~~  
This permit is granted subject to strict observance  
of all laws, ordinances and regulations enacted for  
the protection of the City so far as they may apply,  
and is to continue in force until Dec. 31, 1975.

Issued by [Signature]  
Director of Engineering & Inspection  
Services

Approved by [Signature]  
Chief of Portland Fire Department

THIS PERMIT IS NOT TRANSFERABLE

Granted 4/15/65  
65/42

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

March 30, 1965

CONDITIONAL USE APPEAL

Wray-Thomas Inc., owner of property at 23 Allen Avenue  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respect-  
fully petitions the Board of Appeals to: change use of the building at above location from a  
garage use to wholesale and retail sales of automobile parts. This permit is presently  
not issuable because the building is located in a E-2 Business Zone in which a wholesale  
business is allowable only if authorized by the Board of Appeals.

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 Ordinance.

Wray-Thomas Inc.  
By: Andrew H. Thomas  
APPELLANT

DECISION

After public hearing held April 15, 1965, 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 Ordinance.

It is, therefore, determined that permit should

be issued in this case.  
Franklin G. Hibbley  
Elizabeth Young  
William H. McLaughlin  
BOARD OF APPEALS

A.P. - 28 Allen Ave.

March 30, 1965

*W. H. Thomas Inc*  
Mr. Cedric H. Thomas Pres-Treas  
Bailey Auto Supply  
28 Allen Avenue

cc to: Monte Construction, Inc.  
42 Anson Road  
cc to: Corporation Counsel

Dear Mr. Thomas:

We are unable to issue a permit to change the use of the building at the above location from a garage use to wholesale and retail sales of automobile parts as this property is located in a B-2 Business Zone in which a wholesale business is allowable only if authorized by the Board of Zoning Appeals.

It is understood that you desire to exercise your appeal rights in this matter. Therefore, we are certifying this matter to the Corporation Counsel and you will need to come to this office where forms are available to file this appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 12, 1965

Wray-Thomas Inc.  
28 Allen Ave.

Gentlemen:

The Board of Appeals will hold a public hearing  
in the Council Chamber at City Hall, Portland, Maine  
on Thursday, April 15, 1965 at 4:00 P.M.  
to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing  
in support of this appeal.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

The Board of Appeals will hold a public hearing  
in the Council Chamber at City Hall, Portland, Maine  
on Thursday, at 4:00 P.M.  
to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing  
in support of this appeal.

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 5, 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, April 15, 1965, at 4:00 p.m. to hear the appeal of Wray-Thomas, Inc. requesting an exception to the Zoning Ordinance to change use of the building at 28 Allen Ave. from a garage use to wholesale and retail sales of automobile parts.

This permit is presently not issuable because the building is located in a B-2 Business Zone in which a wholesale business is allowable only if authorized by the Board of Appeals.

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

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ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

A.P. - 28 Allen Ave. March 30, 1965

Mr. Cedric H. Thomas Pres-Treas  
Bailey Auto Supply  
26 Allen Avenue

cc to: Monte Construction, Inc.  
42 Anson Road  
✓ cc to: Corporation Counsel

Dear Mr. Thomas:

We are unable to issue a permit to change the use of the building at the above location from a garage use to wholesale and retail sales of automobile parts as this property is located in a B-2 Business Zone in which a wholesale business is allowable only if authorized by the Board of Zoning Appeals.

It is understood that you desire to exercise your appeal rights in this matter. Therefore, we are certifying this matter to the Corporation Counsel and you will need to come to this office where forms are available to file this appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 5, 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, April 15, 1965, at 4:00 p.m. to hear the appeal of Wray-Thomas, Inc. requesting an exception to the Zoning Ordinance to change use of the building at Allen Ave. from a garage use to wholesale and retail sales of automobile parts.

This permit is presently not issuable because the building is located in a B-2 Business Zone in which a wholesale business is allowable only if authorized by the Board of Appeals.

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

Wray-Thomas, Inc.  
28 Allen Avenue

April 20, 1965

Gentlemen:

cc: Monte Construction Inc.  
42 Anson Road

Enclosed please find copy of the decision of the Board of Appeals relating to your request to change use of the building at 28 Allen Avenue from a garage use to wholesale and retail sales of automobile parts.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan  
Assistant Corporation Counsel

h

COPY

A.P.- 28 Allen Ave.

March 30, 1965

Mr. Cedric H. Thomas Pres-Treas.  
Bailey Auto Supply  
28 Allen Avenue

cc to: Monte Construction, Inc.  
42 Anson Road  
cc to: Corporation Counsel

Dear Mr. Thomas:

We are unable to issue a permit to change the use of the building at the above location from a garage use to wholesale and retail sales of automobile parts as this property is located in a B-2 Business Zone in which a wholesale business is allowable only if authorized by the Board of Zoning Appeals.

It is understood that you desire to exercise your appeal rights in this matter. Therefore, we are certifying this matter to the Corporation Counsel and you will need to come to this office where forms are available to file this appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



**B2 BUSINESS ZONE  
APPLICATION FOR PERMIT**

*Class of Building or Type of Structure* Second Class  
*Portland, Maine,* March 18, 1965

**PERMIT ISSUED**  
**00388**  
**APR 16 1965**  
**CITY of PORTLAND**

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 28 Allen Avenue Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Bailey Auto Supply 28 Allen Ave. Telephone 874-6331  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Monte Construction Inc., 42 Anson Road Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Automobile parts No. families \_\_\_\_\_  
 Last use Garage No. families \_\_\_\_\_  
 Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 5.00  
 Estimated cost \$ 950.

**General Description of New Work**

To Change Use of building from garage to automobile parts building  
 To change out three existing garage doors to windows as per plan - front of building.  
 existing headers

Appeal sustained 4/15/65

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** Monte Construction

**Details of New Work**

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

**If a Garage**

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

**Miscellaneous**

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  
 Bailey Auto Supply  
 Monte Construction Inc.

APPROVED:

H. E. M.

CS 301

INSPECTION COPY

Signature of owner By:

E. J. Monte, Pres. & Treas.

P.K.

NOTES

5/16/65 - E.S.S. - I think we should issue a certificate of occupancy for the new use when work has been completed and everything is O.K. - A.G.

5/20/65 - Work manager said this work was to be done in a few weeks. E.S.S.

6/28/65 - No work started. E.S.S.

8/3/65 - No work started. E.S.S.

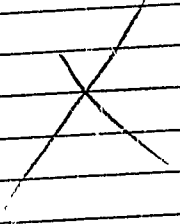
8/4/65 - Bailey's man said work was to be done shortly. E.S.S.

9/22/65 - Work started. E.S.S.

10/1/65 - Men pass door, punched plus window along with it. E.S.S.

10/21/65 - Same no further work done. E.S.S.

12/21/65 - Work done. E.S.S.



974-11/23  
 65/388  
 Permit No. 65/388  
 Location 28 Allen Ave.  
 Owner Bailey Auto Supply  
 Date of permit 4/11/65  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Staking Out Notice  
 Form Check Notice

28 Allen Avenue

Feb. 23, 1965

Portland Furnace Company  
125 Broadway  
South Portland

cc to: Bailey Auto Supply  
23 Allen Avenue

Gentlemen:

Upon inspection of the above job on February 19, 1965, the following omissions were found:

1. Chimney was not properly cleaned out at time of new heating installation.
2. "Shield of 28 gauge sheet metal on  $\frac{1}{4}$ -inch millboard spaced out one inch" needed between top of smokepipe and bottom of floor timbers.

It is important that correction of these conditions be made before March 3, 1965, and notification given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 774-8221, extension 236, any week day but Saturday between 8:00 and 8:30 A. M.

Very truly yours,

Earle Smith  
Field Inspector

ESS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 10, 1965

PERMIT ISSUED 00120 FEB 10 1965 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 28 Allen Ave. Use of Building Garage No. Stories New Building Existing Name and address of owner of appliance Battery Auto Supply, 28 Allen Ave. Installer's name and address Portland Furnace Co., 125 Broadway Telephone 799-

General Description of Work

To install oil-fired steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 3' From top of smoke pipe 3 1/2' From front of appliance 4' From sides or back of appliance 3' Size of chimney flue 8 x 14 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Crane Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner concrete Size of vent pipe existing Location of oil storage outside existing Number and capacity of tanks existing Low water shut off yes Make McDonnell-Miller No. 67 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Empty lines for miscellaneous information]

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

APPROVED: [Signature] 2/10/65

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

Portland Furnace Co.

Signature of Installer By [Signature]

CS 500

INSPECTION COPY



LIMITED BUSINESS ZONE

### APPLICATION FOR PERMIT

PERMIT ISSUED

01338

JUL 23 1951

CITY of PORTLAND

Class of Building or Type of Structure Ventilation

Portland, Maine, July 2, 1951

A-ESS

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~erect or 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 28 Allen Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Pine Tree Battery Co., 28 Allen Avenue Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address M. B. Bourne & Son, 56 Cross Street Telephone 2-3907  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets \_\_\_\_\_  
 Proposed use of building Major Garage No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

#### General Description of New Work

Install ventilation system for pit as per plan

*William Bozell of M. B. Bourne & Son says that one intake will draw all air from bottom of pit because the fan is so large. - 12"*

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 M. B. Bourne & Son

#### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 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:

#### 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

Pine Tree Battery Co.  
 M. B. Bourne & Son

Signature of owner

*William C. Bozell*

INSPECTION COPY



*File with copy*

CM12452

# PINE TREE BATTERIES

28 ALLEN AVENUE

PORTLAND 5, MAINE

July 16, 1951

Warren McDonald  
Department of Building Inspection  
City of Portland, Maine  
Portland, Maine

Re: File AP 28 Allen Avenue-1

Dear Sir:

This is to certify that an automatic time switch is to be installed to serve the shallow pit in the new addition to our garage at 28 Allen Avenue.

I agree, as owner, that I will see to it that the time switch is always set and is always operative to start the fan a little before the place is opened for business each day and so that fan will not stop until a little after close of business each day. The time switch will be provided with a locking arrangement to prevent tampering by irresponsible parties.

Very truly yours,  
*Arthur C. Hatch*

Arthur C. Hatch

AMH:lm

RECEIVED  
JUL 16 1951  
DEPT. OF BLDG. USE,  
CITY OF PORTLAND

AP 28 Allen Avenue-I

July 11, 1951

Pine Tree Battery Company  
28 Allen Avenue  
Portland, Maine

Copy to: H. B. Bourne & Son  
56 Cross Street

Gentlemen:

M. B. Bourne & Son have filed an application for a permit for installation of a ventilation system to serve the shallow pit in the new addition to your garage at 28 Allen Avenue. However, there is no indication in the application nor on the plan filed therewith as to how the operation of the system is to be controlled. Section 204d2 of the Building Code specifies that such a system is to be constantly in operation without fail unless it is automatically controlled so that the fan will start without fail whenever a vehicle is driven over the pit and continue to operate as long as any vehicle is over the pit, some arrangement such as an electric eye satisfyin this latter method of control. An alternate method of control for constant operation would be by the installation of an automatic time switch in the motor circuit which would be set so that the fan would be running constantly during business hours and would be started and stopped automatically at the times set on the clock.

It is necessary before a permit is issued for installation of this system that you furnish us information in writing as to the method of control which will be used to provide compliance with the Code requirements noted above.

Very truly yours,

Warren McDonald  
Inspector of Buildings

P.S. If you decide on the automatic time switch, it is important that you agree in the letter, as owner, that you will see to it that the time switch is always set and is always operative to start the fan a little before the place is opened for business each day and so that fan will not stop until a little after close of business each day. The time switch must be provided with a locking arrangement to prevent tampering by irresponsible parties.

AJS/G



LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, October 17, 1950

RECEIVED  
NOV 9 1950  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE *new plans 3/28/51*  
The undersigned hereby applies for a permit to erect and construct the following structure ~~erect~~  
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 28 Allen Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Pine Tree Battery, 28 Allen Avenue Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address William Gagnon, Cumberland Center, Route 1 Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building Repair Garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 5,000. Fee \$ 5.00

General Description of New Work

To construct 1-story brick and concrete block addition on right hand side as one faces  
the building as per plan.

Permit Issued with Letter

Rec'd by City 4/3/51  
Date of Issue 4/4/51

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. *APPROVAL SUBMITTED 12/1/50*  
PERMIT TO BE ISSUED TO William Gagnon

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
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:  
*William Gagnon*  
CITY OF PORTLAND

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

Pine Tree Battery

Signature of owner *William Gagnon*

INSPECTION COPY

NOTES

6/14/51 - A door is to be provided in the separating wall made for best traffic connection from old to new building. E.S.D.

7/10/51 - Mrs. Gagnon is hanging fire shutters. Work completed. E.S.D.

1/28/52 - work done E.S.D.

1/28/52 - This addition was constructed of masonry self-cleaning concrete blocks which has not appeared for use under Building Code. Work on walls was completed for use of blocks same. E.S.D.

Final Inspn.	1/28/52
Final Notif.	
Insprn. closing-in	
Notif. closing-in	
Date of permit	4/9/51
Owner	Miss Jean Gagnon
City	Winnipeg
Subdivision	
Block	
Lot	
Map No.	
Plan No.	
Scale	
Sheet No.	
Project No.	
Drawn by	
Checked by	
Approved by	
City Engineer	
City Clerk	
City Treasurer	
City Auditor	
City Assessor	
City Collector	
City Clerk	
City Treasurer	
City Auditor	
City Assessor	
City Collector	



# APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

JUN 11 1951

CITY OF PORTLAND

Amendment No. 2  
Portland, Maine, June 11, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 51/529 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 28 Allen Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Pine Tree Battery, 28 Allen Avenue Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address William Gagnon, Cumberland Center, Route 1 Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
 Proposed use of building Repair Garage No. families \_\_\_\_\_  
 Last use " " No. families \_\_\_\_\_  
 Increased cost of work \_\_\_\_\_ Additional fee \$.25

### Description of Proposed Work

To ~~reset~~ <sup>12"</sup> reset window to the right of existing window in front wall.  
To cut in new window in front wall. Windows to be 33" x 14", 3x3 angle iron over openings.

### Details of New Work

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

Approved: OR-6/11/51-AGS

Signature of Owner by: Wm. J. Gagnon

Approved: 6/11/51 - [Signature]  
Inspector of Buildings

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

28 Allen Avenue--Amendment to permit 51/529 for Pine Tree Battery by  
William Gagnon--6/8/51

Amendment #1 to permit 51/529 covering the cutting in of two  
34" x 14" windows in the rear wall of the existing repair garage at  
the above location is issued on the basis that if either of these  
windows are to be closer than 30' to a private property line, the  
metal sash will be glazed with wire glass as specified by the Build-  
ing Code.

AJS/G

CC: Pine Tree Battery  
28 Allen Avenue

(Signed) Warren McDonald  
Inspector of Buildings



# APPLICATION FOR AMENDMENT TO PERMIT

**PERMIT ISSUED**  
JUN 8 1951  
CITY of PORTLAND

Amendment No. 1  
Portland, Maine, June 7, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE  
The undersigned hereby applies for amendment to Permit No. 51/529 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 28 Allen Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Pine Tree Battery, 28 Allen Avenue Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address William Gagnon, Cumberland Center, Route 1 Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Telephone \_\_\_\_\_  
Proposed use of building Repair Garage Plans filed no. \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Last use " " No. families \_\_\_\_\_  
Increased cost of work \_\_\_\_\_ Additional fee 25

### Description of Proposed Work

To cut in two 33" x 14" windows in rear wall, metal ~~work~~ <sup>frame</sup>, 3x3 angle iron over openings.

Permit Issued with Memo

### Details of New Work

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

Approved: *with memo by [Signature]*

Signature of Owner by: *[Signature]*  
Permit Issued with Memo  
Approved: *[Signature]*  
Inspector of Buildings

INSPECTION COPY

AP 28 Allen Avenue

Mr. William Gagnon  
Route 1  
Cumberland Center, Maine

April 9, 1951

Copy to, Pine Tree Battery Co.,  
28 Allen Avenue

Dear Mr. Gagnon:

Building permit to cover construction of a concrete block addition on the end of the repair garage at 28 Allen Avenue is issued herewith based on revised plans filed March 23, 1951, but subject to the conditions listed below. It should be borne in mind that the rights granted by the Zoning appeal sustained December 1, 1950 will expire unless work on this project is started before June 1, 1951 and unless work is substantially completed by December 1, 1951. Conditions under which the permit is issued are as follows:

1. Standard fire-resistive doors called for in the end wall of the addition toward Goodrich Avenue need not bear the Underwriter's Label, but must be covered all over with sheet metal with all joints in the metal lapped and locked and covering all mauling. Any glass panels in either door are required to be of wire glass. However, the fire shutters proposed for protection of the existing windows in the wall between the addition and the existing building are required to bear the label of the Underwriters' Laboratories, Inc. or Factory Mutuals Laboratories approving them for use on Class B openings. These shutters are required to be equipped with automatic closing hardware.

2. The method shown for fastening the 2" roof planking to the end walls of the addition does not appear to be very practical from the standpoint of ease of construction. Any wood plate used will need to be anchored to the wall at frequent intervals. We suggest that some other method be worked out and submitted to this office for approval before work of laying the concrete block walls is started.

3. Rigid bridging of the longspan steel joists is required at intervals of not over ten feet.

4. It should be borne in mind that the height above the finished grade to which the poured concrete foundation walls may extend in order to cut down the unsupported height of the concrete block walls is limited to three feet at any point.

5. A separate permit issuable only to the actual installer is required for the installation of the ventilating system for the wheel alignment pit. With the application for this permit will need to be filed a plan indicating that the installation is to comply in all respects with Building Code requirements relating to such an installation.

6. As you no doubt are aware the Federal Government has recently placed restrictions upon certain kinds of mercantile construction. The National Production Authority, which has a field office located in Room 222 of the Chapman Building, this City, has asked our cooperation in notifying applicants for building permits of the existence of these restrictions. If you have not done so already, we suggest that you secure information at their local office as to the application of these restrictions to your project.

Very truly yours,

Inspector of Bldgs.



*Return to file  
copy*

AP 28 Allen Avenue

December 3, 1950

Mr. William J. Gagnon  
R. F. D. #1  
Cumberland Center, Maine  
Pine Tree Battery Company  
28 Allen Avenue  
Portland, Maine

Copy to,  
Baneroff & Martin Rolling Mills Co.,  
7 Main Street, South Portland, Maine

Gentlemen:

The appeal under the Zoning Ordinance having been sustained, a check of the plan filed with the application for a permit for construction of an addition on the end of the repair garage at 28 Allen Avenue raises the following questions as to compliance with Building Code requirements:

1. Because the northerly wall of the addition is to be closer than 5' to the adjoining property line, it is required to extend upward as a parapet at least 32" above the surface of the roof and the five metal sash windows in that wall are required to be glazed with wire glass.--See Section 204-b-1 of the Building Code. --*O.K.*
2. Because the large door opening in the short wall of the addition facing Goodridge Avenue will be closer than 30' to the lot line, it is required to be equipped with a standard fire-resistive door.--See Section 204-b-4. --*O.K.*
3. Our records indicate that when the present building was built, the end section where office is located was constructed as for Second Class Construction and separated by an 8" masonry wall from the rest of the building where repair garage use is carried on, this latter section being constructed as for Heavy Timber Construction. This separation from the repair garage use was necessary because such a use is not allowable in a building of Second Class Construction unless the building is equipped with an automatic sprinkler system. Therefore, now that an addition of Heavy Timber Construction for repair garage use is to be built on the other end of the office section, it will be necessary to either close all of the window openings in the end wall of the existing building with 8" of masonry or else to provide automatic closing Class "B" fire shutters for all of these openings, unless the entire building were to be equipped with an automatic sprinkler system. In any case it will be necessary to fill in the window opening in the foundation wall at this location because it opens into the basement where the heating plant is located.--See Sections 204-c-1.2 and 212-b-1 of the Code. --*O.K.*
4. Construction of walls of pit are not shown, nor is there any indication that a mechanical system of ventilation with all details provided as specified in Sections 204-d-2 and 204-f-1 of the Code is to be installed. Because the pit is so shallow, the exit ladders or steps therefrom will not be required. Ordinarily a 6" high curb is required around the entire perimeter of a pit in a garage, but if you feel that such a curb will unduly obstruct the use of the pit, we will ask the Chief of the Fire Department if he will approve the pit without a curb as he has done in a number of other instances. Please let us know if you wish us to do this. --*O.K.*
5. While ventilation of toilet rooms is not controlled by the Building Code but is governed by State Law, it is likely that some means of venting the existing

December 9, 1953

Mr. William V. Cagnon

Fine Tree Batway Company

toilet room in the office section to the outside air will be necessary since the window now serving that purpose is to be blocked by the addition.--See Section 212-d-1. ?

8. Another exit by way of a door at least 2' wide and 6'4" high is required from the rear of the addition. A wicket door in the large door in the wall toward Goodridge Avenue, if so desired, will be acceptable.--See Section 204-e-2. O.K.

7. Are there to be any forges, vulcanizing or other heat generating apparatus in the addition? If so, enclosures as specified in Section 204-f-3 of the Code will be necessary. ?

8. How is the 2" roof planking to be fastened to the end walls of the addition? ?

9. The unsupported height of the 8" masonry walls is about 14', two feet greater than the allowable maximum of 12' set by Section 209-b-3 of the Code. The special allowance of this section for extending the concrete foundation walls above grade not more than 3' and counting the height of the superstructure walls from that elevation should be noted. ?

10. Indication is needed as to the type of lumber to be used for the 8" roof planking. Apparently dressed hemlock or spruce planking will not figure out on the maximum span of about 8'6". O.K.

11. The voids in the concrete blocks furnishing support for the ends of the long span steel joists will need to be filled with concrete as specified by Section 208-b-1, 2. Care will need to be taken to make sure that the bearing plates at the ends of the steel joists are of such an area that the allowable compressive strength of the masonry walls based on the type of mortar to be used will not be exceeded.

Before a permit may be issued for the construction of the proposed addition it is necessary that revised plans showing how construction is to be provided to comply with Building Code requirements as regards all of the above items be filed for checking and approval.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJR/S

27 28 Allen Avenue  
Corner of Goodrich Avenue

October 31, 1958

Fine Tree Battery Garage  
28 Allen Avenue  
Portland, Maine

Copied by Mr. William Wagon, Route 1  
Cumberland Center, Maine  
Mark Barrett, Assistant Corporation Counsel

Gentlemen:

Building permit intended to cover construction of a one story addition of irregular shape having maximum length of about 43' and maximum width of about 31' at the end toward the Maine Central Railroad tracks of the repair garage at 28 Allen Avenue, corner of Goodrich Avenue, is not issuable under the Zoning Ordinance because the existing repair garage is a non-conforming use, according to Section 14A of the Zoning Ordinance, applying to the Limited Business Zone where the property is located, unless first authorized by the Board of Appeals after the usual appeal procedure, and because Section 14A of the Ordinance provides that no building of non-conforming use shall be increased in volume.

You have indicated your desire to seek an exception from the Board of Appeals. So, there is enclosed an outline of the appeal procedure. If you would like the required public hearing on the appeal to be held at the earliest possible date, it would be well for you to file the appeal at the office of Corporation Counsel not later than Thursday, November 2.

It is noted that you propose an "alignment service", and that the addition would have two doorways large enough to accommodate trucks leading from the open space in the rear of existing building and the space in front of the existing building. In case you may have in mind parking or storing more than one truck or commercial automobile on the premises at one time as the result of your proposed development, it would be well for you to bear in mind that parking or storing of more than one truck or commercial automobile on a given lot in a Limited Business Zone is also a non-conforming use. If you desire that right, it would be well to include it in your appeal when you file it at the office of Corporation Counsel.

Pending the results of appeal proceedings, we are unable to do anything toward checking your plans against Building Code requirements.

Very truly yours,

Warren McDonald  
Inspector of Buildings

Wan/c  
Enclosure outline of appeal procedure

AP 28 Allen Avenue-I

October 24, 1950

Pine Tree Battery Company  
28 Allen Avenue  
Portland, Maine

Copy to: Mr. William Gagnon  
Route 1  
Cumberland Center, Maine

Gentlemen:

We are unable to issue a building permit for construction of an addition on the northerly end of your building at 28 Allen Avenue, application for which has been filed by your contractor, William Gagnon, because the repair garage use is an existing non-conforming use in the Limited Business Zone where the property is located. Section 14A of the Zoning Ordinance provides that such a non-conforming use shall not be increased in volume unless authorized by the Board of Appeals.

If you desire to exercise your appeal rights and will notify us that you wish to do so, we will send you an outline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who acts as clerk for the Board of Appeals. However, before this can be done it is necessary that a plot plan of your property be filed showing the outline of the land which you own, the location of the existing building and the proposed addition on the lot and the distances of the walls of the addition from street and lot lines. Until this has been done, we are unable from the plan filed to determine if there are any other features of the Zoning Ordinance with which compliance will not be provided and which should be included in the appeal proceedings.

No attempt will be made to check the plans filed with the application for permit against requirements of the Building Code for the garage use until you have decided whether or not to appeal and the results of any appeal proceedings are known. However, it is likely that additional information to that shown on the plan filed may be needed before a permit can be issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

Files 28 Allen Avenue-1

April 9, 1951

Oliver W. Sanborn, Chief of the Fire Department

Warren McDonald, Insptr. of Bldgs.

Application for permit for construction of addition to Hacker's Garage at 28 Allen Avenue sent for approval.

Application for permit for construction of an addition to Hacker's Garage at 28 Allen Avenue is sent to you herewith for approval of the omission of the curb around the pit proposed for wheel alignment equipment.

Inspector of Buildings

AM/g

City of Portland, Maine  
Board of Appeals

—ZONING—

*Sustained*  
*12/1/50*  
*50/122*

November 1, 19 50

To the Board of Appeals

Your appellant, Pine Tree Battery Company, who is the owner of property at 28 Allen Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to cover construction of one-story addition of irregular shape having maximum length of about 43' and maximum width of about 31' at the end toward Maine Central Railroad tracks of the repair garage at 28 Allen Avenue is not issuable under the Zoning Ordinance because the existing repair garage is a non-conforming use in the Limited Business Zone where this property is located unless first authorized by the Board of Appeals, and Section 14A of the Ordinance provides that no building of non-conforming use shall be increased in volume. It is proposed also that there may be two or more commercial motor vehicles awaiting service on these premises.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Pine Tree Battery Company  
By *Arthur J. Hatcher, owner*  
*Appellant*

After public hearing held on the 1st day of December, 19 50 the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

*Edward J. Colley*  
*Nelson C. Frost*  
*William Hoff*  
*Gerald Cole*  
*John W. Lake*  
BOARD OF APPEALS

DATE: December 1, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF PINE TREE BATTERY COMPANY  
AT 28 Allen Avenue

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Colley	(x)	( )	
Mr. Lake	(x)	( )	
Mrs. Frost	(x)	( )	
William Holt	(x)	( )	
Gerald A. Cole	(x)	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

Mr. Hatch and Walter Murrell, pro se

Opposed: Walter Seavey, 7 Goodrich Avenue

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 7, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 17, 1950 at 10:30 a. m. to hear the appeal of Pine Tree Battery Company requesting exception to the Zoning Ordinance to permit construction of one-story addition of irregular shape having maximum length of about 43' and maximum width of about 31' at the end toward the Maine Central Railroad tracks of the repair garage at 28 Allen Avenue.

This permit is presently not issuable because the existing repair garage is a non-conforming use in the Limited Business Zone where this property is located unless first authorized by the Board of Appeals, and Section 14A of the Zoning Ordinance provides that no building of non-conforming use shall be increased in volume.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 law.

BOARD OF APPEALS

Edward T. Colley

Chairman

*I have no objection  
to Pine Tree Battery Co  
Building an Addition  
on their Building  
Florence J. Small*



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

November 7, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 17, 1950 at 10:30 a. m. to hear the appeal of Pine Tree Battery Company requesting exception to the Zoning Ordinance to permit construction of one-story addition of irregular shape having maximum length of about 43' and maximum width of about 31' at the end toward the Maine Central Railroad tracks of the repair garage at 28 Allen Avenue.

This permit is presently not issuable because the existing repair garage is a non-conforming use in the Limited Business Zone where this property is located unless first authorized by the Board of Appeals, and Section 14A of the Zoning Ordinance provides that no building of non-conforming use shall be increased in volume.

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BOARD OF APPEALS

Edward T. Colley

Chairman

*P.S. I have no objection to this addition.*

M

*W.H. Shanahan, Jr.*

Nov 30/50

Gentlemen,

Dear Sirs;

I Willis H. Cole owner of  
real estate at 43 Magnolia St.  
Portland Maine have no objection  
to the expenses as offered for  
by Pine State Battery.

Sincerely  
Willis H. Cole  
Genl in Amer.

SIMONDS AND POWER CHAIN SAW  
DISTRIBUTORS

**E. G. OLESON & SON**  
SAW ENGINEERING

EXPERT WELDING, BRAZING, FILING  
AND GUMMING SERVICES

34 ELEANOR STREET . PHONE 2-6131  
PORTLAND, MAINE

*"Band and Circular Saw Repairs Our Specialty"*

Nov. 10, 1950

Zoning Board  
City of Portland  
Me.

Att: Chairman

Gentlemen:

Reference is made to the request of the Pine  
Tree Battery Co. 38 Allen Ave., Portland, Me., for permission  
to build an addition to it's present structure.

Please be advised that the undersigned, as own-  
ers of property located at the corner of Goodrich Ave.  
and Eleanor St. and doing business as the E. G. Oleson & Son  
have no objection to the granting of this permit.

EGO/c

Signed E. G. Oleson, Partner

S. R. Oleson, Partner

1265 Forest Avenue

Portland, Maine

Nov. 16, 1950

Board of Appeals  
Edward T. Colley  
Chairman

Dear Sir:

I object to the granting of an exception to the Zoning Ordinance that would permit the construction of an addition to the Pine Tree Battery Company.

This is a Limited Business Zone, and it is to the best interests of the neighborhood that no exceptions to the Zoning Ordinance be allowed.

Katherine A. Jordan

*Katherine A. Jordan*

Lloyd W. Jordan

*Lloyd W. Jordan*

*Nabal L. Allen*

C. SAMUEL SEAVEY, INC.

702 CHAPMAN BUILDING  
PORTLAND, MAINE

November 14, 1950

Walter J. and Linda A. Seavey  
7 Goodridge Avenue  
Portland, Maine

Dear Walter:

In 1943, we wrote the insurance on your house in the amount of \$4500.00, and charged you \$32.63. When the policy was renewed in 1946, we charged you 80¢ per \$100.00, or a premium of \$36.00.

The reason we charged you the extra premium was that we were advised by the Rating Bureau that, because of the close proximity of the Pine Tree Battery building, your house was then specifically rated.

I have been to the Rating Association and they advise that, if the garage is brought nearer to your property, it will, no doubt, once more increase your rate. The Bureau would not care to make an estimate of the increase unless they had plans showing the location of the property and how close the Pine Tree Battery's new building will be to your dwelling. It is possible that your new rate might be as high as \$1.20 per \$100.00 for three years.

Yours very truly

C. SAMUEL SEAVEY, INC.

by: *Samuel Seavey*

CSS/w

WARREN McDONALD  
Inspector of Buildings

28 Allen Avenue - 7  
Corner of Goodrich Avenue

CITY OF PORTLAND, MAINE  
Department of Building Inspection

October 11, 1930

Pine Tree Battery Company  
28 Allen Avenue  
Portland, Maine

Copies to: Mr. William Gagnon, Route 3  
Cumberland Center, Maine  
Mark Barrett, Assistant Corporation Counsel

Gentlemen:

Building permit intended to cover construction of a one story addition of irregular shape having maximum length of about 43' and maximum width of about 31' at the end toward the Maine Central Railroad tracks of the repair garage at 28 Allen Avenue, corner of Goodrich Avenue, is not issuable under the Zoning Ordinance because the existing repair garage is a non-conforming use, according to Section 5A of the Zoning Ordinance, applying to the Limited Business Zone where the property is located, unless first authorized by the Board of Appeals after the usual appeal procedure, and because Section 14A of the Ordinance provides that so building of non-conforming use shall be increased in volume.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure. If you would like the required public hearing on the appeal to be held at the earliest possible date, it would be well for you to file the appeal at the office of Corporation Counsel not later than Thursday, November 2.

It is noted that you propose an "alignment service", and that the addition would have two doorways large enough to accommodate trucks leading from the open space in the rear of existing building and the space in front of the existing building. In case you may have in mind parking or storing more than one truck or commercial automobile on the premises at one time as the result of your proposed development, it would be well for you to bear in mind that parking or storing of more than one truck or commercial automobile on a given lot in a Limited Business Zone is also a non-conforming use. If you desire that right, it would be well to include it in your appeal when you file it at the office of Corporation Counsel.

Pending the results of appeal proceedings, we are unable to do anything toward checking your plans against Building Code requirements.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

Enclosure: Outline of appeal procedure

COPY

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 21, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, December 1, 1950 at 10:30 a. m. to hear the appeal of Pine Tree Battery Company requesting exception to the Zoning Ordinance to permit construction of addition of irregular shape having maximum length of about 43' and maximum width of about 31' at the end toward the Maine Central Railroad tracks of the repair garage at 28 Allen Avenue.

NOTE: This hearing was originally scheduled for November 17, 1950, but, lacking a quorum, the Board of Appeals had to reassign it to December 1, 1950.

This permit is presently not issuable because the existing repair garage is a non-conforming use in the Limited Business Zone where this property is located unless first authorized by the Board of Appeals, and Section 14A of the Zoning Ordinance provides that no building of non-conforming use shall be increased in volume.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 law.

BOARD OF APPEALS

Edward T. Colley

Chairman