CITY OF PORTLAND, MAINE ZONING BOARD OF APPEALS



MERRILL S. SELTZER Chakman JOHN C. KNOX Secretary

PETER F. MORELLI THOMAS F. JEWELL DAVID L. SILVERNAIL MICHAEL E. WESTORT CHRISTOPHER CIXAN

1585 Forest Ave.

January 9, 1989

Mr. George Tlicos 1585 Forest Average Portland, Maine 04103

Dear Mr. Glicos:

This will acknowledge receipt of your conditional use appeal for expansion of your service station in the B-1 Business Zone at 1585 Forest Avenue. If granted, your conditional use appeal would enable you to have a canopy built above the gasoline rumps in your service station.

Since this would appear to be an expansion of your conditional use, this item will be considered by the Board of Appeals as a conditional use appeal on Thursday evening, January 26th, 1989, at 7 P.M. in Room 209, City Hall, Portland, by the Board of Appeals. Please plan to attend that meeting.

A copy of the agenda for that meeting will be sent to you as soon as printed copies of the agenda become available for distribution.

The Board will consider the criteria shown on the reverse side of the application form, a copy of which is enclosed. Please be prepared to show that you will meet all of the criteria on the conditional use appeal form.

Sincerely,

Warriew Character

Warren J. Turner

Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hotfses, Chief, Inspection Services Kathleen Taylor, Code Enforcement Officer Charles A. Lane, Associate Corporation Counsel

389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE ZONING BOAPD OF APPEALS



1585 Forest Ave.

January 30, 1989

Mr. George Glicos 1585 Forest \venue Portland, Maine 04103

Dear Mr. Glicos:

Due to icy driving conditions, the meeting of the Board of Appeals for January 26th was cancelled, and the appeals were therefore postponed to the next regular meeting at 7 P.M. on Thursday evening, February 9th in Room 200 City Hall Downland Maine Your conditional use appeal for Room 209, City Hall, Portland, Maine. Your conditional use appeal for expansion of your service station at 1585 Forest Avenue will be considered at the t time. A copy of the agenda for that meeting will be sent

The Board will consider the criteria for conditional uses which is shown on the reverse side of the application form. Please be prepared to how that you meet all of the criteria listed thereon; a copy is enclosed.

Warren J. Turner Administrative Assistant

Enclosure: Conditional Use Application

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner P. Samuel Hoffses, Chief, Inspection Services Kathleen Taylor, Code Enforcement Officer Charles A. Lane, Associate Corporation Counsel William D. Giroux, Zoning Enforcement Officer

> 389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) #55551 874.8300

CITY OF FORTLAND, MAINE ZONING BOARD OF APPEALS



February 13, 1989

MERRILL S. SELTZER Chairman

JOHN C. KNOX Secretary

PETER F. MOREILI THOMAS F. JEWELL GAVID L. SILYERNAIL MICHAEL E. WESTORT CHRISTOPHER DINAN

RE: 1585 Forest Avenue

Mr. George Glicos, Owner Service Station 1585 Forest Avenue Portland, Maine 04103

Dear Mr. Glicos:

At the meeting of the Board of Appeals on Thursday ϵ , ng, February 9, 1989, the Board voted by a unanimous vote of seven members present to grant your conditinal use appeal which will enable you to construct a canopy over the gas pumps in your service station, which is located in the B-l Business

You may now proceed to apply for site plan review for a minor development. For this purpose you will need six copies of your site plan and two copies of the construction plan showing how the canopy will be erected. There is a 10 foot front yard setback from the inner edge of the sidewalk for the roof of the proposed canopy. You have six months from the date of approve in which to apply.

Sincerely,

Administrative Assistant

/el

Enclosure: Copy of Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals Joseph E. Gray, Jr., Director of Planning and Urban Development Alexander Jaegerman, Chief Planner P. Samuel Hoffses, Chief of Inspection Services Merlin Leary, Code Enforcement Officer William D. Giroux, Zoning Code Enforcement Officer Charles A. Lane, Associate Corporation Counsel

389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207)

Staking Out Notice NOTES Form Check Notice

Branted 1/31/58/11

DATE: Jen. 31, 1958

HEARING ON APPEAL UNDER THE ZONING ORDINA CE. OF Preston T. Wentworts AT 1583-1589 Forest Ave.

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

BOARD OF APPEALS

MUNICIPAL OFFICERS

Franklin G. Hinckley YEXXXXXXIII Harry M. Shwertz Ralph L. Young

Record of Hearing:

Opposed: Fred Johnson, Esq. representing Mrs. Alvin Littlefield
1597 Forest Ave., Portland, Me.

Frederick J. Peaslee 1593 Forest Avenue, Portland, Me.

CITY OF PORILAND, MAINZ BOARD OF APPEALS

VARIANCE APPEAL

January 13 ,1958

Preston T. Wentworth counter of property at 1583-1589 Forest Ave. under the provisions of Section 23 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 one-story concrete block service station 30 feet by 42 feet including retail sale of tires, batteries and small auto accessories at 1583-1589 Forest Avenue. This permit is not issuable because of the following variance from requirements of the Zonin Ordinance as applied to the B-1 Business Zone in which the property is located:

(1) The service station use is not allowable unless authorized by the Board of Appeals. The retail sale of tires, batteries, and auto accessories is not listed among those uses allowable in this zone.

(3) The detached pole sign at the street ner is not allowable under Section 8-A-10 and encroaches upon the 15 foot front m Auired by Section 8-C-3, the 40 foot set back area required by Section 20, and the sorner clearance area specified by Section 17 of the Ordinance.

(4) The roof sign is not allowable under Section 8-A-10 and also under Section 17 because the level of roof upon which it is to be located is less than 20 feet above the ground.

The pump island and pumps encroach upon the required 40 foot set back area contrary to Section 20.

(6) The entrance doors to toilet wooms are to face the side street contrary to Section 20.

IEGAL BASIS OF AFPEAL: Such variance may be granted only if the Board of Appeals finds that the attrict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid configuration and permit reasonable use of property: that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same some or reighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely effected by the granting of the variance; and that the granting of the variance will not be contrary to the intest and propose of the Ordinance.

DECISION

,1958, the Board of Appeals finds that all of the above After public hearing held _January 31_ exist with respect to this property and that a variance should conditions do in this case.

In is, therefore, determined that a variance from the provisions of the Zoning Ordinance be granted in this case.

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-1583-1589 Forest Ave. cor. of Harris Ave.

January 7, 1958

Mr. Preston T. Wentworth, 12 Harris Avenue cc to Corporation Counsel

Dear Hr. Wentworth:

We are unable to issue a permit for construction of a one-story concrete block service station 30 feet by 42 feet including retail sale of tires, batteries and small auto accessories because of the following variances from requirements of the Zoning Ordinance as applied to the B-1 Business Zone in which the property is located:

- The service station use is not allowable unless authorized by the Board of Appeals.
- The retail sale of tires, batteries, and auto accessories is not listed among those uses allowable in this zone.
- 3. The detached pole sign at the street corner is not allowable under Section 8-A-10 and encroaches upon the 15 foot front yard required by Section 8-C-3, the 40 foot set back area required by Section 20, and the corner clearance area specified by Section 17 of the Ordinance.
- 4. The roof sign is not allowable under Section 8-A-10 and also under Section 17 because the level of roof upon which it is to be located is less than 20 feet above the grounc.
- 5. The pump island and pumpe encroach upon the required 15 foot front yard contrary to Section 8-0-3 and upon the required 40 foot set back area contrary to Section 20.
- 6. The entrance doors to toilet rooms are to face the side street contrary to Section 17.

We understand the you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

AJS/H

Warrer, McDonald Inspector of Bulldings CITY OF POITLAND, MAINE BOARD OF APPEALS

Jenuary 28, 1958

Mr. Preston T. Wentworth 12 Harris Avenue Portland, Maine

Dear Mr. Wentworth:

The Board of Appeals will hold a public hearing in the Council Chember of the City Hrll, Portland, Maine, at 4:00 p.m., on Friday, January 31, 1958, to hear your appeal under the Zoning Ordinance.

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

BOAFD OF APPEALS
Franklin G. Hinckley

Chairman

s

CITY OF PORTLAND, MAINE BOARD OF APPEALS

January 21, 1958

TO WHOM IT MAY CONCERN:-

The Roard of Appeals will hold a public hearing in the Council Chamter ** City Hell, Portland, Maine, on Friday, January 31, 1958, at 4:00 p.m. to hear the appeal of Preston T. Ventworth requesting an exception to the Zoning Ordinance to permit construction of a one-story conc. we block service station 30 feet by 42 feet including retail sale of tires, batteries and small auto accessories at 1583-1589 Forest Avenue.

This termit is not issuable because of the following variances from requirements of the Zoning Ordinance as applied to the B-1 Business Zone in which the property is located:

- (1) The service station use is not allowable unless authorized by the Board of Appeals.
- (2) The retail sale of tires, batteries, and auto accessories is not listed among those uses allowable in this zone.
- (3) The detached pole sign at the street corner is not allowable under Section 8-A-10 and encroaches upon the 15 foot front yard by Section 20, and the corner clearance area specified by Section 17 of the Ordinance.
- (4) The roof sign is not allowable under Section 8-A-10 and also under Section 17 because the level of roof upon which it is located is less than 20 feet above the ground.
- (5) The pump island and pumps encroach upon the required 40 foot set back area contrary to Section 20.
- (6) The entrance doors to toilet rooms are to face the side street contrary to Section 20.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit realonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; 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 premises in question as required by the Ordinance.

BOARD OF APPFALS Franklin G. Hinckley Chairman

BP-58/373-1583-1587 Forest Avenue

April 28, 1958

Simonds Construction Co., Inc. 4822 Congress Street Mr. Scott Furber, Dist. Engineer Shell Cil Company West End Postal Station

Centlemons

Examination of plan of framing and construction of top of pylon to be on roof of survice station under construction at the above named location distinct states and top are to be covered with plywood over which is to be applied that surfacing. Section 211-c-4 of the Building Code specifies that all a a roof small be constructed of inequbustible materials throughout. On this we are unable to approve the use of the plywood indicated.

Inassuch as the erection of a roof sign is required to be covered by a permit, a revised plan indicating compliance with fode requirements will not filed with an application for such a permit, which must be secured before we the pylon is started. Thus it will not be necessary to furnish such informat, fore notice is given for check of forms and location prior to pouring of scalar foundation walls as specified in letter sent with general construction parmit.

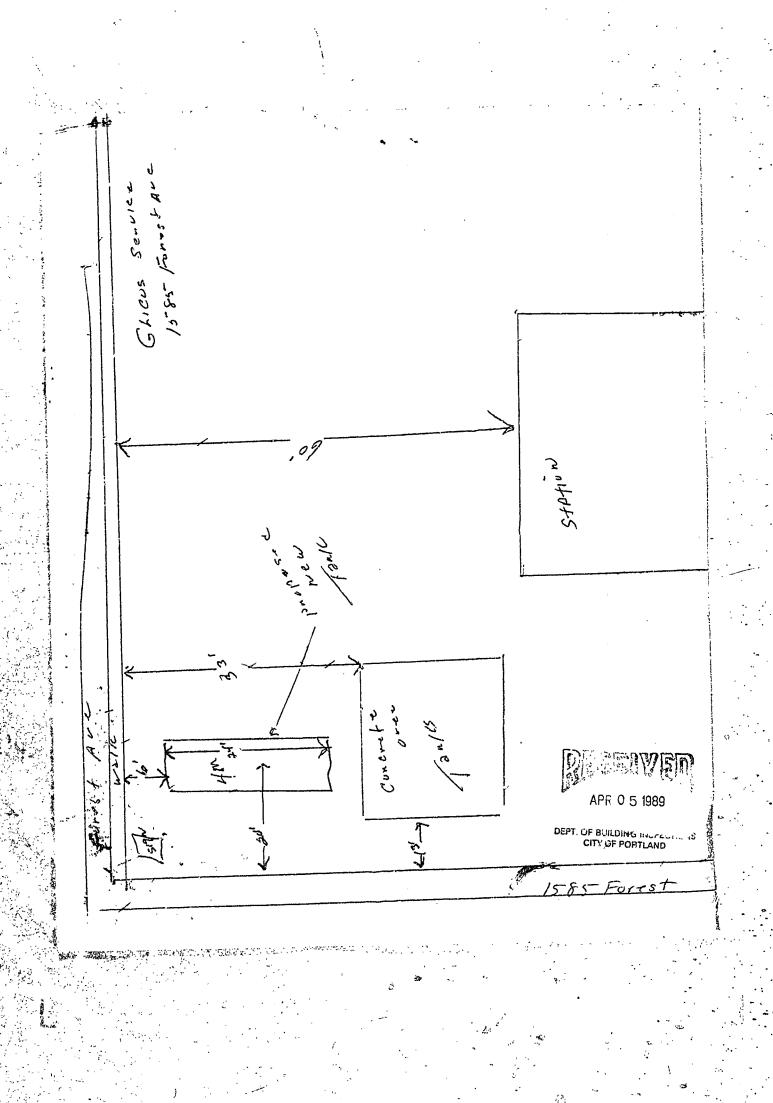
Very truly yours,

Ags/je

Albert J. Seers Uspuby Inspector of Buildings

PERMIT # CITY OF Fortland BUILDING PE	RMIT APPLICATION	MAP #	LOT#
Please fill out any part which applies to job. Proper plans must accompany form.	For C	fficial Use Only	
Owner: Ceorge Glicces	Date Ann 1 5 1489		Yer / No
Address: 1505 Forcet Avenue	Inside Fire Limits Eldg Code.	ios	
	Time I smit	Permit Expire	ck
LOCATION OF CONSTRUCTION 1555 Forest Avenue	Time unit	Ownership	Public
CONTRACTOR: "Takine Corst. Co. SUBCONTRACTORS: 773-4994	Value/Structure		Private
ADDRESS: 1634 Broadway Sc. Ptld. 04/0(
Est. Construction Cost: / 100 (1) Type of Use: Cas Station	Cciling: 1. Ceiling Joists Size:		
Past Use:	Ceiling Joists Size: Ceiling Strapping Size	Spacing	1000250
Building Dimensions L W Sq. Ft. Stories: Lot Size:	3. Type Ceilings: 4. Insulation Type	Side	FRMIT 1960ED
	5. Ceiling Height:		
Is Proposed Use: Seasonal Condominium Apartment	Roof: 1. Truss or Rafter Size	Span	APR 10 1989
Conversion - Explain install 4,000 online tank for 3 1 exade 1	2. Sheathing Type	Sie.	
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plan & DE	3. Roof Covering Type		City Of Portland
Residential Buildings Only: # Of Dwelling Units # Of Now Dwelling Units			
FOI Dweiling Onits FOI II-4 Dweiling Onits	Туре: 1	Number of Fire Places_	
Poundation:	Heating: Type of Heat:		
1. Type of Soil:			
2. Set Backs - Front Rear Side(s)	Service Futrance Size	Smoke Detecta	r Required YesNo
3. Footings Size:	was at the		
5. Other	1. Appreval of soil test if requi 2. No. of Tubs or Showers	ired CO Yes-	No
	2. No. of Tubs or Showers 3. No. of Flushes 4. No. of Layatories		
Vicer.	4. No. of Lavatories		
1. Sills Size: Sills must be anchored.	5. No. of Other Fixtures		
2. Girder Size: 3. Lally Column Spacing: 4. Joista Size: 5. Bridging Type: 6. Floor Sheathing Type: Size: Size: Size:	Switzenson Dools:		
4. Joints Size: Spacing 16' O.C.	1 Type:		
5. Bridging Type: Size:	2. Pool Size:	Squi	re Footage
6. Floor Sheathing Type: Size:	3. Must conform to National E	Rectrical Code and State	tew.
7. Other Material:	Zuning:	ntara Para t	Provided
	2 Pool Site: 2 Pool Site: 3 Mult conform to National E Zuning: Dist Reg : ed : secks: Front.	Back	Side Side
Exterior Walls:			
1. Studding Size Spacing 2. No. windows	Cantantiand Annual 1.	No	
2 No Dore	Planning Board Approval. 100 Conditional Use:	No	Date:
4 Header Sizes Span(a)	Conditional Use:	VariancaSite	terSubdivision
3. No. Doors 4. Header Sizes Span(s) 5. Bracing: Yes No.	Shore and Floodplain Mgmt	الرعائديا ecial Exte	kin
6. Corner Posts Size 7. Insulation Type Size 8. Sheathing Type Size	Of Bate Approved	<u> ,+7</u>	
7. Insulation Type Size	Tate Approved	f-4-3-3-5	- 4/-1//-2
8. Sheathing Type Size			1-10-01
S. Siding Type	Deborah	Cocie /	
10. Ma 'nry Materials	Permit Received By Deborah Signature of Applicant		
11. Mct Materials			Date
Interior Walls:	Signature of Applicant	<u> </u>	T Date T
1. Studding Size Spacing	Signature of CEO	01	1 1 2 1 1 1 1 1 1 1 1 1 1
2. Header Sizes Span(s)	Signature of CEO		Date
3. Wall Covering Type		-	
5. Other Materials	Inspection Dates		
	GPCOG White Tag -CEO	-7 ~ 9.Ci	pyright GPCOG 1987
White-Tax Assesor Yellow		141 ma	earty
		1 14 412 1616	

OT PLAN	N
FEES (Breakdown Fr ~ ront) Base Fee \$35_0 Subdivision Fee \$ Site Plan Review Fe2 \$	Type Date
Other Fees \$	
MMENTS	
nature of Applicant Levilus Englace out	for Owner Date 4/5/89



AND THE PROPERTY OF THE PARTY O

STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA MAIL ADDRESS: Stale House Station 17, Augusta, 04333

JOHN R. MCKERNAN, JR.

DEAN C. MARRIOTT

TO: Goorf Clicos 15 95 Forest Avenue

Dear Garage

This letter is to acknowledge that on 3/3/, 1989 this Department received your completed registration materials for a new or replacement underground oil storage facility or ancillary equipment located at 3 concerns of the concerns of the

NOTE: Check with your tank installer to insure that your installation is in conformance with all Federal Regulations that are in effect as of December 22, 1938. For questions concerning the Federal Regulations, call the E.P.A. Hot Line at 1-800-424-9346.

Sincerely,

Kicharo Kasekis

RICHARD KASELIS, ES II

Division of Licensing & Enforcement Bureau of 011 & Mazardous Materials Control

RK/kccs RKFORMLET

REGETTIEN

APR 0 5 1989)

DEPT OF BUILDING INSPECTIONS

FICES

Portland •

REGIONAL OFFICES

Prosque Isla

riease iili out any part which appli	es to job. Proper plans must accompany form.	For Official Use	Only
Owner: George Glioces			vision: Yes / No
O II Herr		- Daw au 1703	Name
Address: 1585 Forest Avenu		Inside Fire Limits: Bldg Code	La
LOCATION OF CONSTRUCTION	1585 Forest Avenue	inside Fire Limits Bidg Code Time Limit Patimated Cost 4,000 Owne Value Structure Owne	Block
		Estimated Cost 4,000 Owns	rehips Poblic
CONTRACTOR Erskine Const	. Co. SUBCONTRACTORS: 773-4004	ValueStructure Owner Foe 35 00	Private (
ADDRESS: 1634 Broadway	So. Ptld. 0416 (0		TRAMET ISSUED
Est Construction Costs / 000 00	The office of the state of the	Ceiling:	
Est. Construction Cost: A 1010 110	Type of Use: Gas Station	1. Ceiling Joists Size:Spacing 2. Ceiling Strapping SizeSpacing	APR 10 1000
Past Use:		2. Ceiling Strapping Size Spacing	
Building Dimensions I. W 5	Sq. Ft# Stories;Lot Size:	3. Tyre Ceilings: 4. In alation Type	isiye Of Portland
	A. I ti # Guillesint Size	5. Coiling Height:	- Sign VII Cortiana
Is Proposed Use: Seasonal_	CondominiumApartment	Roof:	
Conversion - Explain inc	toll / 000 colles took for 2nd on	de gas 1. Truss or Refter Size	Soan
THE	tall 4 000 gallon tank for 3rd grand ROF UNITS WILL CHANGE as per plan	Action gas 2. Sheathing Type & DEP 3. Roof Covering Type	Size
OMPLETE ONLY IF THE NUMBER	R OF UNITS WILL CHANGE as per plan	& DEP 3. Roof Covering Type	
tesidential Buildings Only:	New Dwelling Units	7. 041101	
Of Dwelling Units # Of	New Dwelling Units	Chimnevs:	
oundation:	•	Type: Number of Fire P Heating:	laces
		Type of Heat:	
2. Set Backs • Front	Rear Side(s)	Electrical:	
3. Footings Size:	oracio)	Service Entrance Size: Smoke I	Detector Required Yes No
4. Foundation Size:		Plumbing:	1.0
5. Other		1. Approval of soil test if required	Yes No
		2. No. of Tubs or Showers	
loor:		3. No. of Flushes	
1. Stills Sizo:	Sills must be anchored.	4. No. of Lavatories	
2. Girder Size:	Siles must be anchored. Size:	5. No. of Other Fixtures	
4 Joints Size:	5120;522222 15" O C	Swimming Pools:	
6. Bridging Type:	Size: Spacing 16 O.C.	2 Pagi Siza	Smiana Fastaga
6. Floor Sheathing Type:	Size:	3. Must conform to National Electrical Code ar	d State Low
7. Other Material:		1. Type: 2. Pool Size : x 3. Must conform to National Electrical Code an	
		District Street Frontage Req.: Required Setbacks: Front Back Review Required:	Provided
Exterior Walls:		Required Setbacks: Front Back	SideSide_
1. Studding Size	Spacing	_ Review Required:	
Z. No. Windows		Zoning Board Approval: Yes No	Date:
3. No. Doors		Zoning Board Approval: Yes No Planning Board Approval: Yes No Conditional Use: Variance	Date:
5 Gracing: Voe	Span(s) No	Conditional U3e: Variance	Site Plan Subdivision
6. Corner Posts Size		Shore er Floodplain Mgnt Special Other Explain	Exception
7. Insulation Type	Size	Date Approved	
8. Sheathing Type	Size		
9. Siding Type	Size Size Weather Exposure		
10. Masonry Materials		Permit Received By Deboreh Goode	47 bener
11. Metal Materials		Signature of Applicant fle le Calle	Date 455/85
nterior walls:		Signature of Applicant	Date 773/8/
1. Studding Size	Spacing	•	
2. Fleacer Sizes	Span(s)	- Signature of CEO	Date
2 Well Coursing Tree-			
3. Wall Covering Type			

PERMIT # 002380 CITY OF Portland	BUILDING PERMIT APPLICATION		LOT:
Please fill out any part which applies to job. Proper plans must ac	company form.	For Official Use	e Only
Please fill out any part which applies to job. 1 roper plants and	3	1000 Subd	E Unity Evision: Yes / Nc Name
Owner: George Glicos	7_01/5 Date January 3.	1989	Name
1505 T Arro Portland / 9	7-9145 Inside Fire Limite	<u> </u>	Block
	7-9145 Bldg Code	Pern Pern	nit Expiration:
LOCATION OF CONSTRUCTION 1585 Forest Ave. Po	Estimated Cost	Own	nership:
Dead River	ValueStructure Oc. Apr	Pea 5 1900_00	TICOLITY TO
CONTRACTOR	- Fee 311111111		THWH 1990
ADDRESS: 55 Broadway Bangor, Maine			
Est. Construction Cost; \$17,000,00 Type of Use; Gas	Station 1 Calling Joists Siz	ze:	1989 - JUL 27 1989
Est. Construction Cost 517, MOV. Mo.	2. Ceiling Strappin	ng Size Spacir	~0
Past Use: Same	3. Type Ceilings:_		City Of Portland
Past Use: Same Building Dimensions L W Sq. Ft # Stories: Lot S	ize: 4. Insulation Type		-61ty -61 F-01tharid
Is Proposed Use: Seasonal Condominium Minor Site Plan Review Conversion - Explain Erect canopy over gas pur	5. Ceiling Height:		
Is Proposed Use: Seasonal Condominium Condominium	Apartment Roof:	Size	Span
MINOR Site Fiant Review Property over gas pur	aps can land appeal 2 Sheathing Type		Size
Conversion - Explant	3. Roof Covering T	ype	
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE			
Residential Buildings Only: # Of Dwelling Units # Of New Dwelling Units	Chimneys:	37 3	Place3
# Of Dwelling Units # Of New Dwelling Units		Number of Fire	Fraces
Foundation:	Heating:		•
1. Type of Soil:	Type of Heat:		•
1. Type of Soil: 2. Set Backs - Front Rear Side	(s) Service Entrance	Size: Smok	ke Detector Required Yesl
3. Footings Size: 4. Foundation Size:			
4. Foundation Size:	1. Approval of soil	test if required	Yes No
5. Other	2. No. of Tubs or S	Showers	
Floor:			
1 Sills Sizer Sills mus	t be anchored.	25	
2. Girder Size: 3. Lally Column Spacing: Size: 4. Joists Size: Spa 5. Bridging Type: Size: 6. Floor Sheathing Type: Size:	Swimming Pools:		
3. Lally Column Spacing: Size:	: -10" O C 1. Type:		Square Footage
4. Joists Size: Spa	2. Pool Size :	x	Square Footage
5. Bridging Type: Size:	3. Must conform t		
6. Floor Sheatning Type:	Zoning:	G Bt Post	Pro ded Side
7. Other Material:	District	_Street rontage Req Rack	Side Side
Exterior Walls:			
1 Studding Size Spacing	Review Required:	nmval: Yes No	Date:
2. No. windows	Planning Board A	Approval: YesNo	Date: Date: Subdivision
3. No. Doors	Conditional Una	Variance	Site Plan Subdivision
4. Header Sizes Span(s)	Shore and Floodr	plain MgmtSpc	e Exception
5. Bracing: Yes No.	OtherŒx	plain)	
3. No. Doors 4. Header Sizes	Date Approved_		
9 Shoething Type Size			•
9. Siding Type Weather Exp	osure Permit Received By	Latini	
11. Metal Materials	Signature of Applicant	Leus Kl	Date Jan 3, 1989
T 4 * 11/-11 or	Olginavato si rippina	7 110	
1. Studding Size Spacing Spacing Spacing Spacing Spacing Spacing Span(s)		<u> </u>	Date
		/\\m\	
4. Fire Wall if required	Inspection Dates	(4) ML	
5. Other Materials		Tag -CEO	© Copyright GFCOG 1987
White-	Tax Assesor Yellow-GPCOG White	Tag -CEO	a coblinent at on a mon

RMIT # CITY OF Portland BUILDING F	
ase fill out any part which applies to job. Proper plans must description of the company form.	I :r Official Use Only
mer: George Glicos	Date January 3, 1980 Subdivision: Yes / No Name
dress: 1585 Forest Ave. Portland 747-9145	Inside Fire Limits
10:88	Bldg CodeBlock_
CATION OF CONSTRUCTION 1585 Forest Ave. Portaind	Retirented Cost
NTRACTOR: Dead Rive: SUBCONTRACTORS:	ValueStructure, on Access For Private Private Private
55 FRADNIAY BARRE Vains	Fee \$105, 700 *** \$25 to \$ 300,00
DRESS:	Ceiling:
Construction Cost; \$17,000,00 Type of Use: Cas Station	1. Ceiling Joists Size:
at Use: Sama	2. Ceiling Strapping Size Spacing
ilding Dimensions L W Sq. Ft # Stories: Lot Size:	3. Type Ceilings: 4. Insulation Type Size Size 1989
	5. Ceiling Height:
Proposed Use: Sensonal Condominium Apartment	
Proposed Use: Seasonal Condominium Apartment Minor Sites Plan Review Conversion - Explain Erect Canopy offer gas pumpe Cond. Use Appr	1 Truss or Rafter Size
	peal 2. Sheathing Type Size
MPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE	3. Roof Covering Type
sidential Buildings Only:	4. Other
f Dwelling Units # Of New Dwelling Units	Chimneys: Type: Number of Fire Places
undation:	Venting
/ 1 Tune of Soil:	Type of Heat:
2. Set Backs - Front Rear Side(s)	Electrical:
3. Footings Size:	Service Entrance Size: Smoke Detector Required YesNo_
4. Foundation Size:	Plumbing:
5. Other <u>> > · · · · · · · · · · · · · · · · · </u>	1. Approval of soil test if required 00 Yes No 2. No. of Tubs or Showers
	2. No. of Plushes
i. Sills Size: Sills must be anchored.	4. No. of Levatories
2. Girder Size:	5. No. of Other Fixtures 00, 022 IsaagA
3 Lolly Column Spacing Size:	Swimming Pools:
4. Joists Size: Spacing 16" O.C.	1. Type:
5. Bridging Type: Size:	2. Pool Size: x Square Footage
6. Floor Sheathing Type: Size:	3. Must conform to National Electrical Code and State Law.
7. Other Material:	Zoning: District 8-2 Street Frontage Req.: Provided
terior Walls:	Required Setbacks: Front Back Side Side
terior Walls: 9 9 Spacing Spacing	
2. No. windows	Review Required: Zoning Board Approval: Yes No Date:
3. No. Doors	Review Required: Zoning Board Approval: Yes No Date: Planning Board Approval: Yes No Date: Conditional Use: Variance Site Plan Subdivision Shore and Floodplain Mgmt Special Exception Other (Explain)
4. Header Sizes Span(s)	Conditional Use: Variance Site Plan Subdivision
5. Bracing: Yes No.	Shore and Floodplain MgmtSpecial Exception
6. Corner Posts Size 7. Insulation Type Size	Other (Explain)
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9. Siding Type Weather Exposure 10. Masonry Materials	Permit Received By Latini
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3, Wall Covering Type	
4. Fire Wall if required 5. Other Materials 5.	Inspection Dates

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CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

July 26, 1989

George Glicos 1585 forest Avenue Portland, Maine

Re: 1585 Forest Avenue

Dear Sir:

Your application to erect a canopy has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services

Public Works

Approved

Approved

S. Harris

Fire Department

Approved

Approved

Lt. Collins

Planning Division - Dumpster must be enclosed with stockade fence.

Standards.

Ms. Greene

Building Code Requirements

This permit is being issued with the understanding that the canopy shall have a minimum of 50 pounds per square feet live load.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses Chief, Inspection Services

cc: Lt. Collins, Portland Fire Department S. Harris, Public Works

S. Harris, Public Works
P. Niehoff, Public Works
S. Greene, Planning Division

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

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BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE SITE PLAN REVIEW Processing Form

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CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

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SITE PLAN REVIEW
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CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S. SELTZER Chalman

> JOHN C. KNOX Secretary

PETER F. MORELLI THOMAS F. JEWELL DAVID L. SII.VERNAIL MICHAEL E. "VESTORT CHRISTOPHER DINAN

February 13, 1989

RE: 1585 Forest Avenue

Mr. George Glicos, Owner Service Station 1585 Forest Avenue Portland, Maine 04103

Dear Mr. Glicos:

At the meeting of the Board of Appeals on Thursday evening, February 9, 1989, the Board voted by a unanimous vote of seven members present to grant your conditinal use appeal which will enable you to construct a canopy over the gas pumps in your service station, which is located in the B-l Business Zone.

You may now proceed to apply for site plan review for a minor development. For this purpose you will need six copies of your site plan and two copies of the construction plan showing how the canopy will be erected. There is a 10 foot front yard setback from the inner edge of the sidewalk for the roof of the proposed canopy. You have six months from the date of approve in which to apply.

Sincerely,

Warren J. Turner

Administrative Assistant

/el

Enclosure: Copy of Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspec ion Services
Merlin Leary, Code Enforcement Officer
William D. Giroux, Zoning Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

874.8300

389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 245-545-7

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FEB 2 3 1989

DEPT, OF BUILDING INSPECTAÇUS CITY OF PORTLAND

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RESARES - CRESCRET GEORGE GLIC CITY OF FORTLAND STREET LINE RECORDS THIS SUBVEY COMPONED TO CATEGORY !, COMMITTOR ME, AS DEFINED BY THE STANDARDS BY THE CAINE STATE BOARD OF RESISTRATION FOR LAND SHIVETORS. EITT OF PORTLAND MEMER RECORDS. CATY BF POSTLAND ASSESSESS CHART \$130. - WITH THE POLLOWIES EZEEPTISES. FIELD 8004 - 13/24 AT CERM . M PLAN BOOK 14/ POR 18. 847E BRA 24-12/22/98

FEB 2 3 1989 DEPT. OF BUILDING IN THE HONS CITY OF PORTLAND



APPLICATION FOR PERMIT DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

	Date <u>Jul. 14</u>	
	Receipt and Permit nur	nber 10505
To the CHIEF ELECTRICAL INSPECTOR, Portland,	Marne.	_
The undersigned hereby applies for a permit to mal	te electrical i istallations in accordance wit	h the laws of
Maine the Portland Electrical Ordinance, the National	l Electrical Code and the following specifi	cations:
OWNER'S NAME: Mr. Clico's	ADDRESS.	
Work for: Dead River Company	500 K.M. P , Waterville, ME 64901	I Waraca
· CILDIO.		
Receptacles Switches Plugmo	H ft TOTAL	
Incapdescent X Flourescent (no	t strip) TOTAL 12	_3.20
Strip Flourescent ft	***********	
Overhead Underground Tempo	MONTH I	
M. TZPS: (number of)	TOTAL amperes	
MOTORS: (number of)		
Fractional	• • • • • • • • • • • • • • • • • • • •	
T TIL OL OASL	* * * * * * * * * * * * * * * * * * * *	
MEADERING HEATING:		
Oil or Gas (number of units)		
Electric (number of rroms) COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by senarate units)		-
the Under AV RWS UVAP 20 RWS	\$	
APPLIANCES: (number of)	******************************	
Ranges	Water He iters	
Cook Tops	Disposals	
Wall Ovens	Dishwash ers	
Dryers	Compacte is	
TOTAL	Others (e mote)	
MISCELLANEOUS: (number of)		~ · · · · · · · · · · · · · · · · · · ·
Branch Panels	********	
Transformers		
Air Conditioners Central Unit		
Signs 20 so ft and units (windows)	*** *** ****	
Signs 20 sq. ft. and under	******** ***** *****************	
Swimming Pools Above Ground	****	
In Ground		
Fire/Burglar Alarms Residentia	* *** * **** ******************	New Assessment of the Assessment of the Control of
Commercial		
Heavy Duty Outlets, 220 Volt (such as welders)	30 amps and under	
Circus, Parre, etc.	over 3 amps	
Circus, Fairs, etc. Alterations to wires X - Discourse wires of	(a (a) () () () () () () () () (
Repairs after fire	m. ite. v. = recrimerring to new purp.	

Emergency Generators	**************************************	
	INSTALLATION UPP THE.	
FOR ADDITIONAL WORK NOT ON ORIGINAL PER	MIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16b)		
	TOTAL AMOUNT DUE:	5.20
INSPECTION:		
Will be ready on, 19_; or	Will (all X	
CONTRACTOR'S NAME: _Arthur P. Goc drup		
ADDRESS: Rt 3, Box 2410, Oakl	and, WE 04963	
TEL: 465-3517	The same of the sa	
MASTER LICENSE NO.: 03950 LIMITED LICENSE NO.:	SIG! ATURE OF CONTRACTOR:	

Service called in _____ Che: 18:13 . ______ by _____ PROGRESS INSPECTIONS: REMARKS: DATE:

E E

INSPECTIONS: Sc. inc



APPLICATION FOR PERMIT DEPARTMENT OF LUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Date July 14 19 89
Receipt and Permit number 20505 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: 1585 Forest Avenue - Clim's OWNER'S NAME: Mr. Clim's ADDRESS: Work for: Dead River Company - 500 K.M. D., Waterville, ME 04901 ft. TOTAL __ Switches ____ Plugmold _ Receptacles__ High Pressure Sodium FIXTURES: (number of) RES: (number of)
Incapdescent X Flourescent (not strip) TOTAL 12 # Strip Flourescent ___ Overhead Underground Temporary TOTAL amperes

METERS; (number of) MOTORS: (number of) Fractional____ 1 HP or over RESIDENTIAL HEATING: Oil or Gas (number of units)_ Oil or Gas (by separate units) Electric Under 20 kws ____ Over 20 kws ____ APPLIANCES: (number of) Water Heaters Ranges Disposals Cook Tops Dishwashers Wall Ovens Compactors Drygn Others (denote) Fans TOTAL MISCELLANEOUS: (number of) Branch Panels _____ Air Conditioners Central Unit

Separate Units (windows)

Signs 20 sq. ft. and under ********************** Over 20 sq. ft. _ Swimming Pools Above Ground _______ In Ground ______ Fire/Burglar Alarms Residential
Commercial Heavy Duty Outlets, 220 Voit (such as welders) 30 amps and under ______ over 30 amps _____ Circus, Fairs, etc. (GASOTIOS HIM)

Alterations to wires X - Disconnecting old Him) & reconnecting to new purp. 2.00 Repairs after fire 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) TOTAL AMOUNT DUE: INSPECTION: , 19_; or WE 'all X Will be ready on CONTRACTOR'S NAME: Arthur P. Gooldan Rt 3, Box 2410, Cakland, ME 64963 465-3517 ADDRESS: SIGNATURE OF CONTRACTOR: TEL.: MASTER LICENSE NO.: ITED LICENSE NO.

: **D**.23

		Permit #_Please fill out Owner:Gas Address:i LOCATION ON Contractor
		Please fill out any paid owner: GAB Expr Address: 1584 F LOCATION OF CONST Contractor CN Br Loft Main St Ex Address: 1584 F of Existing Res. Units. Building Dimensions L s Stories: Steries: Services: Serv
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ease un out any part which applies	to job. Proper plans must accompany form.		
C N Brown Co.	Phone # 743-9212		
	t- South Paris, ME 04281	-	For Official Use Only
		_	Date 4/6/93 Subdivision: Name 47 1 2 1003
OCATION OF CONSTRUCTION	585 Forest Ave. AXMXXXXXX	IIķIè	
	(The Big Ap	ple)	Bidg Code
ontractor	Sub.: (The Big Ap	_ `	Time Lamit Ownership: Public d
ådress:	Phone #	_	Private Estamated Cost
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uilding Dimensions LW	Total Sq. Ft	-	Planning Roard Approval: V No Date:
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CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 1585 Forest Avenue

Issued to C. N. ERONN COMFAIN

Date L'Issue April 8, 1993

This is to certify that the building, premises, or part thereof, at the above location, built -- altered — changed as to use under Building Permit No. 924319 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Service station with convenience store

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

4-8-93 (Date)