



BI BUSINESS ZONE  
 CITY OF PORTLAND, MAINE  
 DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

INSPECTION COPY

COMPLAINT NO. 70/53

Date Received July 22, 1970

Location:  
323 Allen Ave.

Location 323 Allen Avenue

Owner's name and address Richard J. Conley, 321 Allen Ave.

Use of Building Sales and Service Garage

Tenant's name and address \_\_\_\_\_

Telephone \_\_\_\_\_

Complainant's name and address \_\_\_\_\_

Telephone \_\_\_\_\_

Telephone \_\_\_\_\_

Description: Used cars for sale are being parked on sidewalk and street.

NOTES: 7/20/70 - This is a record of public works matter has  
the cars in question are on sidewalk & on the road  
& reported by the Public Works Dept. who will  
look into this. - Allen

X



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

INSPECTION COPY  
COMPLAINT NO. 74/20

Date Received 3-1-74

Location

Location 321 Allen Ave.

Owner's name and address 20th Century Motors

Tenant's name and address \_\_\_\_\_

Complainant's name and address \_\_\_\_\_

Description: Used Car Lot

Use of Building \_\_\_\_\_

Telephone \_\_\_\_\_

Telephone \_\_\_\_\_

Telephone \_\_\_\_\_

NOTES: 3-1-74 talked to owner will remove  
STORAGE OF TRUCK 1-0 12 & 13.

Lined area for additional notes or details.



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION .....  
ZONING LOCATION B-1 ..... PORTLAND, MAINE, 0235 April 9, 1979

**PERMIT ISSUED**  
APR 12 1979  
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 321 Allen Avenue  
1. Owner's name and address Ronald Ark Galantz - Windham, Me. Fire District #1  #2   
2. Lessee's name and address Future owner Harbor Fish Market Inc. - same Telephone 775-0251  
3. Contractor's name and address 9 Custom House Wharf Telephone 775-0251  
4. Architect Proposed use of building - auto body shop Specifications Plans No. of sheets 1  
Last use fish market No. families 1  
Material retail automobile sales No. families 1  
Other buildings on same lot None Style of roof Flat Roofing Asph/Flt  
Estimated contractual cost \$ 5000 Fee \$ 5.00

FIELD INSPECTOR—Mr. Nicholas Affier  
This application is for:  
Dwelling  @ 775-5451  
Garage  Ext. 34  
Masonry Bldg.   
Metal Bldg.   
Alterations   
Demolitions   
Change of Use   
Other

GENERAL DESCRIPTION  
To change use from auto body shop to retail fish market, with no structural changes.  
Stamp of Special Conditions

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

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

DETAILS OF NEW WORK  
Is any plumbing involved in this work?  Is any electrical work involved in this work?   
Is connection to be made to public sewer?  If not, what is proposed for sewage? .....

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:  
BUILDING INSPECTION—PLAN EXAMINER .....  
ZONING: C.R. M.C. 4/11/79 .....  
BUILDING CODE: .....  
Fire Dept.: .....  
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 Nicholas Affier Phone # same  
Type Name of above Nicholas Affier Other  1  2  3  4   
and Address .....

FIELD INSPECTOR'S COPY



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

Date July 5, 19 79  
 Receipt and Permit number 28818

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: 321 Allen Avenue  
 OWNER'S NAME: Harbor Fish Mkt. Inc. ADDRESS: 9 Custom House Wharf

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	FEES _____
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
METERS: (number of)	_____				
MOTORS: (number of)	Fractional <u>3x</u>	_____			<u>1.00</u>
	1 HP or over <u>1</u>	_____			
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	_____			
	Electric (number of rooms) _____	_____			
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) <u>x</u>	_____			<u>5.00</u>
	Oil or Gas (by separate units) _____	_____			
	Electric Under 20 kws _____	Over 20 kws _____	_____		
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____		
	Cook Tops _____	Disposals _____	_____		
	Wall Ovens _____	Dishwashers _____	_____		
	Dryers _____	Compactors _____	_____		
	Fans _____	Others (denote) _____	_____		
	TOTAL _____	_____			<u>1.50</u>
MISCELLANEOUS: (number of)	Branch Panels _____	_____			
	Transformers _____	_____			
	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 Volt (such as welders) 30 amps and under _____	over 30 amps _____	_____		
	Circus, Fairs, etc. _____	_____			
	Alterations to wires <u>xx</u>	_____			<u>2.00</u>
	Repairs after fire _____	_____			
	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: _____				
	TOTAL AMOUNT DUE: <u>9.50</u>				

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call xx  
 CONTRACTOR'S NAME: Harbor Fish Market Inc.  
 ADDRESS: same  
 TEL.: 775-0251  
 MASTER LICENSE NO.: owner  
 LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
*[Handwritten Signature]*

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN





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

Date July 7, 19 80  
 Receipt and Permit number A 51466

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: 321 ALLAN AVE.  
 OWNER'S NAME: Nicholas Alfero ADDRESS: Middle Rd. Cumberland, Me.

OUTLETS:	Receptacles	Switches	Plugmold	ft. TOTAL	_____
FIXTURES: (number of)	_____				
	Incandescent	Flourescent	(not strip)	TOTAL	_____
	Strip Flourescent	ft.	_____		
SERVICES:	Overhead <input checked="" type="checkbox"/>	Underground	Temporary	TOTAL amperes	<u>200</u> .. <u>3.00</u>
					<u>.50</u>
METERS: (number of)	_____				
MOTORS: (number of)	_____				
	Fractional	_____			
	1 HP or over	_____			
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 Under 20 kws	Over 20 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 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 Volt (such as welders) 30 amps and under	_____			
	over 30 amps	_____			
	Circus, Fairs, etc.	_____			
	Alterations to wires	_____			
	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:	<u>3.50</u>			

INSPECTION:  
 Will be ready on xx, 1980; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Thomas Handlon  
 ADDRESS: 28 Arcadia St.  
 TEL.: 773-7662  
 MASTER LICENSE NO.: 4322 SIGNATURE OF CONTRACTOR: Thomas E. Handlon  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 21 1979

B.O.C.A. USE GROUP ..... 000834

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

ZONING LOCATION 3-1 PORTLAND, MAINE, Sept. 11, 1979

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 321 Allen Avenue Fire District #1 [ ] #2 [ ]
1. Owner's name and address Harbor Fish Market Inc. - same Telephone 775-0251
2. Lessee's name and address Telephone
3. Contractor's name and address Owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing fee not pd.
Other buildings on same lot Fee \$ 33.00
Estimated contractual cost \$ Fee \$

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION roof sign 9.80
This application is for: @ 775-5451 pole 11.60
Dwelling Ext. 234 To erect signs on building, 1 pole
Garage 16 square feet, 2 -4 ft. on each
Masonry Bldg. side of bldg., roof sign 48 square ft
Metal Bldg. as per plans Stamp of Special Conditions
Alterations 1 sheet of plans.
Demolitions send permit to: 9 Custom House Wharf
Change of Use send permit to: 9 Custom House Wharf
Other

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

PERMIT IS TO BE ISSUED TO 1 [x] 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 MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: O.R. MacC. 9/21/79
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Harbor Fish Market Phone # same
Type Name of above Harbor Fish Market 1 [x] 2 [ ] 3 [ ] 4 [ ]
Other
and Address

FIELD INSPECTOR'S COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 0 1159

OCT 27 1983

ZONING LOCATION ..... PORTLAND, MAINE Oct. 24, 1983

CITY OF PORTLAND

To the CHIEF 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 ... 321 Allen Avenue ... Fire District #1 [ ], #2 [ ]
1. Owner's name and address Harbor Fish, Inc. ... same ... Telephone ... 775-0251
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address Roland Morrison - Chute, Ed. So. Windham ... Telephone ... 892-9418
Proposed use of building fish market ... No. of sheets ...
Last use ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ 9,000 ...
FIELD INSPECTOR - Mr. ... @ 775-5451
Appeal Fees \$ ...
Base Fee 55.00
Late Fee ...
TOTAL \$ 55.00

Special conditions:

To repair after fire to return to original condition, no structural changes to roof as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04082

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - LAN EXAMINER ... Will work require disturbing of any tree on a public street? ... no
ZONING: ...
BUILDING CODE: ... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... yes ...
Fire Dept.: ...
Health Dept.: ...
Others: ...

Signature of Applicant ... Roland Morrison for Harbor Fish Market
Phone # ... same ...
Type Name of above Harbor Fish Market
Other ...
and Address ...

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Handwritten signature: [97] M.A. Williams



Permit No. 83/1159

Location 221 Allen Ave.

Owner Franklin Fish Inc.

Date of permit 10-24-83

Approved 10-27-83

Dwelling \_\_\_\_\_

Garage Repair To Original

Alteration Condition

NOTES

179 New Post. Already in  
Place. Work should be complete  
w/ a couple of weeks. (179)  
215 Work complete (215)



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

*filmed*

Date Nov. 9 1983  
 Receipt and Permit number 819383

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: 321 Allen Avenue

OWNER'S NAME: Hallow Fish Markets ADDRESS: same

OUTLETS:  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30 3.00

FIXTURES: (number of)  
 Incandescent x Fluorescent x (no strip) TOTAL xxx 16 3.60  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:  
 Overhead x Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 200 3.00

METERS: (number of) 1 .50

MOTORS: (number of)  
 Fractional 5 2.50  
 1 HP or over \_\_\_\_\_

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 Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)  
 Ranges \_\_\_\_\_ Water Heaters 1  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
 TOTAL 1 1.50

MISCELLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners Central Unit \_\_\_\_\_  
 Separate Units (windows) \_\_\_\_\_  
 Signs 20 sq. ft. and under 1 2.50  
 Over 20 sq. ft. \_\_\_\_\_  
 Swimming Pools Above Ground \_\_\_\_\_  
 In Ground \_\_\_\_\_  
 Fire/Burglar Alarms Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
 over 30 amps \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 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: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 16.60

INSPECTION: ROUGH-IN READY NOW  
 Will be ready on 11-9- 1983; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Thomas E. Handlon & Sons  
 ADDRESS: 38 Bolton St., Portland  
 TEL.: 773-7662

MASTER LICENSE NO.: 4322 SIGNATURE OF CONTRACTOR: Thomas E. Handlon  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY -- WHITE  
 OFFICE COPY -- CANARY  
 CONTRACTOR'S COPY -- GREEN





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

*filed*

Date Nov. 9 1983  
 Receipt and Permit number 519383

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: 321 Allen Avenue  
 OWNER'S NAME: Harbor Fish Markets ADDRESS: same

OUTLETS:		
Receptacles _____	Switches _____	Plugmold _____ ft. TOTAL <u>1-30</u> <u>1.00</u>
FIXTURES: (number of)		
Incandescent <u>X</u>	Flourescent <u>X</u> (not strip)	TOTAL <u>16</u> <u>3.60</u>
Strip Flourescent _____	ft. _____	
SERVICES:		
Overhead <u>X</u>	Underground _____	Temporary _____ TOTAL amperes <u>200</u> <u>3.00</u>
METERS: (number of) <u>1</u>		<u>.50</u>
MOTORS: (number of)		
Fractional <u>5</u>		<u>2.50</u>
1 HP or more _____		
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 Under 20 kws _____	Over 20 kws _____	
APPLIANCES: (number of)		
Ranges _____	Water Heaters <u>1</u>	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers _____	
Dryers _____	Compactors _____	
Fans _____	Others (denote) _____	
TOTAL <u>1</u>		<u>1.50</u>
MISCELLANEOUS: (number of)		
Branch Panels _____		
Transformers _____		
Air Conditioners Central Unit _____		
Separate Units (windows) _____		
Signs 20 sq. ft. and under <u>1</u>		<u>2.50</u>
Over 20 sq. ft. _____		
Swimming Pools Above Ground _____		
In Ground _____		
Fire/Burglar Alarms Residential _____		
Commercial _____		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____		
over 30 amps _____		
Circuits, Fairs, etc. _____		
Alterations to wires _____		
Repairs after fire _____		
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:		
TOTAL AMOUNT DUE:		<u>16.00</u>

INSPECTION: ROUGH-IN READY NOW  
 Will be ready on 11-9-, 1983; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Thomas E. Handlov & Sons  
 ADDRESS: 38 Bolton St., Portland  
 T. L.: 773-1662  
 MASTER LICENSE NO.: 432? SIGNATURE OF CONTRACTOR: Thomas E. Handlov  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN

**ELECTRICAL INSTALLATIONS —**

Permit Number 19583  
 Location 321 Allen Ave.  
 Owner Harbor Fish  
 Date of Permit 11-9-83  
 Final Inspection 12-23-83  
 By Inspector Libby  
 Permit Application Register Page No. 15

INSPECTIONS: Service ✓ by Libby  
 Service called in 11-30-83  
 Closing in 11-9-83 by Libby

PROGRESS INSPECTIONS:

<u>11-22-83</u>	/
<u>11-28-83</u>	/
<u>12-8-83</u>	/
<u>12-13-83</u>	/
<u>12-23-83</u>	/

CODE COMPLIANCE COMPLETED DATE <u>12-23-83</u>
--

DATE: \_\_\_\_\_ REMARKS: \_\_\_\_\_


APPLICATION FOR PERMIT

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

ZONING LOCATION PORTLAND, MAINE March 13, 1984

To the CHIEF 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 321 Allen Avenue Fire District #1, #2

1. Owner's name and address Harbor Fish Markets, Inc., 9 Custom House Wharf Telephone 775-0251

2. Lessee's name and address Telephone

3. Contractor's name and address pending Telephone

Proposed use of building 3 retail shops No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$ 50.00
Base Fee
Late Fee
TOTAL \$

20' setback required by B-2 Zone, appealing for a 5' setback instead of 20' required.

This application is preliminary to not settled the question of zoning appeal. In the event the applicant is unable to obtain complete information estimated cost and pay: Stamp of Special Conditions

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

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 plat. Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Nicholas Alfiero Phone # same
Type Name of above Mr. Nicholas Alfiero 1 2 3 4
for Harbor Fish Markets, Inc. Other
and Address

CITY OF PORTLAND, MAINE



INGRE STREET  
PORTLAND, MAINE 04101  
(207) 775-3451

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

March 31, 1988

~~321 Allen Avenue~~

Mr. Michael Alfiero  
321 Allen Avenue  
Portland, Maine 04101

Dear Mr. Alfiero:

We have received a complaint from your neighborhood that the security light on the rear of your building is too bright and that the tenant on Abbott Street can not sleep with windows open in summer due to the intensity of the security light. Would it be possible for you to change the security light to one which is deflected inward and away from the abutting residential property?

We understand that a zone change has been proposed which would change the zone line for the B-2 Business Zone from its present location to the rear lot line of your property. This is among the business zone changes which are before the City Council for the off-Peninsula neighborhoods. The City Council is expected to act on some of these map changes in late May or early June.

Your request for a variance (space and bulk) will be considered at the next meeting of the Board of Appeals on April 7th in Room 209, City Hall, Portland, and a copy of the agenda will be sent to you prior to the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Warren J. Turner".

Warren J. Turner  
 zoning Enforcement Inspector

/el

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Fred Williams, Code Enforcement Officer

PERMIT # 503 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Harbor Fish Market  
 Address: 221 S Allen Avenue Portland  
 LOCATION OF CONSTRUCTION: 221 Allen Avenue  
 CONTRACTOR: R.P. Morrison SUBCONTRACTORS: \_\_\_\_\_  
 ADDRESS: 152 Chute Road So. Windham, ME 04082 TEL: 2-9418

For Official Use Only	
Date: <u>May 11, 1988</u>	Subdivision: <u>Yes</u> / <u>No</u>
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>36,000</u>	Permit Expiration: _____
Value/Structure: _____	Owner/Builder: _____
Fee: <u>200</u>	Public/Private: _____

Est. Construction Cost: 36,000 Type of Use: Fish Market  
 Past Use: \_\_\_\_\_

Building Dimensions L: \_\_\_\_\_' W: \_\_\_\_\_' Sq. Ft. \_\_\_\_\_ # Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

Conversion - Explain CEILING addition, 20' x 25', to existing bldg.  
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plans  
 Residential Buildings Only:  
 # Of Dwelling Units: \_\_\_\_\_ # Of New Dwelling Units: \_\_\_\_\_

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing: 16' O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size: \_\_\_\_\_ Spacing: \_\_\_\_\_  
 2. No. windows: \_\_\_\_\_  
 3. No. Doors: \_\_\_\_\_  
 4. Header Sizes: \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size: \_\_\_\_\_  
 7. Insulation Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 8. Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 9. \_\_\_\_\_ Type: \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials: \_\_\_\_\_

Interior Walls:  
 1. Studding S: \_\_\_\_\_ Spacing: \_\_\_\_\_  
 2. Header Sizes: \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type: \_\_\_\_\_  
 4. Fire Wall if required: \_\_\_\_\_  
 5. Other Materials: \_\_\_\_\_

Ceiling:  
 1. Ceiling Joist Size: \_\_\_\_\_  
 2. Ceiling Strapping S: \_\_\_\_\_ Spacing: \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type: \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size: \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type: \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type: \_\_\_\_\_  
 4. Other: \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places: \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required: Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers: \_\_\_\_\_  
 3. No. of Flushes: \_\_\_\_\_  
 4. No. of Lavatories: \_\_\_\_\_  
 5. No. of Other Fixtures: \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Zoning:  
 District: \_\_\_\_\_ Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

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): \_\_\_\_\_  
 Date Approved: \_\_\_\_\_

Permit Received By: Lynne Bennett

Signature of Applicant: \_\_\_\_\_ Date: 5/11/88

Signature of CEO: Roland Crison Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_



**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



321 Allen Avenue

MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORELLO  
THOMAS F. JEWELL  
DAVID L. SILVERMAN  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

April 8, 1988

Mr. Michael Alfiero  
Harbor Fish Markets  
321 Allen Avenue  
Portland, Maine 04103

Dear Mr. Alfiero:

At the meeting of the Board of Appeals on Thursday evening, April 7, 1988, the Board voted by a vote of four opposed to one member in favor to deny your request for a rear yard variance of six feet instead of the twenty (20) feet required when the rear yard abuts an R-5 Residence Zone in Section 14-183 (2) a. of the City Zoning Ordinance.

A copy of the Board's decision is enclosed for your records.

Sincerely,

*Warren V. Turner*

Warren V. Turner  
Zoning Enforcement Inspector

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
F. Samuel Hoffses, Chief, Inspection Services  
Fred Williams, Code Enforcement Officer

**CITY OF PORTLAND MAINE**  
ZONING BOARD OF APPEALS



321 Allen Avenue

MERRILL S. SELTZER  
Chairman  
JOHN C. KNOX  
Secretary  
PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

March 22, 1988

Mr. Michael L. Alfiero  
Harbor Fish Markets  
21 Summit Road  
Cape Elizabeth, Maine 04107

Dear Mr. Alfiero:

Receipt of your application for a space and 1/2' variance for the building at 321 Allen Avenue is acknowledged. This is a request for a variance for the rear yard setback of 20 feet in the B-2 Business Zone to provide a six foot setback at the rear for a proposed building addition.

This request for a variance is necessary if an addition is contemplated for the existing building owned by Harbor Fish Markets, Inc. Section 14-183 (2) of the Zoning Ordinance requires a 20 foot rear yard setback whenever a B-2 Business Zone abuts an R-5 Residence Zone, as this lot does.

This variance request will be scheduled for consideration before the Board of Appeals on the agenda for the April 7th meeting at 7 P.M. in Room 219, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,  
*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

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

PERMIT # 523 CITY OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Harbor Fish Market  
 Address: 321 S Allen Avenue Portland  
 LOCATION OF CONSTRUCTION: 321 Allen Avenue  
 CONTRACTOR: R.P. Morrison SUBCONTRACTORS: \_\_\_\_\_  
 ADDRESS: 158 Chute Road So. Windham, ME 04082 892-9418  
 Est. Construction Cost: 36,000 Type of Use: Fish Market  
 Past Use: \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ # Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_  
 Conversion - Explain Construct addition, 20' x 25', to existing bldg.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plans  
 Residential Buildings Only:  
 # Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_

Foundation:  
 1. Type of soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Size: \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**For Official Use Only**

Date: <u>May 11, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>36,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____
Fee: <u>200</u>	Private _____

Ceiling: 000523  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Trapping Size \_\_\_\_\_  
 3. Type Ceilings: PERMIT ISSUED  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type: Asph/Flt Portland  
 4. Other \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_  
 Electrical: Service Entrance Size: PERMIT ISSUED Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required MAY 17 1988 Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Fixtures \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures: City Of Portland

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Zoning:  
 District: B-2 Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

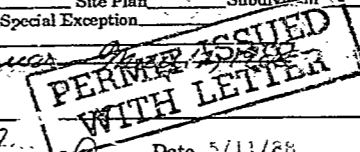
Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt. \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 Date Approved: C.K. Morrison

Permit Received By: Lynn Bnaoit

Signature of Applicant: [Signature] Date: 5/11/88

Signature of CEO: [Signature] Date: 5/16/88

Inspection Dates: \_\_\_\_\_



PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ \_\_\_\_\_  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

OWNER ONLY CALLED FOR A FINAL INSPECTION TWO

Signature of Applicant

*[Handwritten Signature]*

Date



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

May 16, 1988

R. P. Morrison  
158 Chute Road  
South Windham, ME 04082

Re: 321 Allen Avenue

Dear Sir:

Your application to construct a 20' x 25' addition at the above address has been reviewed and a permit is herewith issued subject to the following requirements:

1. All lot lines shall be clearly marked before calling for a foundation inspection.
2. The foundation shall be a minimum of 8", 4' below grade.

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

Sincerely,

P. Samuel Hoffses  
Chief, Inspection Services

PSH/jmr

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



321 Allen Avenue

MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

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

April 8, 1988

Mr. Michael Alfiero  
Harbor Fish Markets  
321 Allen Avenue  
Portland, Maine 04103

Dear Mr. Alfiero:

At the meeting of the Board of Appeals on Thursday evening, April 7, 1988, the Board voted by a vote of four opposed to one member in favor to deny your request for a rear yard variance of six feet instead of the twenty (20) feet required when the rear yard abuts an R-5 Residence Zone in Section 14-183 (2) a. of the City Zoning Ordinance.

A copy of the Board's decision is enclosed for your records.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Enforcement Inspector

Enclosure: Copy of Decision

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  
Fred Williams, Code Enforcement Officer

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



321 Allen Avenue

MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

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

March 22, 1988

Mr. Michael L. Alfiero  
Harbor Fish Markets  
21 Summit Road  
Cape Elizabeth, Maine 04107

Dear Mr. Alfiero:

Receipt of your application for a space and bulk variance for the building at 321 Allen Avenue is acknowledged. This is a request for a variance for the rear yard setback of 20 feet in the B-2 Business Zone to provide a six foot setback at the rear for a proposed building addition.

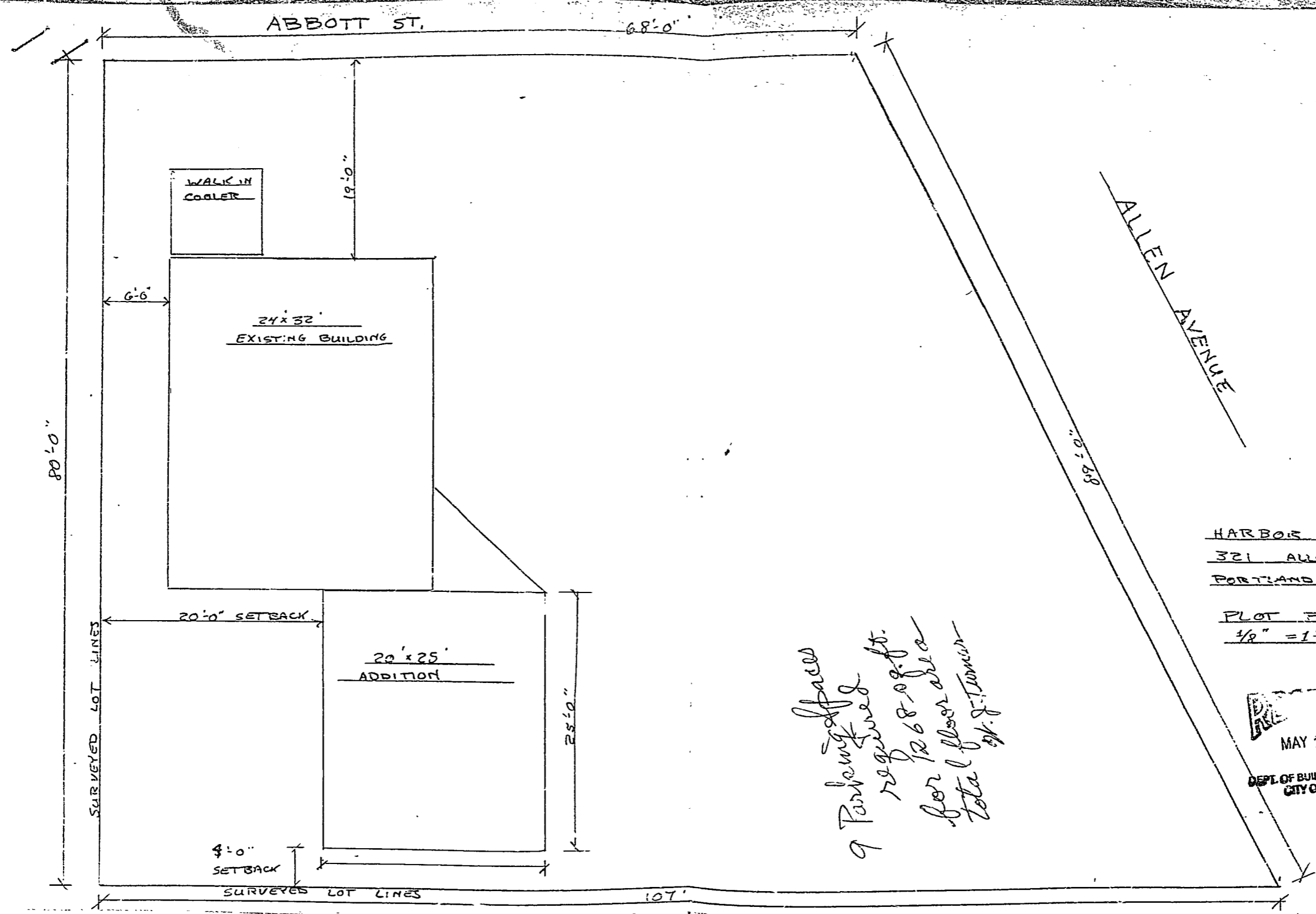
This request for a variance is necessary if an addition is contemplated for the existing building owned by Harbor Fish Markets, Inc. Section 14-183 (2) of the Zoning Ordinance requires a 20 foot rear yard setback whenever a B-2 Business Zone abuts an R-5 Residence Zone, as this lot does.

This variance request will be scheduled for consideration before the Board of Appeals on the agenda for the April 7th meeting at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

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. Lang, Associate Corporation Counsel



ABBOTT ST. 68'-0"

80'-0"

SURVEYED LOT LINES

WALK IN COOLER

19'-0"

6'-6"

24' x 32'  
EXISTING BUILDING

20'-0" SETBACK

20' x 25'  
ADDITION

25'-0"

4'-0"  
SETBACK

SURVEYED LOT LINES

107'

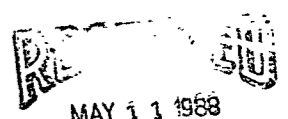
ALLEN AVENUE

89'-0"

HARBOR FISH MARKET  
321 ALLEN AVE.  
PORTLAND, ME.

PLOT PLAN  
1/8" = 1'-0"

*9 Parking spaces  
required  
for 1268 sq. ft.  
total floor area  
of J. Thomas*



MAY 11 1988

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND



912942

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$35. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.  
Owner: Accent Drycleaners Inc Phone # \_\_\_\_\_  
Address: 191 Riverside St; Ptld, ME 04103  
LOCATION OF CONSTRUCTION RR 321 Allen Ave.  
Contractor: Maine Bay Canvas Inc. Sub: 878-8888  
Address: 53 Industrial Way; Ptld Phone # ME 04103  
Est. Construction Cost: \$2600. Proposed Use: retail outlet w  
retail outlet 2 awnings  
Past Use: \_\_\_\_\_  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion Erect two awnings - 24'x2'x3'

**For Official Use Only**  
Date 8/9/91 Subdivision \_\_\_\_\_  
Inside Fire Limits \_\_\_\_\_ Name AUG 10 1991  
Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
Time Limit \_\_\_\_\_ Ownership: Public \_\_\_\_\_  
Estimated Cost: 2600 CITY OF PORTLAND  
Zoning: B-3  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) WDA 8-16-91

Foundation: \_\_\_\_\_ & 8.5' x 4.25'  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Ceiling:  
1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_  
Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_  
Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
Heating:  
Type of Heat: \_\_\_\_\_  
Electrical:  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_  
Plumbing:  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_  
Swimming Pools:  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

**HISTORIC PRESERVATION**

Permit Received By Louise E. Chase  
Signature of Applicant Donald B. [Signature] Date 8-9-91  
CEO's District Roma Mitchell

White - Tax Assessor

Ivory Tag - CEO

CONTINUED TO REVERSE SIDE

912942 912942

Permit # 912942 City of Portland BUILDING PERMIT APPLICATION Fee \$35. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Accent Drycleaners Inc Phone # \_\_\_\_\_  
 Address: 191 Riverside St; Ptld, ME 04103  
 LOCATION OF CONSTRUCTION RR 321 Allen Ave.  
 Contractor: Maine Bay Canvas Inc Sub. # 273-3838  
 Address: 53 Industrial Way; Ptld Phone # ME 04103  
 Est. Construction Cost: \$2600. Proposed Use: retail outlet w  
retail outlet  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion Erect two awnings - 24'x2'x3'

**For Official Use Only**

Date: 8/9/91 Subdivision: \_\_\_\_\_  
 Inside Fire Limits: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: 2600 Ownership: \_\_\_\_\_

**PERMIT ISSUED**  
 AUG 19 1991  
**CITY OF PORTLAND**

Zoning: B-3  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other: WDA 8-16-91 (Explain)

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

**Floor:**  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size 2x4 Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

**Roof:**  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 Action: \_\_\_\_\_ Approved \_\_\_\_\_  
 \_\_\_\_\_ Approved with Conditions \_\_\_\_\_  
 \_\_\_\_\_ Denied \_\_\_\_\_

**Chimneys:**  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Heating:**  
 Type of Heat: \_\_\_\_\_

**Electrical:**  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Luise E. Chase

Signature of Applicant: Ronald B. Lehm Date: 8-9-91

CEO's District: Ronald B. Lehm

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

PLOT PLAN

N



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	<u>35</u>			
Subdivision Fee \$				
Site Plan Review Fee \$				
Other Fees \$				
(Explain)				
Late Fee \$				

COMMENTS *Awning is up OK MCM 3/22/91*

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*Ronald B. Bell*

SIGNATURE OF APPLICANT

ADDRESS

*876-8888*

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

# Certificate of Flame Resistance



REGISTERED FABRIC  
OR  
CONCERN NUMBER  
F-404.01

DICKSON . CONSTANT  
22599 Western Ave.  
Torrance, CA 90501

Date treated or  
manufactured

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR NEW ADDRESS AND TEL. NO. \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_

CITY Maine Bay Canvas STATE \_\_\_\_\_  
53 Industrial Way  
Portland, Me. 04103  
207-878-8888

Certification is hereby made that: (Check "a" or "b")

(a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chem. Reg. No. \_\_\_\_\_  
Method of application \_\_\_\_\_

(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used DIKO-LIF Reg. No. \_\_\_\_\_

The Flame Retardant Process Used will not Be Removed By Washing  
(will or will not)

Name of Applicator



By Eugene Deleplanque Secretary  
Name: EUGENE DELEPLANQUE Title

FR-3

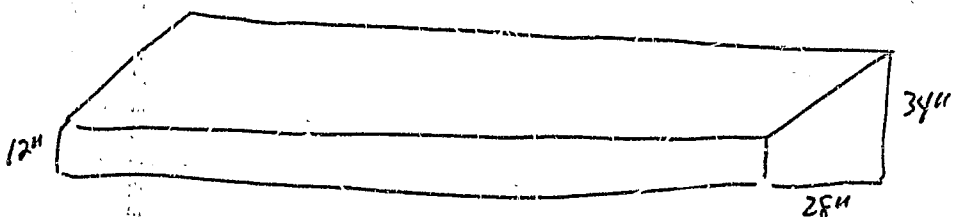
CONTROL NO. \_\_\_\_\_  
CUSTOMER ORDER NO. \_\_\_\_\_  
CUSTOMER INVOICE NO. \_\_\_\_\_  
YARDS OR QUANTITY 11 YARDS  
COLOR FUSCHIA # 5034  
SIZE/TYPE \_\_\_\_\_  
DATE PROCESSED \_\_\_\_\_

**RECEIVED**

AUG 09 1991

DEPT. OF BELLS, DIALS AND TELEPHONS  
CITY OF PORTLAND

24'6"

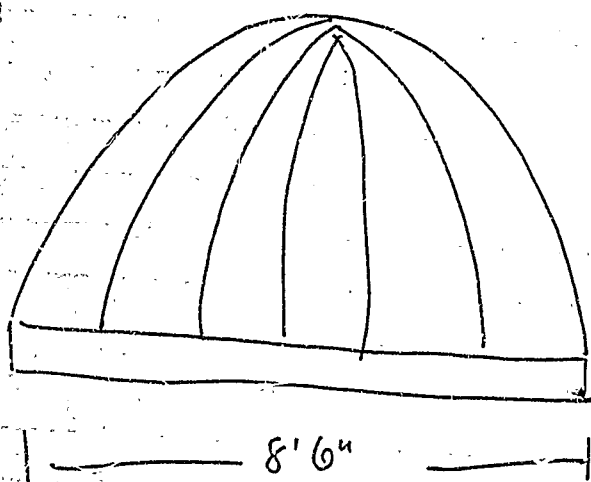


**RECEIVED**

AUG 09 1991

DEPT. OF BUILDING INSPECTIONS  
CITY OF MORTLAND

\$ 1500.00



4'3"

4"

\$ 1100.00

\$ 2600.00

building prostrate 55'  
total signage 70.44  
OKWDY

NOT OVER PUBLIC SIDEWALK.

RECEIVED

HARBOR FISH

AUG 09 1991

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

*ANNALS*

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE

ERECTED ON A BUILDING AT 321 ALLEN AVE

IN PORTLAND, MAINE, being the owner of the premises  
at 321 ALLEN AVE in Portland, Maine hereby gives consent to the  
erection of a certain sign owned by ACCENT DAY CLEANERS over the  
public sidewalk or on the building from said premises as described in  
application to the Division of Inspection Services of Portland, Maine for a  
permit to cover erection of said sign:

And in consideration of the issuance of said permit, the  
owner of said premises, in event said sign shall cease to serve the purpose  
for which it was erected or shall become dangerous and in event the owner of  
said sign shall fail to remove said sign or make it permanently safe in case  
the sign still serves the purpose for which it was erected, hereby agrees  
for himself or itself, for his heirs, his successors, and his or its  
assigns, to completely remove said sign within ten days of notice from said  
Inspector of Buildings that said sign is in such condition and of order from  
him to remove it.

In Witness whereof, the owner of said premises has signed this consent and  
agreement this 7 day of 8 19 91

*Michael O'Brien*

03/25/89

MIRE-NESS BUILDING DEPARTMENT SIGNATURE AT BOTTOM AND ABOVE

**PLUMBING APPLICATION**

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: PORTLAND

Street Subdivision Lot #: 321 Ailed Ave

PROPERTY OWNERS' NAME

Last: HARBOR FISH MARKET

Applicant Name: MARK OBRON P104-119

Mailing Address of Owner/Applicant (If Different): 7 Dresden St Cumberland Hill Me 04021

PORTLAND PERMIT # 3,009 TOWN COPY

Date Permit Issued: 10 9 88 FEE: \$3 Double Fee Charged:

Local Plumbing Inspector Signature: [Signature] L.P.I. # \_\_\_\_\_

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: [Signature] Date: \_\_\_\_\_

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: 10 11 1988

**PERMIT INFORMATION**

This Application is for:

1.  NEW PLUMBING

2.  RELOCATED PLUMBING

Type Of Structure To Be Served:

1.  SINGLE FAMILY DWELLING

2.  MODULAR OR MOBILE HOME

3.  MULTIPLE FAMILY DWELLING

4.  OTHER - SPECIFY Store

Plumbing To Be Installed By:

1.  MASTER PLUMBER

2.  OIL BURNERMAN

3.  MFG'D. HOUSING DEALER/MECHANIC

4.  PUBLIC UTILITY EMPLOYEE

5.  PROPERTY OWNER

LICENSE # 12321

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system		Indirect Wasts		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
Number of Hook-Ups & Relocations		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
\$ Hook-Up & Relocation Fee				Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
				Total Fixtures
				Fixture Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

TOWN COPY



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 13, 1958

Mr. Frank Yerxa  
Poland, Maine

Dear Mr. Yerxa:

The Board of Appeals will hold a public hearing on Friday, May 16, 1958, at 4:00 p.m. in the Council Chamber of the City Hall, Portland, Maine, 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  
BOARD OF APPEALS

May 15, 1958

Mr. Frank Yerkas  
Soland, Maine

Dear Mr. Yerkas:

The Board of Appeals will hold a public hearing  
on Friday, May 16, 1958, at 4:00 p.m. in the Council Chamber  
of the City Hall, Portland, Maine, 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. Hickey  
Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

May 1

1958

Estimated 5/16/58  
58/45

Frank Yerxa, owner of property at 321 Allen Avenue, corner Abbott St., 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 masonry wall building about 25 feet by 30 feet, to be used for used car sales office and garage for servicing cars, and also to permit the open land to be used for display and sale of used motor vehicles, including at times more than one commercial vehicle. These permits are presently not issuable under the Zoning Ordinance because the property is in a B-1 Business Zone where, according to Section 8A of the Ordinance (1) the proposed uses of new building and land are not included in the list of allowed uses in such zones and not more than one commercial motor vehicle may be stored on the lot at one time. (2) the building would be six feet from the rear lot line instead of the 20 feet stipulated by Section 8C-b-1 of the Ordinance. (3) the roof sign, about three feet high and 20 feet long proposed to advertise the business, and intended to face Allen Avenue is not allowable.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in 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 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 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.

Frank A. Yerxa  
APPELLANT

DECISION

After public hearing held May 16, 1958 the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, provided the garage shall be used only as a service garage as defined in the Building Code.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided the garage shall be used only as a service garage as defined in the Building Code.

James M. Abbott  
Henry M. Abbott  
Robert R. Young  
BOARD OF APPEALS



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING, OR POWER EQUIPMENT

Portland, Maine, July 28, 1958

**PERMIT ISSUED**  
0989  
AUG 2 1958  
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: 321 Allen Avenue  
Name and address of owner of appliance: Frank A. Yerra, 321 Allen Ave.  
Installer name and address: Pallotta Oil Co., 112 Exchange St.  
Use of Building: Used car office and service center for used cars  
No. Stories: 1  
New Building: Enclosed  
Telephone: 4-2671

## General Description of Work

To install suspended forced warm air heat and oil burning equipment.

### IF HEATER, OR POWER BOILER

Location of appliance: 1st  
If so, how protected? Any burnable material in floor surface or beneath? no  
Minimum distance to burnable material, from top of appliance or casing top of furnace: 10"  
From top of smoke pipe: 20"  
Size of chimney flue: Pre-fab Van Packer  
If gas fired, how vented? Other connections to same flue: none  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes  
Kind of fuel? oil  
From sides or back of appliance: 3'  
Rated maximum demand per hour:

### IF OIL BURNER

Name and type of burner: Fluid Heat  
Will operator be always in attendance? Labeled by underwriters' laboratories? yes  
Type of floor beneath burner: concrete  
Location of oil storage: outside above ground  
Low water shut off: Make  
Will all tanks be more than five feet from any flame? yes  
Total capacity of any existing storage tanks for furnace burners: none  
Does oil supply line feed from top or bottom of tank? top  
Size of vent pipe: 1 1/2"  
Number and capacity of tanks: 1-275 gal.  
How many tanks enclosed? No

### 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  
Size of chimney flue: Other connections to same flue: From top of smokepipe  
Is hood to be provided? Forced or gravity?  
If gas fired, how vented? If so, how vented?  
Rated maximum demand per hour:

### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Heater will be at least 8' above floor  
Tank to set on concrete blocks at least 4' below grade - 8" blocks filled with cement

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:  
*Carl Johnson*  
CHIEF OF FIRE DEPT.  
with memo by *agj*

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

INSPECTION COPY  
*agj*

Signature of Installer By: *Salvatore Pallotta*  
Pallotta Oil Co.

PH

Memorandum from Department of Building Inspection, Portland, Maine

July 31, 1958

321 Allen Avenue

Permit for installation of oil burning suspended forced warm air heating system in service garage at 321 Allen Avenue is issued herewith subject to condition that poured concrete footings at least 8 inches thick and two inches larger all around than the blocks are to be provided for the concrete block piers. Blocks used are to be of gravel, not cinder concrete.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/jg

CS-27



B2 BUSINESS 2 116

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class  
Portland, Maine, April 30, 1958

**PERMIT ISSUED**  
00677  
JUN 4 1958  
**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 321 Allen Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Frank A. Yerxa, Poland, Maine Telephone \_\_\_\_\_  
Lessee's name and address Harold G. Yerxa, 321 Allen Ave. Telephone \_\_\_\_\_  
Contractor's name and address George Stanford, Scarborough, Maine Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building Used car office and service center for used cars No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 10,000. Fee \$ 10.00

### General Description of New Work

To demolish existing wooden building now used for spray painting, used car office, and servicing

To construct 1-story concrete block building 25'x30'

To erect roof sign 5'x20' (Yerxa Auto Sales)

5/16/58

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** Frank A. Yerxa, 321 Allen Ave.

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
Is connection to be made to public sewer? yes If not, what is proposed for sewage? \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? yes  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ at least 4' below grade \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation concrete Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar no  
Material of underpinning with footing Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof pitch Rise per foot \_\_\_\_\_ Roof covering asphalt roofing Class Q Und. Lab.  
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? \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

*with letter by C. J. J.*

Signature of owner

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

### Certificate of Occupancy

LOCATION 321 Allen Ave.

Issued to **Frank A. Yerxa**

Date of Issue **August 12, 1958**

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. **58/657**, 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

Entire building.....

APPROVED OCCUPANCY

Used Car Sales Office and Garage for

servicing cars

Display and sale of used motor vehicles, including at times more than three commercial vehicles.

Limiting Conditions:  
Garage part of building to be used only as Service garage as defined by Building Code.

Non-conforming uses granted by Board of Appeals 5/16/58

This certificate supersedes certificate issued

Approved:

Carl Smith  
Inspector

Walter D. ...  
Inspector of Buildings

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

AP-321 Allen Ave., Corner of Abbott Street

June 4, 1958

Mr. George H. Stanford  
Sparwink Road  
Scarborough, Maine

cc to: Mr. Harold G. Yorra  
321 Allen Avenue  
cc to: Mr. Frank A. Yorra  
Poland, Maine

Dear Mr. Stanford:

Building permit for demolition of existing wood frame building on lot at above named location and for construction of a one story concrete block building 25 feet by 30 feet to replace it is issued herewith on basis of revised plan filed June 3, 1958, but subject to the following conditions:

1. The use of the new building is limited to those uses and services which are permitted in a Service Garage under the Building Code, this being the condition under which the Zoning Ordinance appeal was sustained.
2. If a roof sign is to be erected, it is to be covered by a separate permit in accordance with the conditions outlined in our letter of May 23, 1958.
3. A separate permit issuable only to the actual installer is required for installation of the suspended warm air furnace, which to meet requirements must be so installed that any flame will be at least 3 feet above the floor. The entire unit as well as the oil burner must bear the label of Underwriters' Laboratories, Inc. in order to be acceptable. We are unable to find the Fluid Heat unit, of which you have furnished a circular, in the list of approved appliances of this nature.
4. If gas pumps or tanks are to be re-located, a separate permit issuable only to the person or firm doing the work is required.
5. No wall board or lath is to be applied to walls, partitions or ceilings until after inspection and approval by this department.
6. A certificate of occupancy from this department is required before the new building is put into use.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/jg



Mr. Frank Yerxa  
Mr. Harold G. Yerxa-----2

May 1, 1953

partitions will be required between the office and the space where motor vehicles will be, and also between the garage space and any floor-mounted heating device.

8. A statement of design (blank copy enclosed) for the reinforced concrete lintels is required to be affixed to the plan.

A separate permit is required for the erection of any sign on the roof of the building and with application therefor will need to be filed a design plan of the sign and its fastenings to the roof including indication that the roof framing is adequate to care for the loads involved. A statement of design signed by the person taking responsibility for its adequacy will need to be attached to such a plan.

We note that demolition of the existing building is included in application for permit for the new building. This is all right, but will delay authorization for demolition of the building until issuance of permit for the new building. If you are desirous of getting started on the demolition, there is no reason why a separate permit for this part of the work cannot be issued if you apply for it.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/jg  
Encl.

AP - 321 Allen Ave., corner Abbott St.  
Proposed Building for Used Car Office and Servicing Garage,  
Proposed Use of Open Lot for the Sale of Used Motor Vehicles  
and Zoning Appeal Relating Thereto

May 1, 1958

Copy to: Mr. George Stanford,  
Scarborough, Maine  
Corporation Counsel

Mr. Frank Yerrin,  
Poland, Maine

Mr. Harold G. Yerrin,  
321 Allen Avenue

Gentlemen:

Building permit intended to authorize construction of a one-story, masonry wall building about 25 feet by 30 feet, to be used for used car sales office and garage for servicing cars, is not issuable and certificate of occupancy for these proposed uses of the building and for use of the open land for display and sale of used motor vehicles, including at times more than one commercial vehicle, would not be issuable under the Zoning Ordinance because the property is in a B-1 Business Zone where, according to Section 84 of the Ordinance

--the proposed uses of new building and land are not included in the list of allowed uses in such zones and not more than one commercial motor vehicle may be stored on the lot at one time

--the building would be six feet from the rear lot line instead of the 20 feet stipulated by Section 8C-b-1 of the Ordinance

--the roof sign, about three feet high and 20 feet long, proposed to advertise the business, and intended to face Allen Avenue is not allowable.

You have indicated your desire to seek a variance from the Zoning Board of Appeals. Such an appeal is to be filed at the office of Corporation Counsel where you will find a copy of this letter.

Very truly yours,

Warren McDonald  
Inspector of Buildings

5/1/58  
WRM/BJ

P.S. With your application you have filed only a site plan. If your appeal should be successful, complete detailed plans of the building must be filed to show compliance with the Building Code; also a separate permit is required for the roof sign, application for which must be filed by the party constructing and erecting the sign, this letter application to have with it a design plan of the sign and its supports made by a competent designer and bearing his statement of design as required by the Building Code. In this connection your plan maker of building should bear in mind that fire resistive

AP-321 Allen Avenue

May 23, 1938

Mr. George H. Stanford  
Spurduk Road  
Scarborough, Maine  
Mr. Harold G. Yorks  
321 Allen Avenue

cc to: Mr. Frank A. Yorks  
Poland, Maine

Gentlemen:

The appeal under the Zoning Ordinance for construction of a one story concrete block and wood frame building 25 feet by 30 feet for use in connection with the used car business on the lot at the above named location has been sustained subject to the condition that the building shall be used only as a service garage as defined in the Building Code. This means that operations carried on therein shall be limited to such acts as changing oil, greasing, changing tires, and making minor repairs and minor replacements, but with no major repairs being made.

Check of plan filed with application for permit discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that a revised plan indicating compliance be furnished for checking and approval. Details in question are as follows:

1. Wherever walls of building are to be closer than 30 feet to interior lot lines, windows are required to be glazed with wire glass. This apparently will apply to openings in rear wall and wall towards Washington Avenue. See Section 204-b-4 of Building Code.
2. A second means of egress by way of a door at least 2 feet wide and 6 feet 4 inches high is required from the rear of the building. If this is located in wall where fire-resistive windows are required, it will need to be a fire door. See Section 204-c-2.
3. How is building to be heated? Requirements of Sections 204-f-4 and h and Section 212-h should be noted in this regard.
4. An approved grease and oil separator is required between floor drain and connection to public sewer. See Section 204-i-1.
5. What is framing of wood gable ends to be?
6. Ties are required to ceiling framing at top of masonry of front and rear walls at intervals of not over 8 feet on centers. How will you do this?
7. The 2x6 rafters on the 24 inch spacing will not figure out, but they will do so if placed 16 inches on centers, or 2x3's placed on 24 inch spacing may be used if desired. Which will you use?