

15-19 AUBURN STREET



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

Date August 8, 1980  
 Receipt and Permit number A # 51585

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: 15 Auburn St. Front of Pole #3 /  
 OWNER'S NAME: Public Cable ADDRESS: Western Ave. So. Portland

**FEES**

**OUTLETS:**  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

**FIXTURES:** (number of)  
 Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

**SERVICES:** relocate service:  
 Overhead 30 Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 30 .. 3.00

**METERS:** (number of) 1 .. .50

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

**RESIDENTIAL HEATING:**  
 Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) \_\_\_\_\_

**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: 3.50

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call XXX  
 CONTRACTOR'S NAME: Freeman Cleaver  
 ADDRESS: 49A Pleasant Hill Rd. Falmouth  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 2957 SIGNATURE OF CONTRACTOR: Freeman A. Cleaver Jr.  
 LIMITED LICENSE NO.: \_\_\_\_\_

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

PERMIT TO INSTALL PLUMBING

Address: 15 Auburn Street PERMIT NUMBER 1197

Installation For: one family

Owner of Bldg: David Ally

Owner's Address: same

Plumber: Rueban Katz - 173 Neal St. Date: 6-3-77

Date Issued 6-3-77  
Portland Plumbing Inspector  
By ERNOLD R. GOODWIN

App. First Insp.

Date

By

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO.	FEE
		SINKS		
	<input checked="" type="checkbox"/>	LAVATORIES	1	2.00
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		<b>base fee</b>		<b>3.00</b>
		<b>TOTAL</b>		<b>5.00</b>

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. Case
Portland, Maine, November 14, 1973

PERMIT ISSUED
NOV 19 1973
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 73/595 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 15 Auburn St. Within Fire Limits? Dist. No.
Owner's name and address Gerald Troiano, same Telephone
Lessee's name and address Telephone
Contractor's name and address Robert Chase, 179 Lambert St. Telephone 797-4868
Architect Plans filed No. of sheets
Proposed use of building No. families
Last use No. families
Increased cost of work Additional fee 3.00

Description of Proposed Work

To change original plan calling for wooden walls to 8" concrete block walls.

Details of New Work

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

Approved: o.l.c. E.S. 11/19/73

Signature of Owner

Approved: [Signature] Inspector of Buildings

INSPECTION COPY

15 Auburn Street

June 1, 1973

Robert Chaso  
179 Lambert Street

cc to: Gerald Troiano  
15 Auburn Street

Dear Mr. Chaso:

Building permit to construct an addition 16' x 42' on the side and rear of the existing building at the above named location is being issued subject to the following Building Code regulations:

1. Foundation wall will need to go at least 4' below the grade.
2. Rafters on a 16' span will need to be not less than 2x10's, 16" o. c., or 2x8, 16" o. c. with a pitch of more than 4"/12.
3. All new openings in the wall between this addition and existing store will need to be covered by an amendment to this permit.
4. All commercial cooking appliances will need to be covered by a permit by the actual installer.
5. We will need two layout plans for this department and the Fire Department, of the proposed seating arrangement and the location of cooking equipment, counters, etc. in this new addition, before we can issue you a certificate of occupancy.

Very truly yours,

A. Allan Soule  
Assistant Director

SAS:m

BI BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure .....

Portland, Maine, April 6, 1973

PERMIT ISSUED

JUN 1 1973  
00595

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 15 Auburn St. Within Fire Limits? ..... Dist. No. ....  
Owner's name and address Gerald Troiano, same Telephone. ....  
Lessee's name and address ..... Telephone. ....  
Contractor's name and address Robert Chase, 179 Lambert St. Telephone. ....  
Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building Restaurant & store No. families .....  
Last use store No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated cost \$ 8,000. Fee \$ 24.00

General Description of New Work

To construct 16' x <sup>20'</sup> 36' addition on the rear of existing store as per plan  
16' x 42' "

Appeal sustained 5/31/73

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:  
615-6/1/73 - Allen W. Little

Gerald Troiano

CS 301

INSPECTION COPY

Signature of owner

By:

Robert M. Chase

NOTES

7-2-73 work out ~~of~~  
 7-24-73 same ~~of~~  
 7-31-73 same ~~of~~  
 8-20-73 ~~of~~  
 9-24-73 same ~~of~~  
 10-2-73 putting pieces  
 without permission ~~of~~  
 10-25-73 same. ~~of~~

11-26-73  
 Outside completed  
 The finishing off of the inside not started;

12-13-73  
 Completed - Bathrooms will be  
 completed at a later date - the  
 sink & bowl are on order and they  
 don't know when they'll get there.  
 H...

Permit No. 73/595  
 Location 15 Auburn St.  
 Owner David J. Thorne  
 Date of permit 6/1/73  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Staking Out Notice  
 Form Check Notice

to  
 are

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

*Granted*  
*5/31/73*

VARIANCE APPEAL

Gerald Troiano, owner of property at 13-19 Auburn St.,  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
hereby respectfully petitions the Board of Appeals for a variance from the provisions  
of said Ordinance to permit: and certificate of occupancy to construct one  
story frame addition 16' x 20' and 16' x 42' on the side and rear of  
the existing store at the above named location for store and restaurant  
use. This permit is presently not issuable under the Zoning Ordinance  
because this property is located in a B-1 Business Zone where the  
proposed use (restaurant) is not allowable under the provisions of  
Section 602.8.A.8 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals  
finds that the strict application of the provisions of the Ordinance would result  
in undue hardship in the development of property which is inconsistent with the  
intent and purpose of the Ordinance; that there are exceptional or unique circum-  
stances relating to the property that do not generally apply to other property in  
the same zone or neighborhood, which have not arisen as a result of action of the  
applicant subsequent to the adoption of this Ordinance whether in violation of the  
provisions of the Ordinance or not; that property in the same zone or neighborhood  
will not be adversely affected by the granting of the variance; and that the granting  
of the variance will not be contrary to the intent and purpose of the Ordinance.

*Gerald M. Troiano*  
APPELLANT

DECISION

After public hearing held May 3, 1973, the Board of Appeals finds that  
all of the above conditions do exist with respect to this property and that  
a variance should be granted in this case.

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

*W. Carroll Adams*  
*Jacqueline Cohen*  
Board of Appeals

May 21, 1973

Mr. Gerald Troiano  
15 Auburn Street  
Portland, Maine

RE: Variance Appeal for 13-19 Auburn Street

Dear Mr. Troiano:

Please be advised that a continued hearing on your request for a variance will be held in Room 209 in Portland City Hall on Thursday, May 31, 1973 at 4:00 P.M.

As I mentioned in my previous letter, the Board would appreciate it if you could be present in person to discuss the nature of your proposal for enlarging your present place of business.

Very truly yours,

Charles A. Lane  
Assistant Corporation Counsel

CAL:kf  
cc: David F. Twombly, Community Development Coordinator

13-19 Auburn Street

April 9, 1973

Gerald Troiano  
15 Auburn Street

cc to: Corporation Counsel  
cc to: Robert Chase,  
179 Lambert Street

Dear Mr. Troiano:

Building permit and certificate of occupancy to construct one story glass addition 16' x 20' and 16' x 42' on the side and rear of existing store at the above named location for store and restaurant use is not issuable under the Zoning Ordinance because this property is located in a B-1 Business Zone where the proposed use (restaurant) is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:IM

P.S. If this appeal is sustained then we will need complete plans showing the seating arrangement, kitchen area, etc. for both this department and the Fire Department. We will also need approval of other departments, such as: Fire, Health, Etc.



#### INTRODUCTION

At its regular meeting on May 3, 1973, the Board of Appeals voted to continue the petition submitted by Gerald Troiano for a use variance to permit the operation of a restaurant in an existing B-1 Business Zone at 13-19 Auburn Street. The Board voted to continue the item so that additional information could be obtained from the petitioner, and requested input on the request from the Planning Board.

#### EXISTING ZONING

This appeal concerns a request for a variance from a use which is specifically prohibited in B-1 Business Zones. B-1 controls permit retail or business establishments, but specifically excludes 27 such uses which are permitted in B-2 Business Zones, plus all uses prohibited in B-2 zones. "Restaurants and refreshment stand(s)" are among those uses prohibited in B-1 zones.

#### EXISTING CONDITIONS

In the immediate vicinity of Troiano's Variety Store, there are presently five restaurants or refreshment stands which have been constructed since the present ordinance was enacted. All of these are within the B-1 Business Zone, and have been granted by the Board of Appeals as use variances. These are listed below:

September, 1959 - Dairy Queen of Portland, 32 Auburn Street  
January, 1968 - Giant Stores, Inc., North Gate Shopping Center, refreshment stand  
December, 1969 - Chute's Coffee Shop, 1373 Washington Avenue  
May, 1971 - W. T. Grant Company, Northport Plaza, Bradford House Restaurant  
December, 1972 - Deering Ice Cream Shop, Northport Plaza

At the Westgate Shopping Center on Congress Street, a Friendly Ice Cream Shop was also permitted in an existing B-1 zone. The largest concentration of restaurants in B-1 zones in the City, however, is in the Allen Corner area.

The predominance of shopping center commercial uses and other highway-oriented businesses in the Allen Corner area produce a character of development in which a restaurant would not be incompatible. Other commercial uses, such as gasoline service stations (there are presently eight service stations concentrated in the Allen Corner area) carry with them a greater potential for creating external effects which are more harmful to surrounding uses than restaurants. Both uses have the potential for generating large volumes of traffic in and out of the site, and often have intense lighting and extensive signing. The restaurants which exist in the area are not incompatible with surrounding uses.

#### DEFINITIONS OF RESTAURANTS

In the present zoning ordinance, no definition is offered for a restaurant. The Building Inspector presently uses an administrative definition where a restaurant is any retail service which prepares and serves food on the premises and where food is consumed on the premises. The City Clerk issues licenses for "food service establishments" in any case where food is prepared and served on the premises. No distinction is made in licensing requirements as to whether or not the food served is consumed on the premises. Chapter 417 of the Municipal Code details a wide range of food service establishments which include restaurants, grocery stores, delicatessens and "any establishment where food is prepared, served, kept or stored for retail sales".

In a case which was before the Board of Appeals in June of 1969, a petition for a use variance to allow a restaurant in a B-1 zone at the intersection of Washington Avenue and Ocean Avenue (Angelone's Pizza) was denied. A permit for the restaurant, however, was subsequently issued based upon a ruling by the Corporation Counsel that, in B-1 zones, the preparation and serving of food is allowable, if it is accessory to the principal use.

#### THE BUILDING PLAN

Mr. Troiano's building plans call for a 992 square foot addition to the rear and side of the existing store. Parking would be provided for 18 cars on the site. The addition is planned to allow a reorganization of the existing building floor plan to accommodate a luncheon counter and a series of tables seating approximately twenty persons.

#### PLANNING CONSIDERATIONS

##### 1. Compatibility with Surrounding Area:

The proposed use appears to be compatible with the surrounding development, which is primarily highway-oriented business.

##### 2. Trends in Restaurant Development in B-1 Business Zones:

Since the adoption of the existing zoning ordinance, the Board has granted use variances for more than twelve restaurants in B-1 zones. Apparently only one has been denied. As indicated earlier, the concentration of these is in the Allen's Corner area. This trend indicates that, for the most part, the Board has viewed such uses as legitimate commercial activities within these zones.

##### 3. Lack of Specific Zoning Controls Governing Restaurants:

There is a significant difference between serving pizzas and sandwiches, such as Troiano's presently does, a drive-in restaurant or refreshment stand, such as Dairy Queen, a small luncheon counter, such as Chute's Coffee Shop or the snack bar at the Giant Store, and a restaurant with complete dining facilities, such as the Bradford House Restaurant and the Deering Ice Cream Shop. Present zoning controls do not provide for such distinctions to be made in considering a wide range of restaurant proposals.

POSSIBLE BOARD ACTIONS

There are three actions which the Board of Appeals may wish to consider:

1. Act to approve or deny the request as submitted.
2. Refer the matter to the Planning Board for consideration of a text change to business districts to permit various types of restaurants within different business zones.
3. Act on the request as presented, and subsequently refer the matter to the Planning Board for a text change.

13-19 Auburn Street

April 9, 1973

Gerald Troiano  
15 Auburn Street

cc to: Corporation Counsel  
cc to: Robert Chase,  
179 Lambert Street

Dear Mr. Troiano:

Building permit and certificate of occupancy to construct one story frame addition 16' x 20' and 16' x 42' on the side and rear of existing store at the above named location for store and restaurant use is not issuable under the Zoning Ordinance because this property is located in a B-1 Business Zone where the proposed use (restaurant) is not allowable under the provisions of Section 602.8.2.8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:IM

P.S. If this appeal is sustained then we will need complete plans showing the seating arrangement, kitchen area, etc. for both this department and the Fire Department. We will also need approval of other departments, such as: Fire, Health, Etc.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- Zone Location - B-1
- ✓ Interior or corner lot -
- ✓ 40 ft. setback area (Section 21) - YES SIDE & REAR
- Use - RESTAURANT & STORE RETAIL  
C602.8.A.8
- ✓ Sewage Disposal - NONE
- ✓ Rear Yards - 6' - NOT REQ.
- ✓ Side Yards - 3' - 3' REQ.
- Front Yards -
- ✓ Projections - NONE
- ✓ Height - 1 STORY - 3 SIDING MAY
- ✓ Lot Area - 9435 sq ft - NEW CONCEPT FOR # 1790 B. EX. 5116
- ✓ Building Area - 2400 sq ft TOTAL COVER AREA
- Area-per-Family -
- ✓ Width of Lot - 100'
- ✓ Lot Frontage 135'
- ✓ Off-street Parking - 15 SPACES REQ. FOR 2400 SQ FT
- ✓ Loading bays - NOT REQ.

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 23, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, May 3, 1973 at 4:00 p.m. to hear the appeal of Gerald Troiano requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to construct a one-story frame addition 16' x 20' and 16' x 42' on the side and rear of existing store for a store and restaurant at 13-19 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance because this property is located in a B-1 Business Zone where the proposed use (restaurant) is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

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

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

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

April 27, 1973

Gerald Troiano  
15 Auburn St.  
Portland, Maine

May 3, 1973

cc to: Robert Chase  
179 Lambert St.

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 54604  
 Issued 1/11/71  
 Jan 11 1971

Portland, Maine

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address 12010 Main St - Tel. ....  
 Contractor's Name and Address Anthony M. M... .. Tel. ....  
 Location 15 Auburn St. Use of Building .....

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

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

Pipe ..... Cable  Metal Molding      BX Cable      Plug Molding (No. of feet) .....

No. Light Outlets 10      Plugs 5      Light Circuits      Plug Circuits .....

FIXTURES: No. 10      Fluor. or Strip Lighting (No. feet) 1-100 AMP

SERVICE: Pipe  Cable      Underground      No. of Wires      Size 200 AMP

METERS: Relocated       Added      Total No. Meters 24 ft.

MOTORS: Number      Phase      H. P.      Amps      Volts      Starter

HEATING UNITS: Domestic (Oil)      No. Motors      Phase      H.P. ....  
 Commercial (Oil)      No. Motors      Phase      H.P. ....  
 Electric Heat (No. of Rooms) .....

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

Miscellaneous      Watts      Extra Cabinets or Panels .....

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

Will commence 1/11 19 71 Ready to cover in will call 19 71 Inspection .....

Amount of Fee \$..... 4.00

Signed Anthony M. M...

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND			
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY G. W. Hebert

(OVER)

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #15 Auburn St.

Issued to **Gerald Troiano**  
15 Auburn St.

Date of Issue **March 22 1971**

~~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. **70/1481**, 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.

PORTRION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Entire**

**Store (new Addition)**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

**3/22/71**  
(Date)

Inspector

*[Signature]*  
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.

15-19 Auburn Street

November 10, 1970

Gerald Troiano  
15 Auburn Street

cc to: Robert M. Chase  
179 Lambert Street  
cc to: Corporation Counsel

Dear Mr. Troiano:

Building permit to construct a 1-story frame addition 16' x 30' on the left side of this existing building at the above named location is not issuable under the Zoning Ordinance because this building will set back from the street line only 20' and thus would encroach unlawfully upon the 40 foot setback area required by Section 602.21 of the Ordinance applying to Auburn Street where this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director of Building & Inspection  
Services

AAS:m



**B1 BUSINESS ZONE**  
**APPLICATION FOR PERMIT**  
 Class of Building or Type of Structure Third Class  
Portland, Maine, November 9 1970

**PERMIT ISSUED**  
 DEC 7 1970  
**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 15 Auburn St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Gerald Troiano, 15 Auburn St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Robert M Chase, 179 Lambert St. Telephone 797-5119  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building Store No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 2000.00 Fee \$ 6.00

**General Description of New Work**

To construct 1-story frame addition 16' x 30' on side of existing building.

Appeal sustained 12/3/70

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

**Details of New Work**

Is any plumbing involved in this work? no 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? yes  
 Height average grade to top of plat 9' Height average grade to highest point of roof 11'  
 Size, front 16' depth 30' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete blocks - at least 4" below grade with footing \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof shed Rise per foot shed Roof covering Asphalt Class C Und Label.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber - Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6  
 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 concrete, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x10  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16'  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

**APPROVED:**  
Ok - Zoning - 12/4/70 - all  
B. Code ok. W/L E. 8.8  
12/4/70

**Miscellaneous**

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

CS 301  
 INSPECTION COPY Signature of owner \_\_\_\_\_ by: Gerald Troiano  
Robert M Chase

S.S. Bd 11/15/70  
Granted 12/3/70  
70/108

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Gerald Troiano, owner of property at 15-19 Auburn Street  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
hereby respectfully petitions the Board of Appeals to permit: construction of a 1-story  
frame addition 16' x 30' on left side of existing building. This permit is presently  
not issuable under the Zoning Ordinance because this building will set back from the  
street line only 20' and thus would encroach unlawfully upon the 40 foot setback  
area required by Section 602.21 of the Ordinance applying to Auburn Street where this  
property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find  
that enforcement of the terms of the Ordinance would result in undue hardship and  
desirable relief may be granted without substantially departing from the intent and  
purpose of the Ordinance.

Gerald M. Troiano  
APPELLANT

DECISION

After public hearing held December 3, 1970, the Board of Appeals finds that  
enforcement of the terms of the Ordinance would result in undue hardship and  
desirable relief may be granted without substantially departing from the intent  
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

W. K. Kibb  
Harry M. [unclear]  
W. Cole [unclear]

15 Auburn Street

November 10, 1970

Gerald Froiano  
15 Auburn Street

cc to: Robert H. Chase  
179 Lambert Street  
cc to: Corporation Counsel

Dear Mr. Froiano:

Building permit to construct a 1-story frame addition 16' x 30' on the left side of this existing building at the above named location is not issuable under the Zoning Ordinance because this building will set back from the street line only 20' and thus would encroach unlawfully upon the 40 foot setback area required by Section 602.21 of the Ordinance applying to Auburn Street where this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director of Building & Inspection  
Services

AAZ:m

Memorandum from Department of Building Inspection, Portland, Maine

June 19, 1968

Mr. Kenneth Felton  
133 Wolcott St.

Dear Mr. Felton:

We have heard nothing further from you about the fruit and vegetable stand at 15 Auburn Street. If you are not to do the work and you will return your receipt for the \$2.00 fee paid we can refund your money.

Very truly yours,

Chief Clerk

CS-27



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 13, 1968

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 15 Auburn St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Gerald Troiano, 15 Auburn St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Kenneth Felton, 133 Wolcott St. Telephone 772-3067  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building Fruit & Vegetable Stand No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot store  
 Estimated cost \$ 55.00 Fee \$ 2.00

### General Description of New Work

To construct 10' x 30' fruit and vegetable stand.(open structure).

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

### Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no  
 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 6' 8'-front Height average grade to highest point of roof 9'  
 Size, front 10' depth 30' No. stories 1 solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation set on ground Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof shed Rise per foot 4" Roof covering Asphalt Class C Und Labl.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind SPRUCE Dressed or full size? dressed Corner posts 4x4 Sills 4x4  
 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 dart, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 7'  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

APPROVED:

### Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner by:

*David D. P. [Signature]*  
Gerald Troiano

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 56389  
 Issued 11/28/67

Portland, Maine ..... 19.....

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address Trolanno's Mkt Auburn St Tel. ....

Contractor's Name and Address Falmouth P. H. Weeks - Falmouth Tel. 781-3595

Location 15 Auburn St Use of Building Store

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

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

Pipe ..... Cable ..... Metal Molding ..... BX Cable ..... Plug Molding (No. of feet) .....

No. Light Outlets ..... Plugs ..... Light Circuits ..... Plug Circuits 1

FIXTURES: No. .... Light Switches ..... Fluor. or Strip Lighting (No. feet) .....

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

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

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

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

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

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

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

Elec. Heaters ..... Watts .....

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

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

Will commence 28 Nov 1967 Ready to cover in 28 Nov 1967 Inspection 28 Nov 1967

Amount of Fee \$ 2.00

Signed Rowell W Weeks

DO NOT WRITE BELOW THIS LINE

SERVICE ..... METER ..... GROUND .....

VISITS: 1 ..... 2 ..... 3 ..... 4 ..... 5 ..... 6 .....

..... 7 ..... 8 ..... 9 ..... 10 ..... 11 ..... 12 .....

REMARKS:

INSPECTED BY JW Hebert

(OVER)

PERMIT TO INSTALL PLUMBING

46624

15058 PERMIT NUMBER

Date Issued: 1/7/65  
 PORTLAND PLUMBING INSPECTOR

Address: 15 Autumn St.  
 Installation For: Fruit Store  
 Owner of Bldg: James Prano  
 Owner's Address: Same

Plumber: William W. Flate, Inc. Date: 1/7/65

By: J. E. Welch  
 APPROVED FIRST INSPECTION

Date: Apr. 8, 1965  
 JOSEPH E. WELCH

APPROVED FINAL INSPECTION

Date: Apr. 8, 1965  
 JOSEPH E. WELCH

By: JOSEPH E. WELCH  
 PORTLAND PLUMBING INSPECTOR

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FFC
		SINKS		
2		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

TOTAL ▶ \$4.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION





PERMIT NUMBER 9051

PERMIT TO INSTALL PLUMBING

Date Issued: 7-22-60  
PORTLAND PLUMBING INSPECTOR

Address: 15 Auburn Street  
Installation For: Carl Gordon Mrs. Kathleen Gillett  
Owner of Bldg.: Carl Gordon 339 Danforth  
Owner's Address: Cypress Street Portland  
Plumber: Rich P. Walter Date: 7-22-60

APPROVED FIRST INSPECTION

Date: July 25-60  
By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: July 25-60  
By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
	2	SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			2	24.00
			Total	

SM 12-53  PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 4388

PERMIT TO INSTALL PLUMBING

Address: 15-19 Aulucross Street

Date Issued: 10-27-56

Installation For:

By: J.P. Welch

Owner of Bldg.: Paul Jones

APPROVED FIRST INSPECTION

Owner's Address: 24 Myrtle Street

Date: Nov 1-56

Plumber: Alex B. Brick Date: 11-27-56

By: J.P. Welch

APPROVED FIRST INSPECTION		PROPOSED INSTALLATIONS		NUMBER	FEE
NEW	REP'L				
	2	SINKS		2	5.00
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS			
		HOT WATER TANKS	3		
		TANKLESS WATER HEATERS	3		
		GARBAGE GRINDERS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		POOF LEADERS (conn. to house drain)			
				Total	15.00

APPROVED FINAL INSPECTION

Date: Nov 5-1956

By: J.P. Welch

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT NUMBER 2528

15-19 PERMIT TO INSTALL PLUMBING

Date Issued 10/7/53

Address 24 Duham St

Installation For Storey Dept

By J. P. Weld

Owner of Bldg. Carl Jordan

Owner's Address 24 Duham St

APPROVED FIRST INSPECTION

Plumber Wm. P. P. Date 10/7/53

Date Oct. 7-55

PROPOSED INSTALLATIONS

By J. P. Weld

NUMBER FEE

APPROVED FINAL INSPECTION

SINKS 1 1.00

Date Oct. 25-55

LAVATORIES 3

By J. P. Weld

TOILETS 1

TYPE OF BUILDING

BATH TUBS 1 30

COMMERCIAL

SHOWERS

RESIDENTIAL

DRAINS 3

SINGLE

HOT WATER TANKS

MULTI FAMILY

TANKLESS WATER HEATERS 1 30

NEW CONSTRUCTION

GARBAGE GRINDERS

REMODELING

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS (conn. to house drain)

Total 7.30

Appeal denied  
11/17/64  
04/131

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

November 25, 1964

Carl M. Jordan, owner of property at 15-19 Auburn Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: establishing a restaurant in first story of building at the above location. This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a restaurant use is not allowable and the proposed use will increase the degree of non-conformity of the use previously authorized in the first story of the building, contrary to the provisions of Section 17-B of the Ordinance.

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

Carl M. Jordan  
Carl M. Jordan  
APPELLANT

DECISION

After public hearing held December 17, 1964, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

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

Franklin G. Halliday  
Harold M. Smith  
Adrian J. Jones  
BOARD OF APPEALS

DATE: December 17, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Carl H. Jordan

AT 15-19 Auburn Street

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

BOARD OF APPEALS

	YES	VOTE	NO
Franklin G. Hinckley	( )		( )
Ralph L. Young	( )		( )
Harry M. Schwartz	( )		( )

Record of Hearing

ALBERT J. SEARS  
DIRECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

A.P. - 15-19 Auburn St.

Nov. 23, 1964

Mr. Ralph O. Salamone  
50 Montreal Street

cc to: Corporation Counsel  
cc to: Mr. Carl M. Jordan, 24 Cypress Street

Dear Mr. Salamone:

Permit and certificate of occupancy for establishing restaurant, including sale of malt liquor, in first story of building at the above named location are not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where a restaurant use is not allowable and the proposed use will increase the degree of non-conformity of the use previously authorized in the first story of the building, contrary to the provisions of Section 17-B of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to the office to file the appeal on forms which are available here. The appeal will need to be made out in the name of and signed by the actual owner of the property.

In order to comply with requirements of the Zoning Ordinance, it will be necessary to provide not less than 13 off-street parking spaces at least 8 feet wide by 18 feet long on the property. Plot plan indicates spaces for only 10 cars but it seems likely that more than this number can be cared for on the lot. A plot plan indicating how the required number of spaces is to be provided in locations meeting Zoning Ordinance requirements is to be furnished this office before the date of the appeal hearing.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m