

A.P.- 15-19 Auburn St.

Nov. 23, 1964

Mr. Ralph C. 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 13 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

AJ3:ta

New Restaurant at 15-19 Auburn Street

1- Zoning: B-1 Zone Extension  
of a non-conforming use - Appeal  
necessary.

Off-street parking: -

$$(49 \times 25) - (7 \times 9) = 1162'$$

$$\frac{1162}{100} = 12 \text{ spaces required}$$

$$\text{Swelling} = \frac{1}{13}$$

Location of off-street parking  
spaces need to be shown.

Does Sidewalk Ordinance apply?  
Probably - no curbing now

$$\begin{array}{r} 49 \\ 225 \\ \hline 100 \\ 1225 \\ 63 \\ \hline 1162 \end{array}$$

A.P.- 15-19 Auburn St.

Mr. Ralph C. Salamone  
50 Montreal Street

Nov. 13, 1964  
cc to: Mr. Carl M. Jordan  
24 Cypress Street

Dear Mr. Salamone:

Permit and certificate of occupancy for establishing restaurant including sales 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.

We understand that you would like to exercise your appeal rights in this matter. However, more information concerning the proposed use is needed before a certification letter on which an appeal may be based can be written. For this purpose a layout plan of the restaurant showing seating and kitchen arrangements, means of egress, etc. will be needed, as well as a plot plan showing location of off-street parking arrangements to meet requirements of the Zoning Ordinance.

Because the sale of malt beverages is intended, building permit will need to be approved by the Municipal Officers (City Council) before it can be issued even though the zoning appeal is sustained.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Graham W. Watt, City Manager  
FROM: Albert J. Sears, Building Inspection Director  
SUBJECT: Approval of building permit by Municipal Officers

DATE: Dec. 15, 1964

Attached herewith is copy of an order approving a building permit for establishment of a restaurant in which beer and alcoholic beverages are to be sold for consumption on the premises at 15-19 Auburn Street.

Approval of the permit by the Municipal Officers is required before its issuance because the sale of beer and alcoholic beverages for consumption on the premises is to be newly commenced. The purpose of this requirement as I understand it is to permit the Municipal Officers to consider the situation before the license comes before them for action so that, if it seems likely that the license will not be approved, approval of the permit will not be granted. This affords protection for the proprietor of the business in that work will not be done under a building permit only to have issuance of a license refused.

The property is located in a B-1 Business Zone where a restaurant is an excluded use, and an appeal under the Zoning Ordinance is scheduled for hearing at the meeting of the Appeal Board this next Thursday, December 17th. Of course, if the zoning appeal is denied, no action on this order will need to be taken. However, it seems best to have it in readiness in case the zoning appeal is granted.

---

Albert J. Sears

AJS:m

attachment

**City of Portland, Maine**

IN BOARD OF MUNICIPAL OFFICERS

**Ordered,**

That a building permit authorizing a change in use of first story of building at 15-19 Auburn Street to a restaurant where the sale of beer and alcoholic beverages for consumption on the premises is to be commenced be and hereby is approved as per Section 103-a-1.2 of the Building Code subject to full compliance with all pertinent requirements thereof.

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



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure third class

Portland, Maine, Nov. 12, 1964

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 Carl Jordan, 24 Cypress St. Telephone
Lessee's name and address Ralph C. Salamone, 50 Montreal St. Telephone 772-8548
Contractor's name and address Telephone
Architect Specifications Plans No. of sheets
Proposed use of building restaurant within & malt liquor first floor No. families
Last use donut shop and retail restaurant No. families
Material third class stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

To change use of restaurant from sale of soft drinks to sale of malt liquor and restaurant - first floor

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

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 lessee

Appeal denied 12/17/64

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 Columbus under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:
[Signature lines]

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Carl Jordan
Ralph C. Salamone

INSPECTION COPY Signature of owner by: Ralph C. Salamone

ms



*Granted 11/2/61*  
*61/93*

DATE: November 2, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CARL JORDAN

AT 15-19 Auburn Street

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(✓)	( )
Ralph L. Young	(✓)	( )
<del>XXXXXXXXXXXX</del> Harry Shwartz	(✓)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

October 16, 1961

Carl 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:  
Changing use of first-story of building at this location from a retail store to the manufacture and selling at retail of doughnuts, including the sale of doughnuts, coffee, and soft drinks for consumption of the premises. This permit is presently not issuable because the serving of food and drink for consumption of the premises constitutes a restaurant use which is not allowable under Sec. 8-A-8 of the Ordinance applying to the B-1 Business Zone in which the property is located.

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  
APPELLANT

DECISION

After public hearing held November 2, 1961, 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.

Franklin G. Hildley  
Harry M. [Signature]  
[Signature]  
BOARD OF APPEALS



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 23, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, November 2, 1961, at 4:00 P.M. to hear the appeal of Carl M. Johnson requesting an exception to the Zoning Ordinance to permit changing use of first-story of building at 15-19 Auburn Street from a retail store to the manufacture and sale at retail of doughnuts, including the sale of doughnuts, coffee, and soft drinks for consumption on the premises.

This permit is presently not issuable because the serving of food and drink for consumption on the premises constitutes a restaurant use which is not allowable under Section 8-A-B of the Ordinance applying to the B-1 Business Zone in which the property is located.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

THE UNIVERSITY OF CHICAGO  
CHICAGO, ILLINOIS

12. 10. 47  
1947

Dear Mr. [Name]  
[Address]  
[City, State, Zip]

Dear Sir:

I am writing to you regarding the [topic] which you mentioned in your letter of [date]. The [topic] is of great importance to our [department] and we are currently conducting research in this area. We are interested in your [work] and would like to discuss it further. Please let me know if you are available for a meeting.

I am sure that your [work] will be of great value to our [department] and we are looking forward to hearing from you soon. Please contact me at [phone number] or [email address].

Sincerely,  
[Name]

[Title]  
[Department]

Yours truly,  
[Name]

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 23, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, November 2, 1961, at 4:00 P.M. to hear the appeal of Carl M. Johnson requesting an exception to the Zoning Ordinance to permit changing use of first-story of building at 15-19 Auburn Street from a retail store to the manufacture and sale at retail of doughnuts, including the sale of doughnuts, coffee, and soft drinks for consumption on the premises.

This permit is presently not issuable because the serving of food and drink for consumption on the premises constitutes a restaurant use which is not allowable under Section 8-A-8 of the Ordinance applying to the B-1 Business Zone in which the property is located.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 12, 1961

RECEIVED  
DEC 12 1961  
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 15 Auburn St. Use of Building Donut Shop No. Stories 2 New Building Existing  
Name and address of owner of appliance Clyde Lary, 6 Lightfoot St.  
Installer's name and address Suburban Utility Gas Store, 915 Forest Ave. Telephone 4-0387

General Description of Work

To install gas-fired range oven (Blodgett Model 981-3)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Kind of fuel?  
Minimum distance to burnable material, from top of appliance or casing top of furnace  
From top of smoke pipe From front of appliance From sides or back of appliance  
Size of chimney flue Other connections to same flue  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?  
Type of floor beneath burner Size of vent pipe  
Location of oil storage Number and capacity of tanks  
Low water shut off Make No.  
Will all tanks be more than five feet from any flame? How many tanks enclosed?  
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance 1st floor Any burnable material in floor surface or beneath? YES  
If so, how protected? Height of Legs, if any 7"  
Skirting at bottom of appliance? no Distance to combustible material from top of appliance? 2"  
From front of appliance 4" From sides and back 6" back From top of smokepipe  
Size of chimney flue Other connections to same flue fri-o-lator  
Is hood to be provided? If so, how vented? to hood of fri-o-lator Forced or gravity?  
If gas fired, how vented? to hood of fri-o-lator Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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:

W.K. 888 12/12/61

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  
Suburban Utility Gas Store

CE 300

Signature of Installer

W.M. O'Sullivan

INSPECTION COPY

PH

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

December 14, 1964

Mr. Carl M. Jordan  
24 Cypress Street  
Portland, Maine

cc: Ralph G. Salamone,  
50 Montreal St.

Dear Mr. Jordan:

The Board of Appeals will hold a public hearing  
in the Council Chamber at City Hall, Portland, Maine  
on Thursday, ~~December 17, 1964~~ at 4:00 P. M.  
to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



December 21, 1964

Mr. Carl M. Jordan,  
24 Cypress Street

cc: Ralph C. Salamone  
50 Montreal Street

Dear Mr. Jordan:

Enclosed please find copy of the decision of the Board of Appeals relating to your request to establish a restaurant in first story of building at 15-19 Auburn Street.

It will be noted that this appeal was denied.

Very truly yours,

Robert W. Donovan  
Assistant Corporation Counsel

h  
Enclosure (1)

*Ord 6/18/65 #151*  
*Granted Conditionally*  
*7/1/65*  
*65/77*

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Troiano's Market, 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: erection of a double-faced detached pole sign 4 feet wide by 6 feet high with top about 16 feet above the ground. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The sign will be an unlawful encroachment upon the 15 foot front yard area required by Section 8-C-3 applying to the B-I Business Zone in which the property is located; (2) A detached sign and one advertising goods by trade name are not allowable in a B-I Business Zone under the provisions of Section 16-A-4; (3) The sign will be an unlawful encroachment upon the 40-foot setback area required for Auburn Street by Section 21 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.

Troiano's Market

By: Arnold M. Troiano

APPELLANT

DECISION

After public hearing held July 1, 1965, 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. No part of the sign shall be located closer than 15 feet from the street line.

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

Franklin G. Hill  
Richard L. Jones  
William J. McLaughlin

BOARD OF APPEALS

A.P.- 15-19 Auburn St.

June 14, 1965

Coyno Sign Company  
195 St. John Street  
Troiano's Market  
15 Auburn Street

cc to: Corporation Counsel

Gentlemen:

Permit for erection of a double-faced detached pole sign 4 feet wide by 6 feet high with top about 16 feet above the ground on the premises of retail market at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The sign will be an unlawful encroachment upon the 15-foot front yard area required by Section 8-C-3 applying to the B-1 Business Zone in which the property is located.
2. A detached sign and one advertising goods by trade name are not allowable in a B-1 Business Zone under the provisions of Section 16-A-4.
- 3- The sign will be an unlawful encroachment upon the 40-foot setback area required for Auburn Street by Section 21.

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

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

June 21, 1965

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, July 1, 1965 at 4:00 p.m. to hear the appeal of Troiano's Market requesting an exception to the Zoning Ordinance to permit erection of a double-faced pole sign 4 feet wide by 6 feet high with top about 16 feet above the ground at 15-19 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance because (1) The sign will be an unlawful encroachment upon the 15 foot front yard area required by Section 8-C-3 applying to the B-I Business Zone in which the property is located; (2) A detached sign and one advertising goods by trade name are not allowable in a B-I Business Zone under the provisions of Section 16-A-4; (3) The sign will be an unlawful encroachment upon the 40-foot setback area required for Auburn Street by Section 21 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

June 23, 1965

cc: Coyne Sign Co.  
195 St. John St.

Troiano's Market  
15 Auburn Street

Gentlemen:

The Board of Appeals will hold a public hearing  
in the Council Chamber at City Hall, Portland, Maine  
on Thursday, **July 1, 1965** at 4:00 P.M.  
to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

December 7, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, December 17, 1964 at 4:00 p.m. to hear the appeal of Carl M. Jordan to establish a restaurant in first story of building at 15-19 Auburn Street.

This permit is not issuable in the B-1 Business Zone in which the property is located because 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.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley  
Chairman

h

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

June 21, 1965

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, July 1, 1965 at 4:00 p.m. to hear the appeal of Troiano's Market requesting an exception to the Zoning Ordinance to permit erection of a double-faced pole sign 4 feet wide by 6 feet high with top about 16 feet above the ground at 15-19 Auburn Street.

This permit is presently not issuable under the Zoning Ordinance because (1) The sign will be an unlawful encroachment upon the 15 foot front yard area required by Section 8-C-3 applying to the B-I Business Zone in which the property is located; (2) A detached sign and one advertising goods by trade name are not allowable in a B-I Business Zone under the provisions of Section 16-A-4; (3) The sign will be an unlawful encroachment upon the 40-foot setback area required for Auburn Street by Section 21 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

July 6, 1965

Troiano's Market  
15 Auburn Street

cc: Coyne Sign Co.  
195 St. John St.

Gentlemen:

Enclosed please find copy of the decision of the Board of Appeals relating to your request to permit erection of a double-faced detached pole sign 4 feet wide by 6 feet high at 15 Auburn Street.

It will be noted that this appeal was granted with the condition that no part of the sign shall be located closer than 15 feet from the street line.

Very truly yours,

Robert W. Donovan  
Assistant Corporation Counsel

h  
Enclosure (1)

A.P.- 15-19-uburn st.

July 1, 1965

Joseph Coyne  
Coyne Sign Company  
195 St. John Street

cc to: Troiano's Market  
15 Auburn Street

Dear Mr. Coyne:

Permit to erect a double-faced detached pole sign 4'x6' at the above address is being issued subject to the following restriction:

Your recent appeal was sustained on the condition that no part of the sign shall be located closer than 15 feet to the street line, instead of the 5 feet indicated on plan submitted with the application.

Very truly yours,

Archie L. Seskins  
Deputy Building Inspection Director

ALS:m

A.P.- 15-19 Auburn St. June 14, 1965

Goyno Sign Company  
195 St. John Street  
Troiano's Market  
15 Auburn Street

cc to: Corporation Counsel

Gentlemen:

Permit for erection of a double-faced detached pole sign 4 feet wide by 6 feet high with top about 16 feet above the ground on the premises of retail market at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The sign will be an unlawful encroachment upon the 15-foot front yard area required by Section 8-2-3 applying to the B-1 Business Zone in which the property is located.
2. A detached sign and one advertising goods by trade name are not allowable in a B-1 Business Zone under the provisions of Section 16-A-4.
- 3- The sign will be an unlawful encroachment upon the 40-foot setback area required for Auburn Street by Section 21.

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

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, June 11, 1965

PERMIT ISSUED
JUL 16 1965
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 15 Auburn St. Within Fire Limits? Dist. No.
Owner's name and address Gerald Troiano, 15 Auburn St. Telephone
Lessee's name and address Troiano's Market, 15 Auburn St. Telephone
Contractor's name and address Coyne Sign Co. 195 St. John St. Telephone 772-4144
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00
July 21, 1965

General Description of New Work

Permit Issued with Letter

To erect 4' x 6' detached pole, sign (steady lighting) as per plan.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information and pay legal fee.

Appeal sustained 7/1/65

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

Coyne Sign Company

CS 301

INSPECTION COPY

Signature of owner

by: [Signature]

AM



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 20, 1961

PERMIT ISSUED 016916 NOV 21 1961 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 15 Auburn St. Use of Building Donut Shop No. Stories 2 New Building Existing
Name and address of owner of appliance Clyde Leary, 6 Lightfoot St.
Installer's name and address Suburban Utility Gas Store, 915 Forest Ave. Telephone 4-0387

General Description of Work (Ser. R1158-)

To install gas-fired friolator for frying doughnuts (Model 2424-A.E. Ogan, Inc.)
gas-fired hot water heater (Mod. BC-563734-SP20-1642)

Sent to Fire Dept. 11/23/61
Rec'd from Fire Dept. 11/23/61

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE (18" from floor)

Location of appliance on first floor Any burnable material in floor surface or beneath? wooden on legs
If so, how protected? Height of Legs, if any 18"
Starting at bottom of appliance? no Distance to combustible material from top of appliance? 5'
From front of appliance over 4' From sides and back over 5' sides 18" from back
Size of chimney flue Other connections to same flue
Is hood to be provided? yes If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

hood to be provided by another party

Amount of fee enclosed: \$2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED

Signature of Carl E. Johnson

CHIEF OF FIRE DEPT.

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

Suburban Utility Gas Store

Signature of Installer

INSPECTION COPY



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, November 16, 1961

PERMIT ISSUED
01000
NOV 20 1961
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 Carl Jordan, 24 Cypress St. Telephone
Lessee's name and address Clyde Lary 6 Lightfoot St. Portland Telephone
Contractor's name and address C M Thornton Inc. Main St. Waterboro Maine Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Doughnut Shop & Beauty Shop No. families
Last use Sub-Post Office and Store No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To install duct work and ventilation for Friolator as per plan.

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

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 sewerage?
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 Dressing 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?

APPROVED:
OK - 11/20/61 - ags

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
C.M. Thornton Inc.

CS 301

INSPECTION COPY

Signature of owner

by: Charles R. Shoulton Pres



E1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Oct. 12, 1961

PERMIT ISSUED

NOV 7 1961

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 Carl Jordan, 24 Cypress St. Telephone
Lessee's name and address Clyde Lary, 60 Central Street, Little Sebago Me. Telephone TW-2-6566
Contractor's name and address (Seaside Doughnut Shop) Telephone
Architect Specifications Plans YES No. of sheets
Proposed use of building Doughnut Shop & Beauty Shop No. families
Last use Sub-Post Office & Clothing Store " No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$100.00 Fee \$ 2.00

General Description of New Work

To change use of first story from retail store to manufacture and sale of doughnuts at retail with provisions for sale of food and drink for consumption on the premises.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information get estimated cost and pay legal fee.

To partition off sales space using 2x4 studs spaced 16 inches oc and covered one side with pine sheathing as per plan.

To provide vestibule in front of existing toilet room using 2x3 studs spaced 16 inches on centers covered with 3/8 gypsum wall board both sides. Appeal sustained 11/2/61
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 Clyde Lary Sent to Health Dept. 11-7-61 Rec'd. from Health Dept.

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 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:
[Signature lines]

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
Clyde Lary (Seaside Doughnut Shop)

CS 301

INSPECTION COPY

Signature of owner

Clyde Lary

7.11



NOTES  
 11/27/61  
 Form Check Notice  
 Staking Out Notice  
 Cert. of Occupancy Issued  
 Final Inspn.  
 Final Notif.  
 Inspn. closing-in  
 Notif. closing-in  
 Date of permit  
 Owner  
 Location  
 Permit No. 61-1558

(COPY)

CITY OF PORTLAND, MAINE  
 Department of Building Inspection



Copy to  
 Carl Jordan  
 24 Cypress St.

### Certificate of Occupancy

LOCATION #15-19 Auburn St.

Issued to Clyde Lary Date of Issue November 27, 1961  
 6 Lightfoot St.  
 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. 61/1558, 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

APPROVED OCCUPANCY

First floor—Restaurant  
 Second floor—Dwelling & Beauty Parlor

Limiting Conditions:

Manufacture and retail sale of doughnuts.  
 Retail sale of food, coffee and soft drinks.

This certificate supersedes certificate issued February 12, 1957.

Approved:

*Albert J. Lears*  
 Inspector of Buildings

(Date) Inspector

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.



*Explanatory*  
*24424*  
*Hood*  
*for*  
*Pat Gaslight*  
*Hamilton from*  
*waterline.*

AP-15-19 Auburn Street

November 7, 1961

Mr. Clyde F. Lary  
6 Lightfoot Street

cc to: Mr. Carl Jordan  
24 Cypress Street

Dear Mr. Lary:

Appeal under the Zoning Ordinance having been sustained, building permit for changing use with alterations of first story of building at the above named location from retail store use to the manufacture and sale at retail of doughnuts, including the serving of food and drink for consumption on the premises, is issued herewith subject to the following conditions:

✓ 1. Doors to toilet room and its vestibule are to be equipped with closing devices to keep them closed except when someone is passing through the openings.

2. Notification is to be given this department for inspection after studding for partitions is erected but before wall board or sheathing is applied.

3. Separate permits issuable only to the actual installers are required for installation of the cooking equipment and any system of mechanical ventilation.

4. Notification is to be given this department for a final inspection when work has been completed and equipment installed, but before business is started.

Very truly yours,

AJS/jg

Albert J. Sears  
Building Inspection Director

AP- 15-19 Auburn Street

Oct. 13, 1961

Mr. Clyde F. Lary  
Brown Cove Road  
Little Sebago Lake, Maine  
Mr. Carl Jordan  
24 Cypress Street

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy for changing use of first story of building at the above named location from a retail store to the manufacture and selling at retail of doughnuts, including the sale of doughnuts, coffee, and soft drinks for consumption on the premises, is not issuable under the Zoning Ordinance because the serving of food and drink for consumption on the premises constitutes a restaurant use which is not allowable under Section 8-A-3 of the Ordinance applying to the B-1 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, the owner or his authorized representative should go to file the appeal.

Very truly yours,

Albert H. Sears  
Building Inspection Director

AJS:m



# APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd Class

Portland, Maine, May 22, 1958

31 BUS. S ZONE

PERMIT ISSUED

MAY 23 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 15 Auburn St. Within Fire Limits? no Dist. No. ....  
 Owner's name and address Carl M. Jordan, 24 Cypress St. Telephone .....  
 Lessee's name and address ..... Telephone .....  
 Contractor's name and address owner Telephone 2-6668  
 Architect ..... Specifications Plans no No. of sheets .....  
 Proposed use of building Apartment House & Beauty Shop No. families .....  
 Last use ..... " " " " No. families .....  
 Material frame No. stories 2 Heat ..... Style of roof pitch Roofing .....  
 Other building on same lot .....  
 Estimated cost \$ 25.00 Fee \$ .50

### General Description of New Work

high  
To cut in new window 24" wide and 40" ~~high~~ 2x4 headers on second floor level (living room) in Beauty Shop. south side

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** owner

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

### If a Garage

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

### APPROVED:

124-5-23-58 J.M.J.  
.....  
.....

### 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  
Carl M. Jordan

INSPECTION COPY

Signature of owner by:

Carl M. Jordan

F.M.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 25, 1955

PERMIT ISSUED OCT 25 1955 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

N-E-C-3

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 15-19 Auburn St. Use of Building store & apartment No. Stories 2 New Building Existing
Name and address of owner of appliance Carl E. Jordan, 24 Cypress St.
Installer's name and address Alan Rich, 205 Ludlow St. Telephone 3-2260

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Arcoflame Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Blank lines for miscellaneous information

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:

O.K. E.S.B. 10/25/55

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

Signature of Installer

Alan B. Rich

INSPECTION COPY

CITY 204-1M



CITY OF PORTLAND, MAINE  
Department of Building Inspection



### Certificate of Occupancy

LOCATION 15-19 Auburn Street

Issued to Carl M. Jordan

Date of Issue February 12, 1957

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. 55/931, 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

APPROVED OCCUPANCY

1st floor - Retail Store  
2nd floor - Dwelling & Beauty Parlor

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

*Earle J. Smith*  
Inspector

*Warren McDonald*  
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.



October 22, 1956

BP 15-19 Auburn Street

Mr. Carl M. Jordan  
24 Cypress Street

Dear Mr. Jordan:-

Amendment #1 to Permit #55/931 covering change of use of living quarters in second story of building at the above location to space for two suites of offices is issued herewith on the basis of the information furnished by you over the telephone, which is as follows:-

1. One suite of offices is to consist of the rooms marked dining room and living room on plans while the other is to comprise those marked kitchen and bedrooms.

2. Handrails are to be provided full length on at least one side of both stairways and on both sides if they are over 40 inches wide.

✓ 3. Doors shown at heads of stairways are to be omitted.

4. There are never to be more than 20 persons in second story at any one time and this condition will be included in certificate of occupancy when issued.

Neither of suites of offices are to be put into use until a certificate of occupancy for the office use has been issued and is in your possession.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G

2:00

10/19/56

Mr. Sears:

Mr. Carl Jordan called you in answer to your letter of Oct. 16th, regarding application for amendment to permit #55/931 at 15-19 Auburn St.

He answered your questions as follows:

1. One suite will consist of living and dining room (one room). The other to consist of 2 bedrooms and kitchen.
2. Toilet facilities for second floor tenants - flush toilet, wash stand and shower right off main hall.
3. He said he thought stairways were about 41" wide. He would provide handrails.
4. He will eliminate doorways that open onto both stairways.
5. He said there would be no more than 10 people in second story at any one time.

He said if there were any questions he could be reached at his home 2-6668.

17 - 111026  
 2/12/57  
 of Occupancy issued  
 nal Inspn.  
 Final Notf.  
 Inspn. closing in 10/13/55  
 Inspn. closing in 10/13/55  
 Jordan  
 Jordan  
 file  
 copy

October 16, 1956

BP 15-19 Auburn Street

Mr. Carl M. Jordan  
24 Cypress Street

Dear Mr. Jordan:-

More information is needed before Amendment #1 to Permit #55/931 covering the change of use of living quarters in second story of building at the above location to office space can be issued. A check of the plans filed with original permit for building against Building Code requirements for office use raises the following questions:-

1. Application for amendment indicates that there are to be two suites of offices. Information is needed as to what rooms are to constitute each suite.
2. What toilet facilities are to be provided for second floor tenants?
3. If front and rear stairways are more than 40 inches wide, handrails are required on both sides and on at least one side if width is under 40 inches.
4. Doors shown opening directly onto both stairways are not allowable. It will be necessary either to eliminate these doors or to set them back so as to provide at least 3 feet between the doors and the head of the stairs in each case.
5. If there will ever be more than 20 people in the second story at any one time, vestibule latchesets are required on all doors to be used as a means of egress from the building and exit signs are needed to show location of rear means of egress.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G