

	PERMIT NUMBER	Smon 321 Auburn St. cf B'd single fam. 's Address Fred Pride	5/1/14 00
h.,,	Dute	same	and Plumping Inspector
/ QEE	110 5/4 /	REPL Stephen Wrżąlic	NOLD R GOODWIN TH
┼		SINKS	App. First Insp.
2.00		LAVATORIES	
2.00		TOLLETS BATH TUBS	VEC.NIL
\$.00		SHOWERS	019° cto.
	SURFACE		App. MAY BEST. 100 MENTERON ENVERON PRUMO MENTERON ENVERON PRUMO MENTERON ENVERON PROPERTY PR
		HOT WATER TANKS	Man Carling -
	ERS	TANALESS WATER HLATERS	EK, ", ,
		GARBAGE DISPOSALS	
		SEPTIC TANKS	Type of Bldg.
		HOUSE SEWERS	Commercial
		ROOF LEATERS	L Besidential
		A'TOMATIC WASHERS	Z ingle
 		CHWASHIPS] Multi Family
┷	1	Nahir	New Construction
3.00		has for	Remodeling



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

			Date <u>May 11</u> Receipt and Permit number	•
		¢.	receipt and I crime name	- A-1801
To the CHIEF ELECTRICAL INSPECT The undersigned hereby applies for the Portland Electrical Ordinance, the Na	a permit to make	e electrical installation	ns in accordance with the ng specifications:	laws of Maine,
LOCATION OF WORK:321_At	ıburn Stree	et		
OWNER'S NAME:Tom Pride		ADDRESS:s	ame	
OUTLETS: (number of)				
Lights Receptacies				FEES
Switches				1 1,20
Plugmold (numb	•			3.00
FIXTURES: (number of) Incandescent				
Fluorescent (Do no	ot include strip fl			
Strip Fluorescent, in feet		• • • • • • • • • • • • • • • • • • • •		
SERVICES: Permanen [*] , total amperes10	00			3.00_
-				
METERS: (number of)				50
MOTORS: (number of) Fractional				
			· · · · · · · · · · · · · · · · · · ·	
RESIDENTIAL HEATING: Oil or Gas (number of units)				
COMMERCIAL OR INDUSTRIAL HE. Oil or Gas (by a main boiler) Oil or Gas (by separate units) Electric (total number of kws)		• • • • • • • • • • • • • • • • • • • •		
APPLIANCES: (number of)				
Ranges	1	Water Heaters		
Cook Tops		Disposals		
Wall Ovens		Dishwashers	******	
Dryers Fans		Compactors		
TOTAL		Others (denote)		3_00_
MISCELLANEOUS: (number of)				
Branch Panels		• • • • • • • • • • • • • • • • • • • •		
Air Conditioners		• • • • • • • • • • • • • • • • • • • •		
•				
• •				
Repairs after fire				
, , ,				
j . U , .				
Emergency Jenerators			ATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON	ORIGINAL PER			
FOR REMOVAL OF A "STOP ORDER	R" (304-16.b)	• • • • • • • • • • • • • • • • • • • •		
FOR PERFORMING WORK WITHOU	I A PERMII (L AMOUNT DUE:	9.50
INSPECTION: Will be ready on	10	II Call VV		
· · · · · · · · · · · · · · · · · · ·				
CONTRACTOR'S NAME: Loui: ADDRESS: 125	Sherwood e	troot		-
TEL.:774				-
MASTER LICENSE NO.:2112		SIGNATURE OF	CONTRACTOR?	
LIMITED LICENSE NO.:		310,400	land lost	
LIMITED LICENSE NO.		/	سسساليات منعم المركادي ما المسام	

INSPECTOR'S COPY

Tayl.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

	EATING, COOKING OR POWER	REQUIPMENT	1.5 Obs
· iAir	Portland, Maine, J.	uly 22, 1964	"T' of coppy of
To the INSPECTOR OF	BUILDINGS, PORTLAND, ME.		
	reby applies for a permit to install the fo ne, the Building Code of the City of Port	ellowing heating, cooking or land, and the following spec	power equipment in accord- ifications:
Location . 321Auburn	Use of BuildingDv	welling No. Sto	ries New Building
Name and address of own	er of appliance Fred Pride, 321	L Auburn St	** *** *
	General Description	*	
	equipment in connection with	existing steam heat.	(conversion)
	IF HEATER, OR POW	ER BOILER	
Location of appliance	Any burnable material i		
If so, how protected?		. Kind of fuel?	
Minimum distance to burns	ble material, from top of appliance or cas	ing 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 flu	e	
If gas fired, how vented?		. Rated maximum demand	ber hour
Will sufficient fresh air be se	applied to the appliance to insure proper ar	nd safe combustion?	
	IF OIL BURN		
Name and type of hurner	Hart .Heet		
	attendance? Does oil supply 1		
Type of floor beneath burne			
Location of oil storage		er and capacity of tanks	
	OLD (I COLL O	er and capacity of tanks	Taral Distriction
Low water shut off ve			
Low water shut off . ye	s Make . McDonn	mell-Miller	No 67.
Will all tanks be more than	s Make . McDonn five feet from any flame? yes How	w many tanks enclosed?	No 67
Will all tanks be more than	s Make . McDonn	w many tanks enclosed?	No 67.
Will all tanks be more than Total capacity of any existi	s Make . McDonn five feet from any flame? yes How ng storage tanks for furnace burners IF COOKING APPI	w many tanks enclosed? none	No67.
Will all tanks be more than Total capacity of any existi Location of appliance	s Make McDonn five feet from any flame? yes How ng storage tanks for furnace burners IF COOKING APPI Any burnable	w many tanks enclosed? none	No
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Granted 8/30/62 62/80

DATE: August 30, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Fred R. Pride AT 319-335 Auburn Street, corner of Alpine $\kappa_{\mbox{\scriptsize oad}}$

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

BOARD OF APPEALS VOTE YES Harry M. Shwartz

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE BOARD OF APPEALS

VARIANCE APPEAL

August 15, 1962

Fred R. Pride , owner of property at 319-335 Auburn St., corner Alpine Rd. 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 five foot high woven wire fence along the Alpine Road edge of the property at

this location. This permit is presently not issuable for the following reasons:

- (1) The height is to be in excess of the allowable maximum of four feet set by Section 19E of the Ordinance for a fence located along a street line or within 25 feet of a street line, as applied to the R-3 Residence Zone in which the property is 'rated.
- (2) The height is to exceed the allowable maximum of three and me-raif feet set by Section 19M for a fen ε within 25 feet of a street corner.

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 cirsumstances 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.

PECISION

After public hearing held Au st 30, 1962 , the Board of $\mathsf{App}_{\mathsf{P}}$; finds that all of the above conditions do exist with respect to this property and that a riance should in this case.

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

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

August 27, 1962

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, August 30, 1962, at 4:00 P.M. to hear the appeal of Fred R. Pride requesting an Exception to the Zoning Ordinance to permit erection of a five foot high woven wire fence along the Alpine Road edge of the property at 319-335 Auburn Street, corner of Alpine Road.

This permit is presently not issuable for the following reasons:

(1) The height is to be in excess of the allowable maximumof four feet set by Section 19E of the Ordinance for a fence located along a street line, as applied to the R=3 Residence Zone in which the property is located. (2) The height is to exceed the allowable maximum of three and one-half feet set by Section 194 for a fence within 25 feet of a street corner.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Rinckley

Chairman

Copy to: Martin S. Bartley 5 Bartley Avenue Portland, Maine

J

August 27, 1962

Mr. Fred R. Pride 321 Auburn Street Portland, Maine

Dear Mr. Pride:

August 30, 1962,

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

August 27, 1962

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, August 30, 1962, at 4:00 P.M. to hear the appeal of Fred R. Pride requesting an Exception to the Zoning Ordinance to permit erection of a five foot high weven wire fence along the Alpine Road edge of the property at 319-335 Auburn Street, corner of Alpine Road.

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/ persons interested either for or against this appeal \mathbf{v} heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Copy to: Martin S. Bartley 5 Bartley Avenue Portland, Maine

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Program VIII North all the later to the second

ALBERT J. SEARS CITY OF PORTLAND, MAINE Department of Building Inspection AP- 319-335 Auburn St., corner of Alpine Road August 10, 1962 Mr. Fred R. Pride cc to: Corporation Counsel 321 Auburn Street Dear Mr. Pride: Authorization for erection of a five foot high woven wire fence along the Alpine Road edge of your property at the above named location can not be given by this department for the following reasons: The height is to be in excess of the allowable maximum of four feet set by Section 19E of the Ordinance for a fence located along a street line or within 25 feet of a street line, as applied to the R-3 Residence Zone in which the property is located. 2. The lieight is to exceed the allowable maximum of three and one-half feet set by Section 19M for a fence within 25 feet of a street corner. We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal. Very truly yours, Albert J. Scars Building Inspection Director Legumber 2006, no Legumber 2006

August 15, 1962

Mr. Fred R. Pride 321 Auburn Street Portland, Maine

Dear Mr. Pride:

At the request of Martin Bartley, enclosed herewith please find in duplicate appeal forms requesting an exception to the Zoning Ordinance to permit erection of a five foot high woven wire fence along the Alpine Road edge of your property. If you will kindly sign both copies on the lines marked with your initials and return them to this office with your check in the amount of \$5.00, payable to the City of Portland, we will be please process the appeal for you.

Very truly yours,

Robert W. Donovan Assistant Corporation Counsel

RWD:asp Enclosures

AP- 319-335 Auburn St., corner of Alpine Road

August 31, 1362

Mr. Fred R. Pride 321 Auburn Street

Dear Mr. Pride:

Your appeal under the Zoring Ordinance involving the erection of a five foot high wire fence along the Alphne fload edge of your property at the above named location having been sustained, it is now permissible to proceed with its erection.

Very truly yours,

Albert J. Sears Building Inspection Director

AJS:m

Ç.

Fortland . Me .

Aug 8 62.

City council.

Dear Sirs.
Wouldlike permission to construct A five foot woven wire fence between my property and

Alpine RoadTo keep Ohildren and Dogs out

Of vegetable berries and flowers.

Yours Truly

Fred Pride 321 Auburn. ST.

Portle nd Maine.

Cippeal Sustained 8/31/62

RECEIVED

AUG 9 1962

DEPT. OF BLD'G. INSP. CITY OF POSTLAND AP- 319-335 Auburn St., sormer of Alphue Road

August 10, 1962

Mr. Fred R. Pride \$21 Auburn Street

ee to: Corporation Counsel

Dear Mr. Pride:

Authorization for erection of a five foot high woven wire fence along the Alpine Road edge of your property at the above named location can not be given by this department for the following reasons:

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- 2. The height is to exceed the allowable maximum of three and one-half feet set by Section 19M for a fence within 25 feet of a street corner.

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

Very truly yours,

Albert J. Scars Building Inspection Director

AdS:m

PERMIT TO INSTALL F	LUMBI	NG			1	0702	j J
,	Addres	\$	321 Auburn Street		PEI	RĂIT NỮM	BER
	Installa						
Data Issued 9-26-61	Owner	of Bld	g. Fred P. Pride				
PORTLAND PLUMBING	Owner	s Addr					
	Plumbe		Fred J. Dewaters	Date:	9-2	6-61	
By J. P. Welch	NEW	REPL	OSED INSTALLATIONS		NUMBER	FEE	
APPROVED FIRST INSPECTION			SINKS		 		,
6			LAVATORIES				
· Date Oct. 11, 1961			TOILETS				
•			BATH TUBS				
Ву			SHOWERS		ļ		
APPROVED FINAL INSPECTION			DRAINS				-
			HOT WATER TANKS				_
our Oct. 11 1961		!	TANKLESS WATER HEATERS				_
110 172.122.11			GARSAGE GRINDERS		l		- 3
_			SEPTIC TANKS				U
TYPE OF BUILDING	1	 	HOUSE SEWERS		1	\$ 2,00	_
COMMERCIAL	 *	 	ROOF LEADERS (Conn. to house drain	n)			-
RESIDENTIAL	-	-					-
☐ SINGLE		├			 		-
MULTI FAMILY		┼──			 		-
MEW CONSTRUCTION	<u></u>	<u> </u>			ــــــــــــــــــــــــــــــــــــــ		-
REMODELING	٦		LTH DEPT. PLUMBING INSPECTION	101	AL ≽	\$ 2.00	
POR	TLAND	HEAL	LTH DEPT. PLUMBING INSPECTION				-

PERMIT TO INSTALL I	PLUMB	ING		!	10701	
200	Addre	55	321 Auburn Street	р	"JEO TO T ERSAIT NUM	ore
Date	Installe	ation F	or: Fred P. Pride		EKMII MOM	DER
Issued 9-26-61 PORTLAND PLUMBING	Owner	of Blo	g. Fred P. Pride	-		
INSPECTOR	Owner	's Add				
By J. P. Melch	Plumb		Fred J. Dawaters Date:	9-	26-61	
APPROVED FIRST INSPECTION	NEW	REP'L	PROPOSED INSTALLATION S	NUMBER		
APPROVED PIRST INSPECTION	 	<u> </u>	SINKS			
Date Oct 13-1961	<u> </u>		LAVATORIES	L		
	 .		TOILETS			
JOSEPH P. WELCH			BATH TUBS			
Ву		<u></u>	SHOWERS			
APPROVED FINAL INSPECTION			DRAINS			
6 1-12 1011			HOT WATER TANKS		 	
Date Oct. 13-1961			TANKLESS WATER HEATERS	 -		
JOSEPH P. WELCH		1	GARBAGE GRINDERS			(A)
Ву			SEPTIC TANKS	_	 	3
TYPE OF BUILDING COMMERCIAL			HOUSE SEWERS	 	 	
RESIDENTIAL			ROOF LEADERS (Conn. to house drain)		 	
		1	Menew House Drain	-	0 0 00	
MULTI FAMILY		 -			\$ 2.00	
NEW CONSTRUCTION		 			 	
REMODELING		<u> </u>		L		
	O AND	HEAL	TH DEPT. PLUMBING INSPECTION TOTAL	AL 🕪	\$ 2.00	
PORI	LAND	HEAL	IN DEFT. PLUMBING INSPECTION			

R3 RESTORY



APPLICATION FOR PERMIT

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

Portland, Maine, April 23, 1959

PERMIT ISSUED > 01037 Aug 7 1959

CITY of PORTLAND

: سرد.	To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
?- (The undersigned hereby wholies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the 1 mus of the State of Maine, the Building Code and Zoning Ordinance of the City of Portand, plans and specifications, if and, submitted herewith and the following specifications:
I	ocation 321 Auturn Street (17-1-1) Within Fire Limits? Dist. No.
(Owner's name and addressFred. R. Pride,321 Auburn Street Telephone 4/-8/86
Ι	essee's name and address
(Contractor's name and address Allan Edwards, 337. Auburn Street Telephone
	Architect
I	Proposed use of building Mayside stand for garden produce No. families
I	ast use No families
1	Material No. stories Heat Style of roof Roofing Other building on same lot Dwelling, garage, greenhouse
E	Estimated cost \$1000 Fee \$ 4.00
	General Description of New Work
	To construct 1-story frame building 12' x 20' for wayside stand (produce to be sold are raised on the premises)
,	fo demolish existing 8'6" x 16'6" wayside stand
•	to demotian existing 8.0. X TO.0. Manaide stand
	Permit Issued with Letter
	Appeal sustained 5/19/59
	Appear aggregation and the same
I i	is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO
	Details of New Works
Is	any plumbing involved in this work?
Is	connection to be made to public sewer?
H	as septic tank notice been sent?
H	eight average grade to top of plate 8! Height average grade to highest point of roof
S	ize, front 201. depth121 No. stories 1 solid or filled land?solid 1. earth or rock? earth
M	aterial of foundation concrete slab Thickness, top
M	laterial of underpinning
K	laterial of underpinning Height Thickness ind of roof patch Rise per foot Roof covering applicably roof lass 2 Web.
N	o. of chimneys
Fr	raming Lumber—Kind hemlock Dressed or full size dressed Corner inner 2-2x4 \ cut 6x6)
51	Columns under girders Size May on content
171	and thickness of outside speatning of exterior walls?
51	uds (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
	On centers: 1st floor, 2nd
	Joists and rafters: 1st floor concrete, 2nd, 3rd, roof 2x6 On centers: 1st floor 2nd, 2nd, 3rd, roof 2x6 Maximum span: 1st floor 2nd, 2nd, 3rd, roof 6.1. one story building with masonry walls, thickness of walls?
If	one story building with masonry walls, thickness of walls?
	If a Garage
N	o. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
W	ill automobile repairing he done other than minor repairs to see better the see and the second
	to cars nationally stored in the proposed building?
PRC	OVED: Miscellaneous
د)	Will work require disturbing of any tree on a public street?
	Will there be in charge of the above work a person competent to
•••••	sce that the State and City requirements pertaining thereto are
•••••	observed?y.cs
	Signature of owner
INSI	PECTION COPY
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	And the second s

NOTES 9/3/59 - MC wals state 100 2012 1 2 1 1 1 1 1 Mr ally 9/9/60- mon don A.(O), 5-HV/3-(SP)

(COPY)



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy Location 319-329 Auburn St.

Issued to Fred R Fride 321 Auburn St.

September 12, 1960 Date of Issue

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. 59/1037, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

The state of the above location, built—altered for occupancy or use, limited or otherwise, as indicated below.

Entire

Mayside stand for garden produce.

Limiting Conditions:

This certificate supersedes certificate issued

(Date)

AP- 321 Auburn St.

Sept. 22, 1960

Mr. Fred R. Pride 321 Auburn Street

Dear Mr. Pride:

Certificate of occupancy for new roadside stand at the above named location is issued herewith on the understanding that the smaller existing stand is to be demolished as indicated in the application for permit and in adcordance with the understanding of the Foard of Appeals in granting the Zoning appeal.

Very truly yours,

Albert J. Sears Inspector of Buildings

AJS:m

AP-319-329 Auburn Street

August 7, 1959

Mr. Fred R. Pride 321 Auburn Street

cc to: Mr. Allan Edwards 337 Auburn Street

Dear Mr. Pride:

Appeal under the Zoning Ordinance having been sustained, building peract for construction of a waysi is stand 12 feet by 20 feet for the sale of garden produce is issued herewith based on plans filed with application for permit, but subject to the condition that 2x6 continuous shoes over which rafters may be notched are to be provided at front and rear of the building on top of the 2x6 ceiling timbers. Building is to be located so that the edge of the front overhang of roof will be no closer than 10 feet to the street line, which is the inside edge of the eddewalk area.

Very truly yours,

AJS/jg '

Albert J. Sears Inspector of Buildings

AP-319-329 Auburn Street

May 21, 1959

Mr. Fred R. Pride 321 Auburn Street

Doar Mr. Pride:

Although your appeal under the Zoning Ordinance for a building permit to demolish existing road side stand and construct new road side stand 12 feet by 20 feet at the above location was sustained, we shall be unable to issue a permit until certain questions as regards the framing of the proposed building are resolved. Questions are as follows:

for 5 foot overhang on Ironing?

2. What is to be provided for headers over
two 8 foot openings indicated on front of
the building.

4.8 her fer

3. Further information in regard to roof
framing details and method of tying the
building at plate line must be furnished.

Very truly yours,

Theodore T. Rand Deputy Inspector of Buildings

TTR/jg

AP-319-329 Auburn Stabet

August 7, 1959

Mr. Fred R. Prids 321 Auburn Street

cc to: Mr. Allan Edwards 337 Auburn Street

Dear Mr. Prida:

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a wayside stand 12 feet by 20 feet for the sale of garden produce is issued herewith based on plans filed with application for permit, but subject to the condition that 2xt continuous shoes ever which rafters may be notched are to the provided at front and rear of the building on top of the 2xt colling timbers. Building is to be located so that the edge of the front overhang of roof will be no closer than 10 feet to the street line, which is the inside edge of the sidewalk area.

Very truly yours,

AJS/jg '

Albert J. Sears Inspector of Buildings

ij,

AP-319-329 Aubum Street May 21, 1959 Mr. Fred R. Pride 321 Auburn Street Dear Mr. Pride; Although your appeal under the Zoning Ordinance for a building permit to demolish existing road side stand and construct new road side stand 12 feet by 20 feet at the above location was sustained, we shall be unable to issue a penmit until certain questions as regards the framing of the proposed building are resolved. Questions are as follows: 1. What is to be provided by way of support for 5 foot overlang on front of the building? 226-16100 Hornhang 2. What is to be provided for headers over two 8 foot openings indicated as front of the building. Further information in regard to roof framing details and method of tying the building at plate line must be furnished. Very truly yours, Theodore T. Rand TIR/jg Deputy Inspector of Buildings

A.P.-319-329 / durn St.

April 24, 1959

Ar, Fred F, Pride 321 Auburn Street

ea to: Corporation Counsel

Dear Er. Pride:

Permit for construction of a one story wood frame wayside stand 12 feet by 20 feet for the sale of garden produce in place of an existing stand about 8½ feet by 16½ feet which is to be demolished is not issuable under the Zoning Ordinance for the following reasons:

- 1. The existing stand, which was built under authorization of the Foard of Appeals in 1931, is a non-conforming use in the R-3 tesidential Zone in which the property is located, and any increase in volume of such a non-conforming use is forbidden by Section 17-B of the Ordinance.
- 2. The existing building already is located within the 40 foot set back area required by Sec. 21 of the Ordinance and the proposed building would increase the area so occupied.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Hoom 208, City Hall, you should go to file the appeal.

Very touly yours,

Albert J. Sears Inspector of Buildings

a. Fin

Franted 5/19/59
59/38

DATE: May 19, 1959

HEARING ON APPEAL UNDER THE ZOHING ORDINANCE OF FRED R. PRIDE

319-329 Auburn Street

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

BOARD OF APPEALS

ACLE

Franklin G. Hinckley Joseph T. Gough Falph L. Young

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE BOARD OF APPEALS

VARIANCE APPEAL

<u> April 29, 1959</u>

Fred R. Pride , owner of property at 3190329 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: Construction of a one story wood framewayside stand 12 feet by 20 feet for the sale of garden produce in place of an existing stand about $8\frac{1}{2}$ feet by $16\frac{1}{2}$ feet which is to be demolished. This permit is presently not issuable under the Zoning Ordinance for the following reasons: This permit is presently not issuable under the Zoning Ordinance for the following reasons:

(1) The existing stand, which was built under authorization of the Board of Appeals in 1931, is a non-conforming use in the R-3 Residential Zone in which the property is located, and any increase in volume of such a non-conforming use is forbidden by Section 17-B of the Ordinance. (2) The existing building already is located within the 40 foot set back area required by Sec. 21 of the Ordinance and the proposed building would increase the area so

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 (: 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.

DECISION

After public hearing held May 19, 1959 , the Roard of Appeals finds that all of the above exist with respect to this property and that a variance should conditions do in this case. be granted

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

CITY OF FORTLAND, MAINE FOARD OF APPEALS

May 8, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Tuesday, May 19, 1959, at 3:30 p.m. to hear the appeal of Fred R. Pride requesting an exception to the Zoning Ordinance to permit construction of a one story wood frame wayside stand 12 feet by 20 feet for the sale of garden produce at 319-329 Auburn Street in place of an existing stand about 8½ feet by 16½ feet which is to be demolished.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The existing stand, which was built under authorization of the Board of Appeals in 1931, is a non-conforming use in the R-3 Residential Zone in which the property is located, and any increase in volume of such a non-conforming use is forbidden by Section 17-B of the Ordinance.

(2) The existing building already is located within the 40 foot set back area required by Section 21 of the Ordinance and the proposed building would increase the area so occupied.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in 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

CITY OF PORTLAND, MAINE BOARD OF APPEALS

May 14, 1959

Mr. Fred R. Pride 3/1 Auburn Street Fortland, Maine

Dear Mr. Pride:

The Board of Appeals will hold a public hearing on Tuesday, May 19, 1959, at 3:30 p.m. in the Council Chamber of the City Hall, Portland, Maine, to hear your appeal under the Zôning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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CITY OF PORTLAND, MAINE

Department of Building Inspection

A.P.-319-,29 Auburn St.

April 24, 1959

Mr. Fred R. Pride 321 Auburn Street

cc to: Corporation Counsel

Dear Mr. Pride:

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- 2. The existing building already is located within the 40 foot set back area required by Sec. 21 of the Ordinance and the proposed building would increase the area so occupied.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears Inspector of Buildings

AJSIM

CITY OF PORTLAND, MAINE BOARD OF APPEALS

May 8, 1959

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This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The existing stand, which was built under authorization of the Board of Appeals in 1931, is a non-conforming use in the R-3 Residential Zone in which the property is located, and any increase in volume of such a non-conforming use is forbidden by Section 17-B of the Ordinance. (2) The existing building already is located within the 40 foot set back area required by Section 21 of the Ordinance and the proposed building would increase the area so occupied.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in 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

R3 RESIDENCE ZONE



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED OO453 APR 20 1958

Portlan	nd, Maine, April 28, 1953
To the INSPECTOR OF BUILDINGS, PORTLAND	•
The undersigned hereby applies for a permit	to install the following heating, cocking or power equipment in acco the City of Portland, and the following specifications:
Name and address of owner of appliance Fred J	f Building Greenhouse No. Stories 1 New Build Existing " Pride, 321 Auburn St.
	479 Auburn St Telephone
General	l Description of Work
To install gravity hot water boiler wit	th_oil burning_equipmen* (conversion burner)
replacement of boiler	
	ER, OR POWER BOILER
	ırnable material in floor surface or beneath? 🗝
	f appliance or casing top of furnace
From top of smoke pipe	f appliance
	tions to same flue none
	Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to	o insure proper and safe combustion?
	IF OIL BURNER
	Does oil supply line feed from top or bottom of tank? bottom
Location of oil storage storage building 20.9	from Number and capacity of tanks 1-275 gal.
	ske No No
	?yes How many tanks enclosed?
Total capacity of any existing storage tanks for furn	nace burnersnone
IF CC	OOKING APPLIANCE
	Any burnable material in floor surface or beneath?
	Height of Legs, if any
	tance to combustible material from top of appliance?
	es and back From top of smokepipe
	tions to same flue
	o, how vented? Forced or gravity?
If gas fired, how vented?	
MISCELLANEOUS EQU	PMENT OR SPECIAL INFORMATION
Amount of fee enclosed?	e heater, etc., 50 cents additional for each additional heater, etc., in se
Abb. 1 / 7]
1 4 29.58 Vando	Will show he in shows of all 1
71/	Will there be in charge of the above work a person competent
*	see that the State and City requirements pertaining thereto
	observed?yea
	1
CIT MAINE PRINTING CO.	saller EE March 1

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(RA) RESIDENCE ZONE - A APPLICATION FOR PERMIT

To the contraction of the state of the State of Matine, the Building operation of Matine of the Chipse for born in case that recorded the following building appetition of the Chipse for born in case that the Least of the State of Matine, the Building Code and Zoning Ordinance of the Chipse Forland, plants, specifications, draw, unbuilded began the and the following specifications. Proposed again, addicess. P. R. Britzgr Pride, 321 Auburn. Street. Telephone. Contractor's name and address. Pres. L. Minslow, 18 Lawbert Street. Telephone. Architect. Telephone. Architect. Specifications. Plans no. No. of sheets. Proposed use of building. Commercial. graenshouse. No. families. List use. No. stories. Heat. Style of roof. Roofing. Other buildings on same lot. Estimated cost \$.400. General Description of New Work. To rebuild existing greenhouse 25! x 25! in the seam location and of same size. Standard greenhouse construction. Details of New Work Is any plumbing involved in this work? Is any electrical work involved in this work? Is omercian to be made to public sever? If not, what is proposed for sewage? Height average grade to highest point of roof. Size, front. depth. No. stories Height average grade to highest point of roof. Size, front. depth. No. stories No. stories		Portland, Mci	ne, Sept. 30, 19	52	Colorest Communication of the Colorest	انه کست
The inderection is brown applies for a pormit to axis also exact constitutional the clinical parameters and in axis falls and the fall parameters. Building and and Zoning Ordinance of the City of Portland, Plants, specifications, if any submitted heremits and the following tree facilities. Location 2.—321 Admirm. Street. Location 3.—121 Admirm. Street. Contractor's name and address. Pred L. Minslow, 18 Leashert Street. Telephone. Contractor's name and address. Pred L. Minslow, 18 Leashert Street. Tolephone. Contractor's name and address. Pred L. Minslow, 18 Leashert Street. No. of sheets. Picoposed use of building. commercial greenhouse. No. families Material. No. stories. Heat. Style of roof. Roofing. Other buildings on same lot. Estimated cost 8.400. General Description of New Work. To rebuild existing greenhouse 25' x 25' in the same location and of same size. Standard greenhouse construction. Details of New Work Is any plumbing involved in this work? Is connection to be made to public sever? Height average grade to top of plate. Height average grade to top of plate. Material of foundation. csd'r. posts 6' no enables. Material of inundation. csd'r. posts 6' on enables. Material of inundation. csd'r. posts 6' on enables. Size, front. Grit or ledger board? No. of chinneys. Material of moderning. Rise per foot. Roofong. No. of chinneys. Material of inundation. csd'r. posts 6' on enables. Size. Columns under girders. Size. No. of chinneys. Material of nondation csd'r. posts 6' on enables. Height caverage grade to highest point of roof. Material of underpinning. Columns under girders. Size. Columns under girders. Size. Columns under girders. Size. Column	To the INSPECTOR OF B			بالسم بدام دارد. دارد دارد	ر المستخدم و المستخدم	
in acciratione with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Pertland, Plants, specifications, day, submitted hereign and the following a specifications. Location 5 222 Intuition 5 232 Intuition 5		The second of the second		bebasiali ilie follo	wine building 3000000000	O. Cat
Lose to a name and address P. R Pridage Prida 321 Auburn Streat Telephone.	in accordance with the Laws o	of the State of Maine, the	Building Code and Zon	iing Ordinance (of the City of Portland, plan	s and
CERTIFICATE OF CULTURANT To rebuild existing greenhouse 25' x 25' in the same location and of same size. CERTIFICATE OF CULTURANT To rebuild existing greenhouse 25' x 25' in the same location and of same size. Standard greenhouse construction. To rebuild existing greenhouse 25' x 25' in the same location and of same size. Standard greenhouse construction. CERTIFICATE OF CULTURANT REPOILIREMENT IS WAITED To rebuild existing greenhouse 25' x 25' in the same location and of same size. Standard greenhouse construction. CERTIFICATE OF CULTURANT REPOILIREMENT IS WAITED To rebuild existing contractor. PERMIT TO BE ISSUED TO Fred L. Winslow Details of New Work Is any plumbing involved in this work? It sam plumbing involved in this work? Height average grade to top of plate Height average grade to top of plate Height average grade to depth Material of foundation self-up of same size to top of late at least, the same size to the same	Location * 321 Auburn	n Street	Wit	nin Fire Limits	Dist. No.	
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Contractor's name and address Freel L. Minelow, 18 Lambert Street Telephone. Architect Specifications Plans no. No of sheets Proposed use of building commercial greenhouse. No. families No. families No. families No. families No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 1,00. General Description of New Work To rebuild existing greenhouse 25' x 25' in this same location and of same size, Standard greenhouse construction. It is understood that this permit does not include installation of healing apparatus which is to be taken out separately by an the name of the healing contractor. PERMIT TO BE ISSUED TO Free L. Winslow Details of New Work Is any plumbing involved in this work? It connection to be made to upublic sever? If not, what is proposed for sewage? Height average grade to top of plate Height average grade to highest point of roof. Size, front. depth No. stories Height average grade to highest point of roof. Material of foundation. seaf: postset least, plickness to bottom cellar. Material of underpinning Story of the seast of lining Kind of roof Rise per foot Roof covering Thickness (postset). Bottom cellar Size, front. Material of underpinning Material of chimneys Material of chimneys Material of chimneys Material of chimneys Size Max. on centers Studi (outside walls and carrying partitions) 2x4-16" O. C. Erdeign in every floor and flat roof span over 8 feet-Joists and rafters: 1st floor 2nd 3rd roof No. centers: 1st floor 2nd 3rd roof No. centers: 1st floor 2nd 3rd roof 1st floor 2nd 3rd roof 1st floor 2nd 3rd roof 3rd roof 2nd 3rd roof 3rd roof 3rd roof 2nd 3rd roof 3rd roof 2nd 3rd roof 3rd roof 3rd roof 3rd roof 4nd 3rd roof 3rd roof 4nd 3rd roof 4nd						. 154. 3
Architect. Plans 20. No. of sheets Proposed use of building commercial greenhouse. No. families List use No. families Material No. stories Heat Style of roof Roofing. Other buildings on same lot Estimated cost \$.400. General Description of New Work To rebuild existing greenhouse 25' x 25' in this-same location and of same size. Standard greenhouse construction. CERHECATE OF ULTUPANY REPUBLIEMENT IS WAIVET It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by an the name of the heating contractor. PERMIT TO BE ISSUED TO Fred L. Winclow Details of New Work Is any plumbing involved in this work? Is any electrical work involved in this work? Is any plumbing involved in this work? If not, what is proposed for sewage? 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 underjonating Height work involved in this work? Size Contracts Height Praming lumber—Kind. Conner posts Sills Girt or ledger board? Size Girdera Size Columns under girders Size Max. on centers Studis (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Joists and rafters: Is thoor. 2nd 3rd roof Maximum span: 1st floor. 2nd 3rd roof Maximum span: 1st floor 2nd 3rd roof Miscellarieous Will work require disturbing of any tree on a public sitest. Will work require disturbing of any tree on a public sitest. Will work require disturbing of any tree on a public sitest. Will work require disturbing of any tree on a public		Prod I Winele	er 10 Tambant Str	ant.	and the second second	والمحاربة
Proposed use of building commercial greenhouse No. families List use	Architect		Specifications	Plans	noNo. of sheets	
List use " No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 400. Fee \$ 2.00 General Description of New Work To rebuild existing greenhouse 25¹ x 25¹ in tile-same location and of same size. Standard greenhouse construction. It is understood that this permit does not include installation of heating opparatus which is to be taken out separately by on the name of the heating contractor. PERMIT TO BE ISSUED TO Fred L. Winslow Is any plumbing involved in this work! Is any electrical work involved in this work? Is connection to be made to public sever? If not, what is proposed for sewage? Fleight 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.ged.rp.postset least, fill-backets, top reads bottom cellar Material of underpinning Stories Gentleers Height Material of underpinning Material of chimneys Size Columns under girders Stide Goutside walls and carrying partitions) 2c4-16" O. C. Bridging in every floor and flat roof span over 8 feet Joists and rafters: 1st floor 2nd 3rd roof Maximum span: 1st floor 2nd 3rd roof Miscellarieous Will work require disturbing of any tree on a public site of Will work require disturbing of any tree on a public site etc? Will work require disturbing of any tree on a public site etc? Will work require dis	Proposed use of building	commercial gre	enhouse	, , , , , , , , , , , , , , , , , , ,	No. families	
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AP 321 Auburn Street

October 10, 1952

Mr. F. R. Pride

321 Autum Street
Mr. Fred L. Winslow

18 Lambert Street

Gentlemen:

There is still a question under the Zoning Ordinance relating to your proposal to remove a portion of commercial greenhouse at 321 Auburn Street, and to construct another greenhouse, which must be settled before m + m + 1 assuming permit and, therefore, before you are permitted to start any new m + 1 assuming permit and therefore, before you are permitted to start any new m + 1 assuming to your second seco

ke are not disposed to raise much question between the discrepancies in dimensions of sections of greenhouse as shown on your sketch received here october 6, and our record of construction through the years, though there is quite a discrepancy in that the permit to construct a greenhouse in 1941 called for one 16'x50', while your recent sketch indicates that this section is 50'x25'. As you are aware from my former letter, the entire commercial greenhouse as it now exists is a non-conforming use in the Residence A Zone where the property is located in the sense that it could not now be built there; and the Zoning Ordinance does not allow any increase in the volume of such a building of non-conforming use.

Your recent location sketch indicates that you have three sections of greenhouse now existing—the larger section toward Auburn Street being 25 feet wide and 50 feet deep. Adjoining the rear wall of this larger section appears two smaller sections with perhaps 10 or 12 feet between them, one of these existing sections being indicated as 10 × 26 and the other (on the right as one faces the greenhouse from Auburn Street) to 10 × 25. This latter section is indicated to be demolished. What we take to be open space about 12 feet wide between these two rear sections of greenhouse, as shown on the sketch, is indicated as the spot where the new section is to be constructed.

However, the sketch shows that a section 10'x25' is to be demolished while the application indicates that the new section is to be 25'x25'. If our interpretation of your sketch is the right one, it would appear that you would be increasing the volume of the non-conforming greenhouse by about 12'x25'. As explained above and in my first letter this would not be allowable.

Now, we have no desire whatever to delay issuance of this permit, but we are required by law to make sure that the Zoning Ordinance is complied with. If you can demonstrate by a clearer sketch that the volume of the existing graenhouse will not be increased and that the total building after the changes had been made would occupy precisely the same area on Mr. Pride's land as the present greenhouse, please do so. If on the other hand the above interpretation of the proposition is correct, and you really do desire to increase the volume, you have appeal rights to the Ecard of Zoning please notify us of your desire to exercise this right of appeals and we will again communicate with you to tell you the procedure and precisely what you are appealing for.

Very truly yours,

WHOD/B

Warren McDoneld Inspector of Buildings Carrie .

AP 321 Aubien Bireal

October 2, 1992

Mr. F. R. Pride, 321 Auburn Street,

Mr. Fred S. Winslow, 18 Lambert Street Portland, Maino

Gentlemen:

More information is needed concerning your application for a building permit "To rebuild existing greenhouse 25'x25' in the same location and of the same size age the existing greenhouse at 321 Auburn Street, the new greenhouse to be built of standard greenhouse construction"; so that we may be sure of compliance with the Zoning Ordinance, as we are required to be, before a permit can be issued.

Prior to 1946, when the Zoning Ordinance was changed in a number of particulars, our record shows that we issued permits in 1932 to construct a greenhouse 10'x26'; another in 1937 for a greenhouse 10'x30', and another permit in 1941 to cover construction of an addition 16'x50' to the granhouse built in 1932. The sketches filed with these applications were very rough, but we cannot identify among them this building which you now say is 25'x25' which is to be replaced.

One reason for our care in this connection is that since 1500 a commercial greenhouse, such as you have indicated in the application, has not been an allowable use in the Residential & Zone where your property is located. Thus all of the greenhouses which you have built, though allowable uses before 1946, became non-conforming uses then, but allowed to continue because they existed when the Ordinance was changed.

To help us find out whether we can issue this permit or not under the Zoning Ordinance, it is necessary that you furnish an accurate location plan of all of the greenhouses with relation to your property lines, with relation to the streat line of Auburn Street and with relation to your dwelling, and that you indicate on this location plan precisely which greenhouse or which part of the existing greenhouse you intend to rebuild 25'x25'. It is also necessary that you give us the height of the existing greenhouse to be replaced both from the grade to the top of the side walls and from the grade to the ridge of the roof; and that you give us the same information for the proposed replacement.

It would also be well for you to tell us the reason why you need to take down the greenhouse and replace it with one of exactly the same size in exactly the same location. The reason why we need this information is that the Zoning Ordinance, although it allows non-conforming uses to continue, places a number of limitations about them. One limitation is that they shall not be increased in volume. Thus if the replacement were to be higher or wider or longer than the greenhouse to be replaced, we would be unable to issue the permit for you. Or, if the section of greenhouse to be replaced has become didamaged by decay, accident or otherwise to an extent that the estimated cost of replacement would exceed three-quarters of the fair valuation of the building or part thereof when it was in good shape, we are not permitted to issue the permit for the replacement unless the Foard of Appeals authorizes it after the usual appeal procedure.

Also for the benefit of the Building Code please indicate a cross section of the wall of the proposed addition showing what is to be used on the coder posts for mills

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Mr. F. M. Fride-Mr. Fred S. Winslow

October 2, 1952

and what relationship the sills would bear to the ground, and what the framing and construction of the vertical walls of the greenhouse will be. While you have used the term "standard greenhouse construction", we have found in the past that there is not a clear term of uniformity with relation to such construction except with relation to the roof part or the glass.

Very truly yours,

WMcb/E

Warren McDonald Inspector of Buildings