

319-329 AUBURN STREET

SHARPE & WALKER

PERMIT TO INSTALL PLUMBING

Address 321 Auburn St. PERMIT NUMBER **4554**
 Installation for single fam.
 Owner of Bldg. Fred Frida
 Owner's Address same
 Plumber Stephen Wright Date NO 5/4/76

Date Issued 5/11/76
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.

Date

By

Date

By

Type of Bldg.

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

App. **MAY 5 - 1976**
 ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR

		SINKS	
		LAVATORIES	
	<u>1</u>	TOILETS	<u>2.00</u>
	<u>1</u>	BATH TUBS	<u>2.00</u>
	<u>1</u>	SHOWERS	<u>2.00</u>
		SINKS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEAKERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		base fee	3.00
		TOTAL	9.00

Building and Inspection Services Dept. Plumbing Inspection



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date May 11, 1976

Receipt and Permit number A-1801

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 321 Auburn Street

OWNER'S NAME: Tom Pride ADDRESS: same

OUTLETS: (number of)

Lights	_____	
Receptacles	<u>10</u>	FEES
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	<u>3.00</u>

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	<u>100</u>	<u>3.00</u>
Temporary	_____	_____

METERS: (number of) 1 50

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	<u>1</u>	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	<u>1</u>	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		<u>3.00</u>

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____

TOTAL AMOUNT DUE: 9.50

INSPECTION:

Will be ready on _____, 19__; or Will Call XX

CONTRACTOR'S NAME: Louis Cavallaro

ADDRESS: 125 Sherwood Street

TEL.: 774-3813

MASTER LICENSE NO.: 2112

SIGNATURE OF CONTRACTOR

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 22, 1964

RECEIVED
00866
7/22/64

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 321 Auburn St. Use of Building Dwelling No. Stories New Building Existing
Name and address of owner of appliance Fred. Fride, 321 Auburn St.
Installer's name and address Moody Heating Co., 439 Auburn St. Telephone

General Description of Work

To install oil burning equipment in connection with existing steam heat (conversion)

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 Hart Heet. 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 1/4"
Location of oil storage basement Number and capacity of tanks 1-275 gallon
Low water shut off yes Make McDonnell-Miller No. 67
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 none

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 smokepipe
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

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc. \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:
O.K. E.F.D. 7/22/64

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

Moody Heating Co.

Signature of Installer By: E. Moody

P.H.

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

BOARD OF APPEALS	VOTE	
	YES	NO
Franklin G. Hinckley	()	()
XXXXXXXXXX Frederick B. Nelson	()	()
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 located.
- (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.

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.

Fred R. Pride
APPELLANT

DECISION

After public hearing held August 30, 1962, 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
Henry W. Stewart
Fredrick J. Phelan
BOARD OF APPEALS

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 maximum of 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 19M 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. Hinckley

Chairman

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

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 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 maximum of 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 19M 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. Hinckley

Chairman

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

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

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

August 10, 1962

Madison

Mr. Fred R. Pride
321 Auburn Street

cc to: Corporation Counsel

C
O
P
Y

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:

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 located.
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. Sears
Building Inspection Director

AJS:m

*Copy MB - of 10/10/62
see file # 208/62
The City of Portland
Maine
August 10, 1962*

see file # 208/62

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, 1962

Mr. Fred R. Pride
321 Auburn Street

Dear Mr. Pride:

Your appeal under the Zoning Ordinance involving the erection of a five foot high wire fence along the Alpine Road 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

Portland . Me .

Aug 8 62 .

City council .

Dear Sirs .

Would like permission to construct a five foot
woven wire fence between my property and

Alpine Road To keep Children and Dogs out

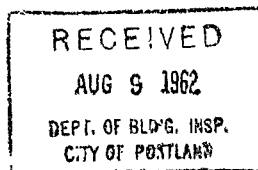
Of vegetable berries and flowers .

Yours Truly

Fred Pride 321 Auburn . ST .

Portland Maine .

Appeal sustained 8/31/62



AP- 319-338 Auburn St., corner of Alpine Road

August 10, 1962

Mr. Fred R. Pride
521 Auburn Street

cc 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:

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 located.
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. Sears
Building Inspection Director

AJS:m

PERMIT TO INSTALL PLUMBING

10702

Address: 321 Auburn Street
 Installation For: Fred P. Pride
 Owner of Bldg.: Fred P. Pride
 Owner's Address: 321 Auburn Street
 Plumber: Fred J. DeWaters Date: 9-26-61

Data Issued: 9-26-61
 PORTLAND PLUMBING INSPECTOR
 By: J. P. Welch

APPROVED FIRST INSPECTION
 Date: Oct. 11, 1961
 APPROVED FINAL INSPECTION
 Date: Oct. 11, 1961

By:
 TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
SINKS					
LAVATORIES					
TOILETS					
BATH TUBS					
SHOWERS					
DRAINS					
HOT WATER TANKS					
TANKLESS WATER HEATERS					
GARBAGE GRINDERS					
SEPTIC TANKS					
HOUSE SEWERS	1			1	\$ 2.00
ROOF LEADERS (Conn. to house drain)					

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL \$ 2.00

3

PERMIT TO INSTALL PLUMBING

10701

PERMIT NUMBER

Date Issued 9-26-61
 PORTLAND PLUMBING INSPECTOR
 By J. P. Welch
 Address 321 Auburn Street
 Installation For: Fred P. Pride
 Owner of Bldg. Fred P. Pride
 Owner's Address: 321 Auburn Street
 Plumber: Fred J. Dawaters Date: 9-26-61

APPROVED FIRST INSPECTION		NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
Date <u>Oct. 13-1961</u>	By <u>JOSEPH P. WELCH</u>			SINKS		
				LAVATORIES		
	By <u>JOSEPH P. WELCH</u>			TOILETS		
				BATH TUBS		
	APPROVED FINAL INSPECTION			SHOWERS		
				DRAINS		
	Date <u>Oct. 13-1961</u>			HOT WATER TANKS		
				TANKLESS WATER HEATERS		
	By <u>JOSEPH P. WELCH</u>			GARBAGE GRINDERS		
				SEPTIC TANKS		
	TYPE OF BUILDING			HOUSE SEWERS		
		<input type="checkbox"/> COMMERCIAL			ROOF LEADERS (Conn. to house drain)	
	<input type="checkbox"/> RESIDENTIAL					
		<input type="checkbox"/> SINGLE	1		Renew House Drain	1
	<input type="checkbox"/> MULTI FAMILY					
	<input type="checkbox"/> NEW CONSTRUCTION					
	<input type="checkbox"/> REMODELING					

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$ 2.00



R3 RESIDENT

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

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location ... 321 Auburn Street (19-24) Within Fire Limits? Dist. No.
 Owner's name and address ... Fred R. Bride, 321 Auburn Street Telephone 4-8186
 Lessee's name and address Telephone
 Contractor's name and address ... Allan Edwards, 337 Auburn Street Telephone
 Architect Specifications Plans ... 88 No. of sheets 2
 Proposed use of building Wayside stand for garden produce No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other building on same lot Dwelling, garage, greenhouse
 Estimated cost \$1,000. 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)
 To demolish existing 8'6" x 16'6" wayside stand

Permit Issued with Letter

Appeal sustained 5/19/59

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? no Is any electrical work involved in this work? no
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate 8'1" Height average grade to highest point of roof 11'
 Size, front 20' depth 12' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete slab Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof pitch Rise per foot Roof covering asphalt roofing class 2-1/2" 11'
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 2-2x4 Sills 6x6
 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 concrete 2nd 3rd roof 2x6
 On centers: 1st floor 2nd 3rd roof 2x4
 Maximum span: 1st floor 2nd 3rd roof 6'
 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:

with letter by AGJ

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

Signature of owner

Fred R. Bride

INSPECTION COPY

NOTES

9/3/59 - MA work started
E.S.S.

10/5/59 - Same E.S.S.

12/1/59 - MA work started
E.S.S.

12/16/59 - Same E.S.S.

3/31/60 - MA work started
E.S.S.

4/6/60 - Mrs. [unclear] said
level try & get work
started by next week.
E.S.S.

4/26/60 - Received call
from Alf Adler who
said he was putting in
foundation.

Upon looking over
plans for slab Alf said
he was going to build
concrete blocks block. Told
him Mrs. [unclear] would
have to get new permit.
E.S.S.

4/28/60 - Mrs. Adler was
in and talked with
Sean - He is going to
build this out of wood
as originally planned.
E.S.S.

5/3/60 - Slab laid and
one course of blocks
laid. S.P.

9/9/60 - work done
S.P.

Permit No. 59/1037

Location 321 [unclear] St.

Owner Paul P. [unclear]

Date of permit 8/7/59

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 9/22/60

Staking Out Notice

Form Check Notice

59/1037
59/1037

(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.

Date of Issue September 12, 1960

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

Entire

APPROVED OCCUPANCY

Wayside stand for
garden produce.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

E. L. Smith
.....
(Date) Inspector

Albert J. Sears
.....
Inspector of Buildings

CS 147

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

AP- 321 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 accordance with the understanding of the Board 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 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 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 sidewalk area.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

AP-319-329 Auburn 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 30 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:

*2x6-16'OC
4' overhang*

4x4 corner

*4x8 header
entire length
20'*

1. What is to be provided by way of support for 5 foot overhang on front of the building?
2. What is to be provided for headers over two 8 foot openings indicated on front of the building.
3. Further information in regard to roof framing details and method of tying the building at plate line must be furnished.

Very truly yours,

TTR/jg

Theodore T. Rand
Deputy Inspector of Buildings

AP-319-329 Auburn Street

August 7, 1959

Mr. Fred R. Prida
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 2x4 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 sidewalk area.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

AP-319-329 Auburn 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 permit until certain questions as regards the framing of the proposed building are resolved. Questions are as follows:

*2x6-16' OC
4' overhang*

*4x4 corner
4x8 header*

*lateral length
20'*

1. What is to be provided by way of support for 5 foot overhang on front of the building?

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

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

Very truly yours,

TTR/SE

Theodore T. Rand
Deputy Inspector of Buildings

A.P.-319-329 Auburn St.

April 24, 1959

Mr. Fred F. Pride
321 Auburn Street

cc to: Corporation Counsel

Dear Mr. 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 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 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

AJS:m

Granted 5/19/59
59/38

DATE: May 19, 1959

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

AT 319-329 Auburn Street

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

BOARD OF APPEALS

VOYE

Franklin G. Minckley
Joseph T. Gough
Ralph L. Young

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

April 29, 1959

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 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 Sec. 21 of the Ordinance and the proposed building would increase the area so occupied.

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.

Fred R. Pride
APPELLANT

DECISION

After public hearing held May 19, 1959, 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 T. Humble
Joyce P. Young
Robert J. Young
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD 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
321 Auburn Street
Portland, 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 Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

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:

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 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 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

AJS:m

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 8, 1959

TO WHOM IT MAY CONCERN:

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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. Hinchley

Chairman



R3 RESIDENCE ZONE
FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 28, 1958

PERMIT ISSUED

00453

APR 29 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 321 Auburn Street Use of Building Greenhouse No. Stories 1 New Building Existing " " Name and address of owner of appliance Fred Fride, 321 Auburn St. Installer's name and address A. E. Moody, 479 Auburn St. Telephone

General Description of Work

To install gravity hot water boiler with oil burning equipment (conversion burner) replacement of boiler

IF HEATER, OR POWER BOILER

Location of appliance greenhouse 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 15" From top of smoke pipe 15" From front of appliance 4' From sides or back of appliance 3' Size of chimney flue 8x8 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 Hart 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 blocks Size of vent pipe 1 1/2" Location of oil storage storage building 20' from greenhouse 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 none

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 smokepipe 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

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 80 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 4-29-58 [Signature]

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

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

[Signature]

PK

(RA) RESIDENCE ZONE - A



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Sept. 30, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 321 Auburn Street Within Fire Limits? no Dist. No. _____
 Owner's name and address F. R. Estate Pride, 321 Auburn Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Fred L. Winslow, 18 Lambert Street Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building commercial greenhouse No. families _____
 Last 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 25' x 25' in the same location and of same size. Standard greenhouse construction.

*7/13/53
NOT to do work
now. ESS*

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 Fred L. Winslow

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? _____
 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 concrete at least 1' below grade _____ 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 _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. _____
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

F. R. Pride

Signature of owner by: Fred L. Winslow

AP 321 Auburn Street

October 10, 1952

Mr. F. R. Pride
321 Auburn 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 we can issue any permit and, therefore, before you are permitted to start any new construction.

We are not disposed to raise such 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'x26' and the other (on the right as one faces the greenhouse from Auburn Street) as 10'x25'. 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 greenhouse 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 Board of Zoning Appeals, seeking special authorization to make the enlargement. If that is the case, please notify us of your desire to exercise this right of appeal and we will again communicate with you to tell you the procedure and precisely what you are appealing for.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMSD/B

AP 321 Auburn Street

October 2, 1932

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

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

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 as 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'x24'; another in 1937 for a greenhouse 10'x30', and another permit in 1941 to cover construction of an addition 16'x50' to the greenhouse 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 1946 a commercial greenhouse, such as you have indicated in the application, has not been an allowable use in the Residential A 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 street 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 damaged 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 Board 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 as the cedar posts for sills

Mr. F. R. Fride-
Mr. Fred S. Winslow-----2

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,

Warren McDonald
Inspector of Buildings

WMcD/E