

446-474 AUBURN STREET

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

CITY CODE
170

LPI NUMBER
00123

DATE ISSUED
04/28/82
Month Day Year

THE TOWN/CITY OF Ward

Certificate of App. Number
62079IC

Plumber's
Last Name
TRICKSON JR

F.I. M.I.
FA

Installer
Code
2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic
- 7. Limited License

Owner East Vandermost

Address 456 Auburn St
St./Lot Number Street, Road Name Subdivision
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Signature of LPI
Amelio J. Godwin

Date Inspected
MAY 11 1982

OWNER'S COPY

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Rockland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE ISSUED 042182 62079 IC
Month Day Year Certificate of App. Number

Installer's Name TICKSON TR EA
Last Name F.I. M.I.

Owner Fruit No. 10x mast

Address 456 AUBURN ST
St./Lot Number Street, Road Name Subdivision
(location where plumbing was done and inspected)

- Installer Code 2
- 1. Owner
 - 2. Licensed Master Plumber
 - 3. Licensed Oil Burnerman
 - 4. Employee of Public Utility
 - 5. Manufactured Housing Dealer
 - 6. Manufactured Housing Mechanic
 - 7. Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Emilio J. Gordinio
 Signature of LPI

TOWN'S COPY
 APR 23 1982

Date Inspected MAY 11 1982

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Rockland

Town/City Code 05170 LPI Number 00123 Date Issued 042182 001090 62079 IP
Month Day Year License No. PERMIT NUMBER

Address of Where Plumbing is Done 456 AUBURN ST 57
St./Lot Number Street/Road Name Subdivision

Name of Owner Landermastr E 456 AUBURN ST 57
Last Name F.I. M.I. Mailing Address Zip Code

- Installer Code 2
- 1. Owner
 - 2. Licensed Master Plumber
 - 3. Licensed Oil Burnerman
 - 4. Employee of Public Utility
 - 5. Manufactured Housing Dealer
 - 6. Manufactured Housing Mechanic
 - 7. Limited License

Type of Construction: 1. New 2. Remodeling 3. Addition 4. Remodeling & Addition 5. Replacement of Hot Water Heater 6. Hook-up of Mobile Home 7. Hook-up of Modular Home 8. Other (Specify) 3

Plumbing To Serve: 1. Single (Res) 2. Multi-Family (Res) 3. Mobile Home 4. Modular Home 5. Commercial 6. School 7. Other (Specify) 5

Number of Fixtures or Hook-Ups: Sink(s) Toilet(s) Bathtub(s) Lavatory(s) 01 Shower(s) Urinal(s)
 Clothes Washer(s) Dish Washer(s) Hot Water Heater(s) Floor Drain(s) 01 Hook-Up(s)

TOWN'S COPY
 APR 23 1982

IMPORTANT: Note the following conditions
 1. This Permit is non-transferable to another person or party.
 2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee
 Hook-Up Fee 00
 Total Fee

Dept. of Human Services
 Div. of Health Engineering

If Double Fee Check Box

Signature of LPI

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 90102
ZONING LOCATION B-1 PORTLAND, MAINE March 8, 1982

MAR 15 1982

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 456 Auburn Street Fire District #1 [] #2 []
1. Owner's name and address Ernest W. Vandermast D.V.M. P. A. Telephone 797-4855
2. Lessee's name and address Telephone
3. Contractor's name and address Robert Chase - 67 Blackstrap Rd., Falmouth Telephone 797-4868
Proposed use of building veterinary hospital No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 20,000 Appeal Fees \$
FIELD INSPECTOR-Mr. @ 775-5451 Base Fee \$ 110.00
Late Fee
TOTAL \$ 110.00
NOT PD.

To construct 29' x 36' addition to side of already existing building, as per plans. # 5 sheets of plans.

Stamp of Special Conditions

Send permit to # 3

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: M. G. W. 3/12/82
BUILDING CODE: P. Callano Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed?
Others:

Signature of Applicant Robert Chase Phone # same
Type Name of above Robert Chase 1 [x] 2 [] 3 [] 4 []
Other and Address

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

(4) M. Insuring

NOTES

3/18/82 Nothing started yet -
contractor will call after
excavation has been completed
for the foundation;

3/25/82 Called for
a location approval of
possible entrance of
utilities for excavation
is in order;

4/8/82 footing completed & cured
placed over a 10" concrete foundation.
OK to place concrete
permitted contractor to winterize
dig the trench go down to freezing etc;

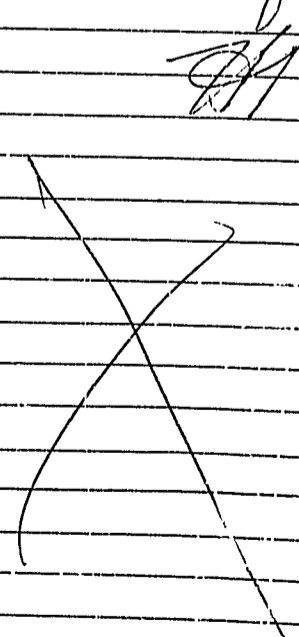
4/19/82 preparing forms to receive 8"
concrete slab reinforced - designed by
George of Alterra; will call for a plate
span inspection Fri am; (Weather permitting)
thermal assembly to be inspected for proper
insulating - welding - spacing etc.

5/5/82 Called for framing inspection
& closing in

5/17/82 Work completed - framing
started.

6/9/82 All work completed as per plans
submitted. OK to issue a CO
as requested.

Permit no. 82/132
Location 45th & University St.
Owner Emsel Sanderson
Date of permit 3-8-82
Approved 3-15-82
Dwelling Detached Dwelling
Garage
Alteration Addition





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00132

MAR 15 1982

ZONING LOCATION PORTLAND, MAINE March 8, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 456 Auburn Street Ernest W. Vandermaast D.V.M. P. A. Fire District #1 Telephone 797-4855
1. Owner's name and address
2. Lessee's name and address
3. Contractor's name and address Robert Chase - 67 Blackstrap Rd. Telephone 797-4868 Falmouth

Proposed use of building veterinary hospital No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 20,000

FIELD INSPECTOR--Mr. @ 775-5451 Appeal Fees \$ Base Fee 110.00 Late Fee 110.00 T.C. \$

To construct 29' x 36' addition to side of already existing building, as per plans. 4 5 sheets of plans.

Stamp of Special Conditions

Send permit to # 3

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant Robert Chase Phone # same
Type Name of above 2 3 4



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



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date June 19, 19 81
 Receipt and Permit number A-67279

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: 456 Auburn St.
 OWNER'S NAME: North Deering Veterinary Clinic ADDRESS: same

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	✓	FEEES
						<u>3.00</u>
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____			
	Strip Flourescent _____	ft. _____				
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____		
METERS: (number of)	_____					
MOTORS: (number of)	Fractional _____	1 HP or over _____				
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	Electric (number of rooms) _____				
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	Oil or Gas (by separate units) _____	Electric Under 20 kws <u>X</u>	Over 20 kws _____	✓	<u>5.00</u>
APPLIANCES: (number of)	Ranges _____	Cook Tops _____	Wall Ovens _____	Dryers _____	Fans _____	
	Water Heaters _____	Disposals _____	Dishwashers _____	Compactors _____	Others (denote) _____	
	TOTAL _____					
MISCELLANEOUS: (number of)	Branch Panels _____	Transformers _____	Air Conditioners Central Unit _____	Separate Units (windows) _____	Signs 20 sq. ft. and under _____	Over 20 sq. ft. _____
	Swimming Pools Above Ground _____	In Ground _____	Fire/Burglar Alarms Residential _____	Commercial _____	Heavy Duty Outlets, 220 Volt (such as weld'rs) 30 amps and under _____	over 30 amps _____
	Circus, Fairs, etc. _____	Alterations to wires _____	Repairs after fire _____	Emergency Lights, battery _____	Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304.16.b)
 TOTAL AMOUNT DUE: 8.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call xx
 CONTRACTOR'S NAME: Michael Floridino
 ADDRESS: 32 Berwick St.
 TEL.: 772-3136
 MASTER LICENSE NO.: 4234 SIGNATURE OF CONTRACTOR: Mike Floridino
 LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 18 1981

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 387

ZONING LOCATION B-1 PORTLAND, MAINE, May 11, 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 456 Auburn St. Fire District #1 [], #2 []
1. Owner's name and address Ernest Vandermast same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Chellis Wood & Sun - 217 Lancaster St Telephone 774-7018
4. Architect Specifications Plans No. of sheets
Proposed use of building Veterinarian Hospital No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 32,000 Fee \$ 145

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To construct 29'x26' addition on left side of existing bldg. as per plans
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? NO
ZONING: C.A. M... 5/11/81
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Fire Dept. James P. Collins
Health Dept.
Others:

Signature of Applicant Jack Chellis Phone # 774-7018
Type Name of above Jack Chellis 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

4A

Other and Address

NOTES

Mon-
May 18/81 Footing placed, location appears OK. OKed to place 8" solid concrete foundation back filled on both sides.

May 26/81 Backfilling am, will start on the deck framing tomorrow.

June 1/81 ~~About completed~~

July 20/81 ~~Completed~~

Permit No. 81/2887
Location 4561 Yukon St.
Owner United Handicraft
Date of permit 5-11-81
Approved 5-12-81

AA



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

DEC 3 1980

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 456 Auburn St.
1. Owner's name and address Ernest Vandermast same Fire District #1 [], #2 []
2. Lessee's name and address Telephone
3. Contractor's name and address Jack Chellis 5 Grant St. Telephone 774-7018
4. Architect veterinary Specifications Plans No. of sheets
Proposed use of building veterinary clinic No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 2,681. Fee \$ 14.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To make renovations as per plan - change windows, add foyer as per plan
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant Jack Chellis Phone # 774-7018
Type Name of above Jack Chellis 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

Other and Address

waiting room

Ceiling- None
Walls- No changes
Floors- No changes
Plumbing- None
Electricity- Provide at least two outlets
Cabinetry- None
Misc.- Room divider planter near door leading into waiting room.

Reception area

Ceiling- suspended ceiling 10ft.
Walls- painted concrete block
Floors- quarry tile
Plumbing- none
Electricity- provide one electrical outlet on each wall.
Cabinetry- extend counter top for access to waiting room; provide for counter top extending five feet down each wall; chest of drawers built under counter on one side and filing/bookshelf built under counter on the other side.

Pharmacy

Ceiling- suspended ceiling 10ft.
Walls- no changes
Floors- quarry tile
Plumbing- provide sink to be placed in the right hand side of the counter top.
Electricity- provide three (.4 unit) outlets along back wall between counter top and cabinets.
Cabinetry- provide for counter along back wall with built-in drawers underneath, except under sink which will have cupboards and a cut-out area for desk-type seating. Wall cabinets with sliding glass doors built above counter.

Dark room

Electricity- provide for one wall outlet
Provide for approximately 32' x 7' room
Completely light-free door
Plumbing- provide hot and cold running water with long necked faucet and trap drain.

Exam Room 1

Walls- concrete block with 4" ceramic tile from floor all around
Floors- quarry tile
Plumbing- provide plumbing for small hand sink
Electricity- provide two wall outlets
Cabinetry- small cabinet containing sink with two small drawers and cupboard.

Exam room 2

Same as above except provide approx. 4' x 2 1/2' window opening into surgery room.

Doctor's office

Ceiling- none
Floors- suitable wood or carpeting
Plumbing- none
Electricity- provide 3 wall outlets
Cabinetry- built-in bookcase approx. 8' high, built along the length of one wall.

RECEIVED

OCT - 5 1977

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Renovations (cont.)

Surgery room

Walls- concrete block with ceramic tile 4' up from floor on all walls

Floors- quarry tile with floor drain

Plumbing- none

Electricity- outlets on three walls

Cabinetry- none

Treatment room

Walls- 4' ceramic tile on all walls

Floors- quarry tile with floor drain

Plumbing- two fixtures for hot and cold running water for scrub sink and multi-purpose sink

Electricity- 3 outlets; also, electricity brought in according to X-ray company's specifications.

Cabinetry- single counter top along wall between Exam Room 2 and Surgery room.

Recovery room

Walls- no change

Floors- quarry tile

Plumbing- none

Electricity- 2 wall outlets

Cabinetry- approx. 2' cabinet in false wall opening into the surgery room. Plain shelf on opposite wall.

Mud room- nothing Use shelf material that exists in Kennel area

Kennel area

Ceiling- suspended acoustic tile ceiling.

Electricity- 2 wall outlets

Plumbing- Provide floor drain that allows flushing of solid wastes into existing sewer system. Wall faucet fixture allowing for hot and cold water.

Also, Allow for ventilation of kennel to the outside.

Outside and general construction changes.

Walls- It is necessary to reverse the floors on the bathroom and bring the outside walls to uniformity. On the front of the building the existing facing of wood will have to be backed by concrete block construction. The waiting room area will need to have the existing white brick brought to a height of six feet.

Changes to the outside yard consist of converting the gas island into a planter. Also the area that is open where the tanks have been removed needs to be resurfaced.

RECEIVED

OCT - 5 1977

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

456 Auburn Street

October 11, 1977.

cc: Rudy Gagnon
889 Brighton Ave.

Dr. Ernest W. Vandermast
C/O Rudy Gagnon
889 Brighton Avenue
Portland, Maine

Dear Mr. Vandermast:

A building permit is issued herewith to change use of the above building from a gas station to a veterinarians office with no structural changes subject to the following requirements.

The appeal board sustains this change of use with the conditions that the 3 existing curb cuts are to be closed (2 on Lambert Street and 1 on Auburn Street).

There is to be no exterior housing facilities for animals.

The general area is to be treated with acoustical material.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/r



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 1907
ZONING LOCATION B-1 PORTLAND, MAINE, May 25, 1977

PERMIT ISSUED

OCT 11 1977

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications: 446-979 Contact Rudy Gagnon -889 Brighton Ave. -775-2383

LOCATION 456 Auburn St. Fire District #1 [], #2 []
1. Owner's name and address Shell Oil Co., Wellsley, Mass. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address pending Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building Vet. office and lab No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 15,000 Fee \$ 60.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451
Dwelling Ext. 234 Permit to change use of bldg. from gas station to vet office with no structural changes.
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other vet office & lab
to be appealed fee not paid 6-7-77

PERMIT ISSUED WITH LETTER

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [] 4 []
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant Rudy Gagnon Phone #
Type Name of above for Dr. Ernest W. Vandernast 1 [] 2 [] 3 [] 4 []
Other
and Address

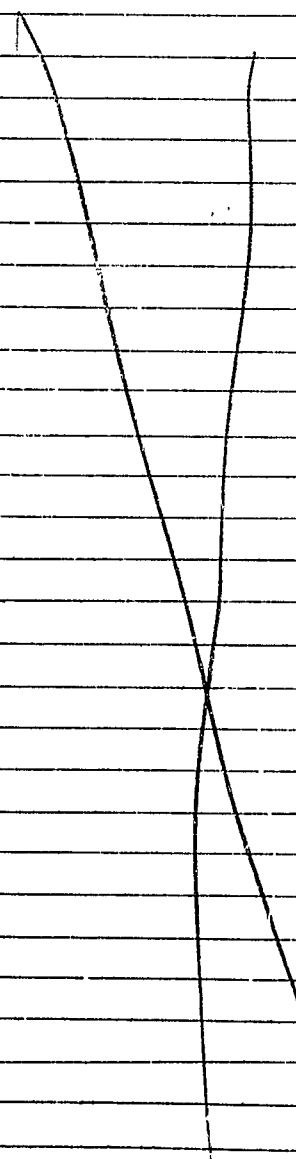
FIELD INSPECTOR'S COPY

NOTES

Nov 2/77 Working today -
 concrete floor placed
 & tiled.
 Some minor partitions
 (non-bearing) to be placed
 later this week.
 Nov 22/77 About completed.
 Dec 5/77 Men working
 today on paving of sidewalk.
 All renovations completed.

Permit No. 97/0907
 441-474 Auburn St
 Location
 Owner M. G. G. G.
 Date of permit 5-25-77
 Approved 11-10-77

97/0907



CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF

OWNER: Charles W. ...
 ADDRESS: 456 ... MAINE
 Location where plumbing was done and inspected
 Plumbing Installed by: ...

Cert. of App. Number
Nº 7498 1C

Date C.O.A. Issued
NOV 21 1977
 Month Day Year

Date Inspected
OCT 27 1977
 Month Day Year

Date Permit Issued
10-27-77

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

NOV 4 1977

Signature of LPI _____

State Office - Use Only
 Date Received

ORIGINAL - To be sent to: Department of Human Services
 Division of Health Engineering - 221 State Street Augusta, Maine 04333

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code: 05710 LPI Number: 123 License Number: 1815 Date Issued: 10 21 77 PERMIT NUMBER: **Nº 7498 1P**
 Master Plumber: _____ Month Day Year
 Address of where plumbing is done: St/Lot Number: 1215 Street, Road Name/Subdivision: ALBURN ST St. Rd. Av/Lot: _____
 Name of Owner: W. D. ... Last Name: _____ F.I. M.I. _____ Mailing Address: 57 ... Zip Code: _____

Type of Construction: 1. New 2. Remodeling 3. Addition 4. Remodeling & Addition 5. Replacement of Hot Water Heater 6. Hook-up of Mobile Home 7. Minor Change 8. Other (Specify)
 Plumbing to Serve: 1. Single (Res) 2. Multi-Fam (Res) 3. Mobile Home 4. Mobile Home without Seal 5. Commercial 6. School 7. Other (Specify)

SCHEDULE OF "FEES" (See Sect. 1.12 of the Part I Code)	Fixture	#	Fixture	#	Fixture	#	Quantity	Fee
	1-10 Fixtures \$2.00 each	Sinks	3	Showers		Hot Water Heaters	1	8
11-20 Fixtures \$1.00 each	Toilets		Urinals		Floor Drains			
21 Fixtures on up \$.50 each	Bathtubs		Clothes Washers		Other			
Hook-ups \$2.00 each	Lavatories	7	Dish-Washers		Hook-ups			
Note: Hotwater Heater (tank or tankless) is considered a fixture!							Administrative fee	300
						Total or Double Fee		

STATE OFFICE USE ONLY
 Date Received: _____ Receipt Number: _____ Money Received: \$ _____
 Administrative Code: Signature of LPI: _____

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained.
 Original - To be sent to: Department of Human Services, Division of Health Engineering 221 State Street, Augusta, Maine 04333

HHE-211-377



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 10, 1977

Receipt and Permit number A 03401

A 03451

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: 456 Auburn St.

OWNER'S NAME: Dr. Ernest Vandermast ADDRESS: same

OUTLETS: (number of) 1-30

Lights	_____	
Receptacles	_____	FEE\$
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	3.00

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	<u>1-10</u> (Do not include strip fluorescent)	
TOTAL	_____	3.00
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) _____

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

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

COMMERCIAL OR INDUSTRIAL HEATING:

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

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	<u>x</u> _____	1.00
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: 7.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call **xx**

CONTRACTOR'S NAME: Corey Electric
 ADDRESS: P. O. Box 653 No. Windham, Me.
 TEL.: 892-3630

MASTER LICENSE NO.: 998 SIGNATURE OF CONTRACTOR: [Signature]

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

July 5, 1977

446-474 Auburn Street

Shell Oil Company
55 Williams Street
Wellsley, Mass. 02181

cc to: Rudi Gagnon
889 Brighton Avenue
Portland, Maine

Following is the decision of the Board of Appeals regarding your petition to change the use of the former service station to a veterinarian office at the above named location. Please note your appeal was granted subject to conditions.

Before your permit can be issued, you must pay the permit fee which is based on the cost of the work. The fee being \$ 4.00 per thousand.

Very truly yours,

A. Allan Soule
Asst. Director

AAS/ht

(Tel. No. - 757-2161)

446-474 Auburn St., cor. 11-31 Lambert St.

June 3, 1977

Shell Oil Company
55 Williams Street
Wellsley MA 02181

cc: Rudi Gagnon
889 Brighton Ave.
Portland ME

Gentlemen

Building Permit and Certificate of Occupancy for changing the use of this former service station to a veterinarian's office, at the above-named location, is not issuable under the Zoning Ordinance because this property is located in a B-1 Business Zone where the proposed use is not allowable under the Ordinance. (Sec. 602.8.A.8)

We understand you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113 City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Variance Appeal shall be paid at this office at the time the appeal is filed.

If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality.

02.24.C.3.B.3

Very truly yours

A. Allan Soule
Assistant Director

AAS:cm

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A USE VARIANCE

Shell Oil Co., owner of property at 446-474 Auburn St. cor. 11-31 Lambert St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:
change of use of this former service station to a veterinarian's office
at the above named address, which is not issuable under the Zoning
Ordinance because this property is located in a B-1, Business Zone
where the proposed use is not allowable under the Ordinance.
Sec. 602.8.A.8

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 C(3)(b)(3) of the Zoning Ordinance have
been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan
approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

SHELL OIL COMPANY
by H. H. MASTERHOUSE
APPELLANT
DISTRICT REAL ESTATE REPRESENTATIVE

602.24C(3)(b)(3). Use Variances.

- (a) No reasonable return: The subject property is not capable of yielding a reasonable return if used for its present use or any use permitted in the zone in which such a lot or parcel is located. Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.
- (b) Unique circumstances: The hardship results from unique circumstances peculiar to the subject lot or parcel which do not generally apply to or affect the general vicinity of the subject property.
- (c) Not self-created: The aforesaid inability to yield a reasonable return is not the result of any action or inaction by the owner or his predecessors in title. Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.
- (d) Essential character of area - general plan: The variance would not result in a use or development of the lot or parcel in question which would be not in harmony with the general purpose and intent of this Chapter or of the Land Development Plan of the City.
- (e) Essential character of area - surrounding uses and facilities:
The variance would not result in a use or development of the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety.
- (f) No other remedy: There is no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in Room 209, City Hall Portland, Maine on Wednesday, June 29, 1977 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Shell Oil Co., owner of property at 446-474 Auburn St., corner 11-13 Lambert St. under the provisions of Sec. 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: change of use of this former service station to a veterinarian's office at the above named address, which is not issuable under the Zoning Ordinance because this property is located in a B-1, Business Zone where the proposed use is not allowable under the Ordinance. Sec. 602.8.A.8.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(3) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

"PARTITION"

To the City Planning Board And Board Of Appeals:
We the undersigned, land owners within the 500 feet boundry of property
owned by Shell Oil Co. at 446-474 Auburn Street reject any proposed
variance in ordinance in zoning. (Sec. 602. 24 C):

Mrs + Mrs Richard E. Fickett

Milton C. Power

Mary W. Toare

Ralph W. Toare

Alice L. Saule

Lemuel L. Saule

Nellie S. Douglas

Patricia M. Clark

Mrs + Mrs Emil F. Baker

Ida Tanderon

J. J. McManus

Beatrice M. Evans

Miss Wanda M. Brune

Mrs + Mrs Marcel Dybel

Mrs + Mrs Robert Wm Lindsey

Ambrose Desjardins

Shirley Desjardins

Barbara E. Stevens

, if any, or other revisions on reverse side of paper:

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

USE VARIANCE

Findings of Fact

The applicant is Rudi Gagnon and he is interested in
cor. 11-31 Lambert St.
the property located at 446-474 Auburn St. as Veterinarian office.
The owner of the property is Shell Oil Co and his address is
Wellesley, Ma. 02181. The property is located in a B-1 Zone.
The present use of the property is former gas station.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.8.A.8 of the Ordinance to permit
change of use of this former service station to a veterinarian's office
at the above named address, which is not issuable under the Zoning
Ordinance because this property is located in a B-1, Business Zone
where the proposed use is not allowable under the Ordinance.
Sec. 602.8.A.8

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Dr. Vanderman

and the names and addresses of those appearing in opposition to the application are:

Mr Fickett + petition
Est. Brewer

Exhibits

The documentary evidence presented to the Board, including, but not by way
of limitation, plans, specification, photographs, etc. consisted of the following:

phot, overlay

REASONS FOR DECISIONS

The subject property (is/is not) capable of yielding a reasonable return if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following:

(Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.)

The hardship (does/does not) result from unique circumstances peculiar to the subject lot or parcel which generally apply to or effect the general vicinity of the subject property, as evidenced by:

The aforesaid inability to yield a reasonable return (is/is not) the result of any action or inaction by the owner or his predecessor in title as demonstrated by:

N. A.

(Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.)

The variance (would/would not) result in a use or development of the lot or parcel in question which would be contrary to the general purpose and intent either of Section 602.24 or of the Land Development Plan of the City as evidenced by:

The variance (would/would not) result in a use or development on the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase

tion in the public streets due to traffic or parking, increase the danger of
jod or fire, unduly tax public utilities and facilities in the area or endanger the
public health or safety all as demonstrated by the following facts: _____

There (is/is not) means other than the requested variance by which the
hardship can be avoided or remedied to a degree sufficient to permit the economic
use of the subject lot or parcel, because of the following: _____

SPECIFIC RELIEF GRANTED

After public hearing held on June 29, 1977, the Board of
Appeals find that all of the conditions required by the Ordinance (do/do not) exist
with respect to this property and that a use 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.

Approve with the
following conditions:
close 3 curb cuts
(2 on Lambert St +
1 on Auburn St).
no exterior housing
facilities for animals
kennel area be treated
with acoustical material

Thomas J. Murphy

Jacqueline Cohen

Robert D. Brown

Gail D. Saw

Merrill A. Hager



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 13, 1971

PERMIT ISSUED
AUG 16 1971
568
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 446-474 Auburn Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Shell Oil Co., 55 William St., Wellsley, Mass. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Little Construction Not let Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Service Station No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 3500. Fee \$ 12.00

General Description of New Work

To enclose storage area on right hand side of building as per plan.
area to be used for storage

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

Details of New Work

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

If a Garage

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

APPROVED:

O.K. E. S. S. 8/16/71

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner By: P. Miss

October 5, 1971

Northgate Shell Station
456 Auburn Street
Portland, Maine 04103

cc: Manager's Office
Corporation Counsel

Gentlemen:

Complaints received concerning the operation of the Service Station at 456 Auburn Street makes it necessary to again inform you as to the Zoning Ordinance restriction applying to this property.

Overnight parking of vehicles is unlawful and the right to use any part of the premises for the display and sale of used cars is not allowable.

The dead storage of wrecked motor vehicles is unlawful in this zone at any time.

It is necessary that the conditions in violation of the appeal of 1966 be corrected and consistently maintained in the future.

Because of the constant complaints on record, it is now necessary to inform all concerned that this department will automatically turn the matter over to Corporation Counsel for court action at the termination of a 10 day period, if further violations are noted.

No further notice will be given to the parties involved.

Very truly yours,

Hugh Irving
Inspector

HI/c

464-474 Auburn St.

Nov. 21, 1969

Shell Oil Company
Att: Harold H. Koerden
5 Central Ave., So. Portland

cc to: Northgate Shell Station
462 Auburn Street
cc to: Jack Dexter, Assistant City
Manager

Dear Mr. Koerden:

cc to: Mrs. Frances Flaherty
457 Auburn Street

It has come to the attention of this department that you are making major repairs to motor vehicles at the above named location. We have also had reports that this work has been carried on as late as 1:30 A.M.

Your zoning appeal sustained Sept. 1, 1966 allowed the retail sale of tires, batteries and small auto parts as accessory to service station use. This does not allow major repairs, sale of motor vehicles or daytime or overnight parking. This service station is non-conforming in this type of zone, but was authorized by the Board of Appeals. As this location is in a B-1 zone, only one commercial vehicle is allowable.

No authorization has been given for a parking use, therefore only vehicles being serviced or for service calls may be on this lot. The dead storage of motor vehicles is not allowable on this lot.

It is therefore necessary that this major repair work, as well as the parking of cars or any dead storage of cars at this location be discontinued at once, and certainly before Dec. 11, 1969. Now that this violation has been called to your attention, it is hoped that we may have your cooperation in correcting it without delay so that further action by this department may not become necessary.

Very truly yours,

Hugh Irving
Building Inspection Department

I:m

From the desk of —
A. Allan Soule

6/2/78

Bob:

We have this complaint
again. I cannot find the
old one. At that time we
wrote a letter to everyone.

Allan



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 456 Auburn St.

INSPECTION COPY

COMPLAINT NO. 70/43

Date Received June 2, 1970

Location 456 Auburn St. Use of Building (Northgate Shell Sta.)

Owner's name and address Shell Oil, NY Data Service Ctr., 52 West 52nd St., NY Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Frances Flaherty 457 Auburn St. Telephone _____

Description:

Repairing cars, storing cars & commercial vehicles at the above named location.

NOTES:

9/30/71 Mr. Flaherty called & said they do not keep this in order, that he wants something done to make these conditions sanitary. I am going to send a letter to the station & do up. Cannot find the old complaint file.

13

B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 13, 1971

PERMIT ISSUED

AUG 16 1971

68

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 146-174 Auburn Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Shell Oil Co., 55 William St., Wollsey, Mass. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address SMILLA Construction Not let Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Service Station No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 3500. Fee \$ 12.00

General Description of New Work

To enclose storage area on right hand side of building as per plan, area to be used for storage

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 owners

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

CS 301

FILE COPY

Signature of owner By: _____

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

May, 1970

Location 5456 Auburn St.

Before tanks and piping are covered from view, installer is required to notify the Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters

(1)

These tanks of 4000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 7 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 18, 1970

PERMIT ISSUED
MAY 19 1970
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 456 Auburn Street Within Fire Limits? Dist. No.
Owner's name and address Shell Oil Co., P.O. Box 940, Sol. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Les Wilson & Son, 360 Cumberland St., Westbrook Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install 1-4000 gal. underground gasoline tank - new
Tank to be buried at least 3' below grade; coated with asphaltum; bears Und. Lab.
Existing tanks - 12,000 gal.

5/18/70
Sent to Fire Dept. 5/19/70
Rec'd from Fire Dept.

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 installer

Details of New Work

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

If a Garage

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

APPROVED:

Edwin C. Bell 5-19-70
5/19/70 od M.G.W.

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
Shell Oil Co.

CS 301

INSPECTION COPY

Signature of owner

By:

Leslie Wilson

PC