

375-356 J. W. AVENUE

STANDARD
FILM
CORPORATION

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Portland

OWNER: David M. ... Cert. of App. Number
Nº 13268 IC

ADDRESS: Allen ... # 379 MAINE Date C.O.A. Issued
OCT 18 1978

Plumbing Installed by: Jim H. ... Location where plumbing was done and Inspected
Date Inspected
SEP 29 1978

Date Permit Issued
8 23 78

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.

Signature of Inspector: [Signature]

State Office Use Only
Date Received

ORIGINAL—To be sent to: Department of Human Services
Division of Health Engineering, 221 State Street

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF
Portland

PERMIT NUMBER
Nº 13268 IP

Date Issued: 10 23 78

License Number: 11977

Master Plumber: [Signature]

Address of where Plumbing is done: 1379 ALLEN AVENUE

Name of Owner: MORRENT WARE

Type of Construction: 1. New

Plumbing to Serve: 1. Single (Res)

SCHEDULE OF "FEES" (See Sect. 1.12 of the Part I Code)

1-10 Fixtures	\$2.00 each
11-20 Fixtures	\$1.00 each
21 Fixtures on up	\$.50 each
Hook-ups	\$2.00 each

Note: Hotwater Heater (tank or tankless) is considered a fixture!

Links	6	Showers		Hot Water Heaters	
Toilets		Urinals		Floor Drains	
Bathtubs		Clothes Washers		Other	
Lavatories		Dish Washers		Hook-ups	

Quantity: 2 Fee: 2700

Hook-ups: 300

Administrative Fee: 300

Tryout & Double Fee: 1700

Date Received: SEP 12 1978

Signature of L.P.I.: [Signature]

STATE OFFICE USE ONLY

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 Rev. 677



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000897

OCT 17 1978

ZONING LOCATION PORTLAND, MAINE, Oct. 17, 1978

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 ... 379 Allen Avenue - Northport Plaza ... Fire District #1 [], #2 []
1. Owner's name and address .. Northport Realty ... Telephone ...
2. Lessee's name and address .. Gail Moores - 367 Gray Rd. - Falmouth ... Telephone ... 797-5881
3. Contractor's name and address ... Telephone ...
4. Architect ... Specifications ... Plans ... No. of sheets ...
Proposed use of building .. insurance office ... No. families ...
Last use .. beauty salon ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$.. Fee \$.. 5.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling ... Ext. 234 Change of use from insurance office to beauty salon with no structural changes.
Garage ...
Masonry Bldg. ... Stamp of Special Conditions
Metal Bldg. ...
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 [X] 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: ...
BUILDING CODE: O.K. E.S. 10/17/78 ... 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: Gail Moores Phone # ... same ...

Type Name of above .. Gail Moores ... 1 [] 2 [X] 3 [] 4 []

Other ... and Address

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION: 379 Allen Avenue

Date of Issue: Oct. 18, 1978

Issued to **Northport Hair Fashions**

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. 78/897, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Beauty Salon

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/18/78

(Date)

Inspector

Inspector of Buildings

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



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, May 19, 1978

PERMIT ISSUED
MAY 19 1978
0400
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: 385 Allen Ave.
1. Owner's name and address Northport Realty Trust - same Fire District #1 , #2
2. Lessee's name and address Telephone
3. Contractor's name and address Greater Portland Transit-117 St. John Telephone 774-0351
4. Architect Specifications Plans No. of sheets
Proposed use of building bus shelter
Last use Heat Style of roof No. families
Material No. stories Roofing
Other buildings on same lot
Estimated contractual cost \$ 2,000

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION Fee \$ 8.00
This application is for: @ 775-5451 Ext. 234

- Dwelling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other bus shelter

To construct bus shelter as per plans. aluminum and plexiglass
Stamp of Special Conditions

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 Thickness, top solid or filled land? earth or rock?
Material of foundation No. stories Roof covering bottom cellar
Kind of roof Rise per foot Material of chimneys Kind of heat fuel
No. of chimneys Dressed or full size? Corner posts Sills
Framing Lumber—Kind Columns under girders Size Max. on centers
Size Girder 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: 014-8.3. 07/21/78
Fire Dept.: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Health Dept.:
Others:

Signature of Applicant: [Signature] Phone # same
Type Name of above Greater Portland Transit 1 2 3 4
and Address

FIELD INSPECTOR'S COPY

375-385 rear Allen Avenue

February 12, 1976

Altid Enterprises
Northport Realty
15 Monsignor C'Brien Hwy
Cambridge, MA

cc: Olde'N Nu Gift Shoppe
744 Allen Avenue
Portland, ME

Following is the decision of the Board of Appeals regarding your petition to erect three attached signs, two 8' x 40" and one 3' x 18" on the building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the \$92.00 permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mj

375-385 rear Allen Avenue

January 14, 1976

Altid Enterprises
Northport Realty
15 Monsignor O'Brien Highway
Cambridge, MA

cc: Olde'N Nu Gift Shoppe
744 Allen Avenue
Portland, ME

Building permit to erect three attached signs, two 8' x 40" and one 3' x 18" on the building at the above named location, is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located, because the area of these three signs is about 60 sq. ft., which will bring the total area of the signs in the Northport Shopping Center in excess of the 200 sq. ft. maximum allowed (approximately 2,035 sq. ft. of signs on premises). Section 602.16.4.a.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$5.00 for a Space Bulk appeal shall be paid at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/mj



EAST COAST DISTRIBUTORS

Division of MAINE RECORD DISTRIBUTORS

200 ANDERSON STREET
PORTLAND, MAINE 04101
TELEPHONE 772-5665 - 772-1448

January 22, 1976

COMPLETE

Mr. Allan Soule
Building Inspector
City Hall, Room 113
Portland, Maine 04111

RECORD

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Dear Mr. Soule:

&

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TAPE

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MERCHANDISING

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SONY

•

RADIO

•

TELEVISION

•

&

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STEREO

I am the owner of the two family dwelling located at 369 Allen Avenue in Portland, and for that reason I have received a Notice of Appeal by Northport Realty to be held on Wednesday, January 28, 1976. A copy of the appeal is attached.

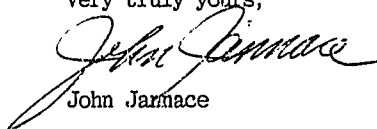
There is a possibility that I will not be in the area and therefore unable to attend this hearing. I request that you present my objections to the Board of Appeals which are as follows.

I object to any further erection of signs on this property owned by Northport Realty because they have already erected substantially more signs than they indicated would be erected at the time they received permission to build in this area. The property I own is and has been for many years a two family residence whose value as a two family residence has declined in part to the excessive use of signs in the area. I have to ask the question, "when is enough, enough?" It is my understanding that the premises now has more than 10 times the maximum amount of signs allowed.

I am strenuously opposed to any further permits being issued for signing to Northport Realty and am prepared to take legal action to prevent any further abuse of residential property in the area.

I request that you send me the written decision of the Board of Appeals on this matter.

Very truly yours,


John Jarnace

JJ/gl
Enclosures

CITY OF PORTLAND, MAINE
IN THE (BOARD OF APPEALS)

ATTN

ALLEN

Scote
Room 113 City Hall

All persons interested either for or against this Space and Bulk Variance appeal will be heard at a public hearing in Room 209 City Hall, Portland, Maine on Wednesday, January 22, 1976 at 1:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Northport Realty, owner of property at 375-385 rear Allen Avenue, 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 the erection of three attached signs, two 8' x 40" and one 3' x 16" on the building at the above named location. This permit is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located because the area of these three signs is about 60 sq. ft., which will bring the total area of the signs in the Northport Shopping Center in excess of the 200 sq. ft. maximum allowed (approximately 2,035 sq. ft. of signs on premises). Section 602.16.4.a

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)(1) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

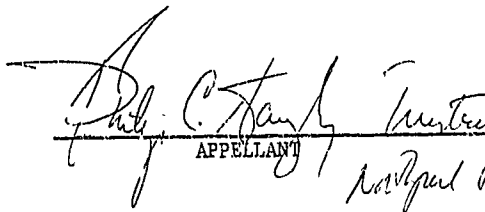
Northport Realty, owner of property at 375-385 rear Allen Avenue

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: the erection of three signs, two 8' x 40" and one 3' x 18" on the building at the above named location. This permit is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located, because the area of these three signs is about 60 sq. ft., which will bring the total area of the signs in the Northport Shopping Center in excess of the 200 sq. ft. maximum allowed (approximately 2,035 sq. ft. of signs on premises). Section 602.16.4.a.

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)(1) 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.


APPELLANT
Northport Realty, Inc.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space and Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, February 11, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting and directly across a street or alley from the subject property as required by Ordinance.

Northport Realty, owner of property at 375-385 rear Allen Avenue, 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 the erection of three attached signs, two 8' x 40" and one 3' x 18" on the building at the above named location. This permit is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located because the area of these three signs is about 60 sq. ft., which will bring the total area of the signs in the Northport Shopping Center in excess of the 200 sq. ft. maximum allowed (approximately 2,035 sq. ft. of signs on premises). Section 602.16.4.a

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.1 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

Abutters:

1353-1361 Wash / Maine National Bank, 400 Congress
1371-1375 Wash / V.S.H. Realty, Inc., 777 Dedham Street, Canton, Mass.
1377-1383 Wash, cor. 349-359 Allen / A. V. Bruni, Inc. 1379 Wash.
361-367 Allen / Elsie & Kenneth Maxwell, 112 Spurwink Ave, Cape Elizabeth
369-371 Allen / John & Beverly Jannace, 42 Carroll St., Falmouth Foreside
373 Allen / Theodore Stuart, 375 Allen Ave
395-399 Allen / Eleanor Conroy, 395 Allen
401-405 Allen / Lina Herrick, 403 Allen
407-413 Allen / Albert & Dorothea Lappin, 405 Allen
1297-1313 Wash, cor. 4-25 Gertrude / Simpson Memorial Church, 1301 Wash.
28-38 Gertrude / Laura Gaudette, 32 Gertrude
40-42 Gertrude / Janet Nunley, 40 Gertrude
48-54 Gertrude / John & Ann Richio, 54 Gertrude
362-378 Allen / Portland Assoc., Inc, 362 Allen
380-392 Allen / City of Portland

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE & BULK VARIANCE APPEAL

Findings of Fact

The applicant is Northport Realty and he is interested in
the property located at 375-385 Rear Allen Avenue as owner.

The owner of the property is same and his address is
Altid Enterprises, 15 Monsignor
O'Brien Hwy, Cambridge, MA. The property is located in a R-1 Zone.

The present use of the property is gift shop.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.16.4.a of the Ordinance to permit the
erection of three attached signs, two 8' x 40" and one 3' x 18" on the
building at the above named location.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Edith Leighton

Irving Leighton 744 Allen Avenue

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

Exhibits

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

photo, overlay

REASONS FOR DECISIONS

The parcel of land in question (~~is/is not~~) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: location in shopping center, needs identification to avoid duplication

and also by reason of the following topographical features: no

and they (do/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

(a) existed at the time of the enactment of the provision for which a variance is sought; or

(b) were created by natural forces; or

(c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought (~~would/would not~~) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: location geographically of building

The hardship (~~is/is not~~) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____

Property in the same zone or neighborhood (~~will/will not~~) be adversely effected by the granting of the variance and the granting of the variance (~~will/will not~~) create conditions which would be detrimental to the public health or safety, because of the following: sits in a shopping area

SPECIFIC RELIEF GRANTED

After a public hearing held on February 11, 1976, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~35~~~~XXX~~) exist with respect to this property and that a space & bulk variance should _____ be granted in this case.

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

W. Earle Eskilson

Jacqueline Cohen

James O'Malley

Thomas J. Murphy

Gail D. Snow

375-385 rear Allen Ave
(new file)

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space and Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, January 28, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Northport Realty, owner of property at 375-385 rear Allen Avenue, 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 the erection of three attached signs, two 8' x 40" and one 3' x 18" on the building at the above named location. This permit is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located because the area of these three signs is about 60 sq. ft., which will bring the total area of the signs in the Northport Shopping Center in excess of the 200 sq. ft. maximum allowed (approximately 2,035 sq. ft. of signs on premises). Section 602.16.4.a

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)(1) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

Abutters;
1353-1361 Wash. / Maine National Bank, 400 Congress Street
1371-1375 Wash. / V.S.H. Realty, Inc., 777 Dedham St, Canton, Mass
1377-1383 Wash., cor. 349-359 Allen / A. V. Bruni, Inc., 1379 Wash.
361-367 Allen / Elsie & Kenneth Maxwell, 112 Spurwink Ave, Cape Elizabeth
369-371 Allen / John & Beverly Jannace, 42 Carroll St., Falmouth Fcreside
373 Allen / Theodore Stuart, 375 Allen Ave
395-399 Allen / Eleanor Conroy, 395 Allen
401-405 Allen / Lina Herrick, 403 Allen
407-413 Allen / Albert & Dorothea Lappin, 405 Allen
1297-1313 Wash., cor. 4-26 Gertrude / Simpson Memorial Church, 1301 Wash.
28-38 Gertrude / Laura Gaudette, 32 Gertrude Ave
40-42 Gertrude / Janet Nunley, 40 Gertrude

(over)

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space and Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, January 28, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Rock Realty Co., Inc., owner of property at 5-13 Brentwood Street, corner of 476-480 Stevens Avenue, 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 the erection of a double faced detached pole sign, 8' x 6' with the top 18' above the ground, with steady lighting and non-rotating at the above named location. This permit is not issuable under the Zoning Ordinance for the following reasons: 1) The property is located in a B-1 Business Zone where detached signs and signs advertising goods by trade name are not allowable under Section 602.16.4.a. 2) This sign will be located within the corner clearance area, contrary to Section 602.19.M, which requires that no obstruction more than 3½ feet high be located within a triangle formed by a line intersecting the street lines of the intersecting streets at points 25' from the corner.

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)(1) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

Abutters:

15-19 Brentwood / Nancy & Robert Dean, 19 Brentwood
482-488 Stevens / Marginal Enterprises c/o Rose M. True, 11 Fellows
475-479 Stevens &
180-188 Clinton / Jenney Mfg. Co., Box 100, Chestnut Hill, Mass
471-473 Stevens / Shamos Stavros, 80 Vannah Avenue
2-14 Brentwood, cor. 458-468 Stevens / Central Square Baptist, 466 Stevens

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Northport Realty Trust, owner of property at 375-385 Allen Avenue
379 Allen Ave.
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: the erection of a
detached pole sign with three 4'x12' panels, the top of which will be
about 35' above the grade of the ground, and four attached signs on the
building at the above named location. This permit is not issuable
under the Zoning Ordinance in the B-1 Business Zone in which this property
is located for the following reasons. (1) The area of these signs is
about 459 sq. feet, which will bring the total area of signs on the
Northport Shopping Center property to about 2,083 sq. feet, which is in
excess of 200 sq. feet maximum allowed. (2) A detached pole sign is not
allowable in this zone. (3) Signs on the side of the building and the
detached pole sign will face an adjoining lot in the Residential Zone
which is contrary to Section 602.16.4.a of the Ordinance.

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

Northport Realty Trust
Joseph J. Marone Trustee
APPELLANT

DECISION

After public hearing held March 14, 1974, 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; only, however, as it
relates to attached signs on building. The detached pole sign appeal is denied.
It is, therefore, determined that a variance from the provisions of the
Zoning Ordinance should be granted in this case only, however, as it relates
to attached signs on building. The detached pole sign appeal is denied.

W. Carl Eschman
Jacqueline White
Thomas Murphy
Board of Appeals

375-385 Allen Avenue

Feb. 13, 1974

Northport Realty
15 Monsignor Highway
Cambridge, Mass.

cc to: Corporation Counsel
cc to: Consumer Auto Parts
15 Lincoln St., Lewiston
cc to: Bert Signs, 166 Main St. Lewiston

Gentlemen:

Building permit to erect a detached pole sign with three 4'x12' panels, the top of which will be about 35' above the grade of the ground and four attached signs on the building at the above named location is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located for the following reasons:

1. The area of these signs is about 459 sq. feet, which will bring the total area of signs on the Northport Shopping Center property to about 2,083 sq. feet, which is in excess of 200 sq. feet maximum allowed.

2. A detached pole sign is not allowable in this zone.

3. Signs on the side of the building and the detached pole sign will face an adjoining lot in the Residential Zone which is contrary to Section 502.16.4.a of the Ordinance.

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

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

February 14, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, March 14, 1974 at 4:00 p.m. to hear the appeal of Northport Realty requesting an exception to the Zoning Ordinance to permit the erection of a detached pole sign with three 4' x 12' panels, the top of which will be about 35' above the grade of the ground, and four attached signs on the building at 375-385 Allen Avenue.

This permit is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located for the following reasons. (1) The area of these signs is about 459 sq. feet, which will bring the total area of signs on the Northport Shopping Center property to about 2,083 Sq. feet, which is in excess of 200 sq. feet maximum allowed. (2) A detached pole sign is not allowable in this zone. (3) Signs on the side of the building and the detached pole sign will face an adjoining lot in the Residential Zone which is contrary to Section 602.16.4.a of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of 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 property in question as required by Ordinance.

BOARD OF APPEALS

W. Earle Eskilson
Chairman

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **3478**

Date Issued **December 7, 1973**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **DEC 15 1973**
 By **ERNOLD R. GOODWIN**
 App. Final Insp.

Date **APR 4 1974**
 By *[Signature]*
 Type of Bldg.

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

Address 379 Allen Avenue		PERMIT NUMBER 3478	
Installation For Northport Realty			
Owner of Bldg. Same			
Owner's Address Same			
Plumber Reuben Katz		Date: 12-7-73	
NEW	REPL	173 Neal St. 1974	FEE
		SINKS	
2		LAVATORIES	2 4.00
2		TOILETS	2 4.00
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
3		HOT WATER TANKS	2 2.60
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
1		HOUSE SEWERS	1 2.00
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		Base Fee	3.00
TOTAL			7 15.60

Building and Inspection Services Dept.: Plumbing Inspection

375-385 Allen Avenue

March 20, 1974

Bert Signs
166 Main Street
Lewiston, Maine

cc to: Northport Realty
15 Monsignor Highway,
Cambridge, Mass.
cc to: Consumer Auto Parts
375-385 Allen Avenue

Gentlemen:

This permit is being issued herewith to erect two signs
on the side of the building excluding the pole sign.

PERMIT ISSUED
WITH LETTER

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

P.S.- When signs are ready to be attached to building
please notify this office so that our inspector
may make an internal examination of the sign.



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 22 1974

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0021

ZONING LOCATION B-1

PORTLAND, MAINE, Feb. 7, 1974

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 1313 Washington Ave 375-385 Allen Ave
1. Owner's name and address Northport Realty, 15 Monsignor Hwy, Cambridge, Mass
2. Lessee's name and address Consumer Auto Parts same
3. Contractor's name and address Bert Signs, 166 Main St. Lewiston, Me. Telephone 783-1121
4. Architect Specifications Plans Yes No of sheets 1
Proposed use of building store No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

@ 775-5453

Ex. 234

To erect two signs on side of building and one

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

Approved conditionally 3-14-74

Fee \$ 36.50

\$ 15. appeal fee paid

PERMIT ISSUED WITH LIMITS

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:

BUILDING CODE:

Fire Dept.:

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

Health Dept.:

Others:

Bert Signs

Signature of Applicant

Type Name of above

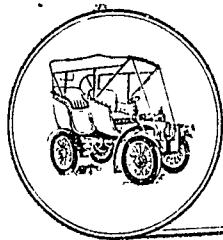
Phone #

1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY



AUTOMOTIVE PARTS
AND EQUIPMENT
AUTOMOTIVE MACHINE SHOP

R. I. MITCHELL, INC.

15 LINCOLN STREET · LEWISTON, MAINE 04240

TELEPHONE AREA CODE 207 784-6411

Feb. 21, 1974

City of Portland
Office of Building Inspector
Portland, Me.

Attn: Mr. Allen Soule

Dear Mr. Soule,

Regarding your inquiry of Feb. 17 this
is to advise that the correct figures are
as follows:

Pole sign to be thirty-five feet above
grade.

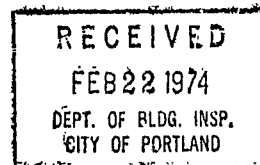
Sign on side of building "Consumer Auto
Parts" to measure forty inches by thirty-five
feet.

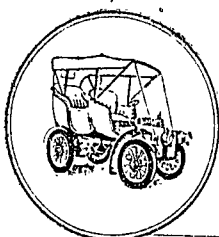
Hope this clarifies our request and re-
gret having caused you a problem.

Very truly yours
R.I. MITCHELL, INC.

ALLEN A. DONAHUE
Assistant Manager

AAD/kem
cc





AUTOMOTIVE PARTS
AND EQUIPMENT
AUTOMOTIVE MACHINE SHOP

R. I. MITCHELL, INC.

15 LINCOLN STREET · LEWISTON, MAINE 04240

TELEPHONE AREA CODE 207 784-6411

Store front (Allen Ave.) one company identification sign in two units. Unit A being the letters C.A.P. measuring 4' x 12' overall and Unit B being the words "Consumer Auto Parts", measuring 4' x 16' overall. Both units to be mounted in line.

Side of building facing main parking area, one company identification sign, "Consumer Auto Parts", measuring 4' x 35".

One three-sided nylon sign with the letters C.A.P. appearing vertically on each face. Sign to be 4' wide and 12' high and the top of the sign to be 25' above ground level. To be mounted on a 8" single pole in suitable concrete foundation.

Fifteen national brand trade marks or logos, each measuring 30" square to be mounted on side of building facing main parking area.

Altid Enterprises.

*Alpha Development Corp.
Barboursville Realty Corp.
Canaan Realty Trust
Golden Cove Realty Corp.
Kari Realty Trust
Manahan Realty Trust
Northport Realty Trust*

*17 Monsignor O'Brien Highway
Cambridge, Massachusetts 02141
(617) 729-2100*

February 14, 1974

Mr. Soule
Building Department
City Hall
389 Congress St.
Portland, Maine

Gentlemen:

Enclosed please find variance appeal and attachments pertaining to the identification signs proposed for the building located at 379 Allan Ave.

Your assistance in processing this appeal for the February 28th hearing would be greatly appreciated.

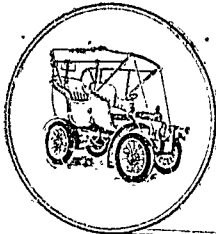
Very truly yours,

NORTHPORT REALTY TRUST


Chris Katsikas

CK/caf
Enclosure

cc: Mr. Allen Donahue



AUTOMOTIVE PARTS
AND EQUIPMENT
AUTOMOTIVE MACHINE SHOP

R. I. MITCHELL, INC.

15 LINCOLN STREET · LEWISTON, MAINE 04240

TELEPHONE AREA CODE 207 784-6411

Feb. 8, 1974

Office of Building Inspector
City of Portland
Portland, Me. 04100

Dear Sir,

Please attach the enclosed plot plan to
our request for signs submitted Friday, Feb. 7th.

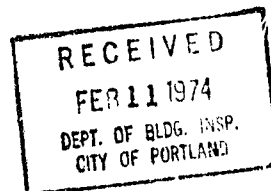
This refers to a new building in the North-
port Shopping Plaza located on the Allen Ave.
side. The sign installer will be Bert Signs of
Lewiston and the tenant seeking permission to
erect these signs is R.I. Mitchell, Inc. Lewiston,
Me. doing business as Consumer Auto Parts.

If you have any questions regarding the
above please contact the undersigned.

Very truly yours,
R.I. MITCHELL, INC.

ALLEN A. DONAHUE
Assistant Manager

AAD/kem
cc



MFGRS. PLASTIC and
NEON SIGNS
CLOCKS and
THERMOMETERS

BERT SIGNS

166 MAIN STREET
LEWISTON, MAINE 04240

Dial 783-1121

SIGN INSTALLATION and
MAINTENANCE
CRANE SERVICE
FLAG POLES

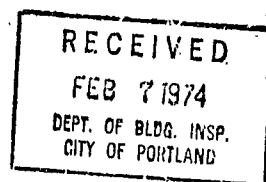
375-385 ALLIANCE AVE

R.I. Mitchell Inc.
Lewiston, Me.
Re; Consumer Auto Parts - Portland

Regarding sign locations and sizes:

- #1. Sign on front or entrance part of building, one single faced sign 4' x 11' reading C.A.P., one single faced sign 4' x 16' reading Consumer Auto Parts.
- #2. Sign on side of building towards parking lot and Grant store, one single faced sign 40" x 30' reading Consumer Auto Parts.
- #3. One free standing three sided lighted sign 4' x 12' reading vertically C.A.P.
- #4. Fifteen logos or trade mark panels 30" square to be mounted single faced on side of building facing parking lot and Grant store.

- ① GRADE TO TOP 35' 8" POLE
- ② THREE FACES
- ③ FOUNDATION SIZE 4' \square x 5' DEEP CONC
- ④ 2' FROM FRONT CORNER OF BLDG



375-385 Allen Avenue

Feb. 19, 1974

R. I. Mitchell, Inc.
15 Lincoln Street
Lewiston, Maine, 04240

cc to: Bert Sign
166 Main St. Lewiston
04240

Gentlemen:

The Bert Sign Company applied for a building permit to construct a sign at the above named location on Feb. 7, 1974. In their application and on their plan they showed or stated that the pole sign was to be 35' above the grade, whereas in your letter to us, which we received on Feb. 15, 1974, you state that this pole sign will only be about 25' above the ground level. You also state in your letter that on the side of your building there will be a sign saying, "Consumer Auto Parts", measuring 4'x35" in the letter to us from Bert Signs on Feb. 7th, they state that this sign will be 40" x 35'.

We will need to have these two conflicting statements clarified before we can proceed to write you a certification letter so that you may go before the Board of Appeals.

If I can be of any help to you or to the Bert Sign people do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule
Asst. Dir. Building & Inspection Services

AAS:m

375-385 Allen Avenue

Feb. 13, 1974

Northport Realty
15 Monsignor Highway
Cambridge, Mass.

cc to: Corporation Counsel
cc to: Consumer Auto Parts
15 Lincoln St., Lewiston
cc to: Bert Signs, 165 Main St Lewiston

Gentlemen:

Building permit to erect a detached pole sign with three 4'x12' panels, the top of which will be about 35' above the grade of the ground and four attached signs on the building at the above named location is not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located for the following reasons:

1. The area of these signs is about 459 sq. feet, which will bring the total area of signs on the Northport Shopping Center property to about 2,083 sq. feet, which is in excess of 200 sq. feet maximum allowed.

2. A detached pole sign is not allowable in this zone.

3. Signs on the side of the building and the detached pole sign will face an adjoining lot in the Residential Zone which is contrary to Section 602.16.4.a of the Ordinance.

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

Very truly yours,

Nicola G. Ward
Plan Examiner

MSW:m

CHECK LIST FOR SIGNS

Date - 5/11/54
Checked by - N. [unclear]

375-385

Location - ALLEY AVE.

- Zone Location - B-1
 - ✓ Fire Zone - N
 - ✓ Sign & Review Committee - over 8' in least dimension - NO
 - Area of sign - 459 #
 - ✓ Area of existing signs - 1,624 #
 - Material -
 - Design -
 - Facing adjoining Residence Zone - YES POLE
 - Flashing or Steady light -
 - If on state road check with State - 6 TWO WALL SIGNS
- E1 = 44 #
1A = 64 #
B2 = 113 #
B3 = 144 #
B4 = 93 #
459 #
1624
2083 # TOTAL
- Attached Sign -
 - ✓ Height above level of roof -
 - Detached or pole sign -
 - Height - 35'
 - ✓ Required yards (single pole OK - 2 poles a structure) 40' setback
 - ✓ Corner clearance -
 - Footing -
 - Certificate of Design -

- Projecting Sign -
 - Clearance 10' -
 - Bonded -
 - Height -
 - Written Consent -
 - Projection over sidewalk (18" from curb) -

10/16/73

ADDRESS 319 Cedar Ave
Ston

ROUTING SLIP
FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- OTHERS

Public work

APPROVED

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS Traffic Engineer (J. Murphy) has questions concerning access and circulation.

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

J.R. Kennedy

10/17/73

ADDRESS

379 Allen Ave

10/5/73

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

APPROVED

J. E. McDonough - Capt. F.P.B.

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS Provided that clear aisles be maintained through stockroom to exit.

That exit signs provided in stockroom be clearly visible.
That hand extinguishers be provided for stockroom area.

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

379 ALLEN AVE.
4 STORY MASONRY BLDG.
120' x 50'

10/16/73 M.C.W.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - NEW
- ✓ Zone Location - B-1
- Interior or corner lot -
- ✓ 40 ft. setback area (Section 21) - YES
- ✓ Use - RETAIL STORE
- ✓ Sewage Disposal - PUBLIC
- ✓ Rear Yards - 43' NOT REQ.
- ✓ Side Yards - 10'-15' - 10'-10' MIN.
- ✓ Front Yards - 110' - 40' MIN.
- ✓ Projections - NONE
- ✓ Height - 15' 4"
- Lot Area -
- Building Area - 6000~~0~~
- Area per Family -
- Width of Lot -
- Lot Frontage - 123'
- ✓ Off-street Parking - 23 SPACES - 20 REQ.
- ✓ Loading Bays - TWO BLDGS. NOT REQ.
3,750~~0~~ 2,350~~0~~

4550	750	45	
3250	3750	45	120
			50
			<hr/> 6000

LOCATION *Allen Av. 375*
 INSPECTION DATE *2/14/73*
 WORK COMPLETED
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	9.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

918

Permit No.
 Issued 10 - 26, 1937

Portland, Maine

To the City Electrician Portland, Maine:

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

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

Owner's Name and Address Mrs. Goree Stewart 379 Allen St. Portland

Contractor's Name and Address Dixon Bros 230 Main St. Portland Tel. 437-3311

Location 379 Allen St. Use of Building Dwelling

Number of Families 1 Apartments Stores Number of Stories 1 1/2

Description of Wiring: New Work Additions Alterations

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

No. Light Outlets Plugs Light Circuits Plug Circuits

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

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

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

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

Electric Heat (No. of Rooms)

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

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

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

Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee \$ Signed Dixon Bros. By M. L. Northrup

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY *[Signature]* (OVER)

379 Allen Avenue

Oct. 16, 1973

F. & D. Builders
23 Leighton Road
Falmouth, Maine

cc to: Northport Realty Trust
17 Monsignor O'Brien
Cambridge, Mass. 02141

Gentlemen:

Permit to construct a 50' x 120' building as per plans is being issued herewith subject to Portland BOCA International Building Code requirements.

Section 513 requires that the inside toilet rooms be mechanically ventilated.

Section 614 requires that doors involved in the means of egress shall be equipped with vestibule latches or equivalent.

Section 625 requires that exit signs be provided over the emergency exit doors.

Section 836 requires that where unlike units of masonry are used they should be bonded by no less than No. 6 wire ties, placed 2 feet vertically and 2 feet horizontally.

Very truly yours,

Earle S. Smith
Plan Examiner

ESST

PERMIT ISSUED
WITH LETTER

379 Allen Avenue

Oct. 18, 1973

S & D Builders
23 Leighton Road
Palmouth, Maine

cc to: Northport Realty Trust
17 Monsignor O'Brien Hwy.
Cambridge, Mass. 02141

Gentlemen:

This office is unable to issue a permit to construct a 50'x120' building as per plans because the Traffic Engineer has questions concerning access and circulation.

Please see Mr. John R. Kennedy at the Public Works Department or Mr. John Murphy on these questions concerning access and circulation. When these conditions have been resolved, this office will then be in a position to issue the permit.

Very truly yours,

Earle S. Smith
Plan Examiner

RSS:M



B1 BUSINESS ZONE

APPLICATION FOR PERMIT 01259

PERMIT ISSUED

NOV 3 1973

Class of Building or Type of Structure store
Portland, Maine, October 14, 1973

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 379 Allen Avenue Within Fire Limits? Dist. No.
Owner's name and address Northport Realty Trust, 17 Monsignor O'Brien Hwy, Cambridge, Mass, 02141 Telephone
Lessee's name and address Telephone
Contractor's name and address B&D Builders, 23 Leighton Rd, Falmouth, Me Telephone 797-3675
Architect Cybulski, Ohnemus & assoc Inc, Mass. Specifications Plans yes No. of sheets 3
Proposed use of building retail store No. families
Last use none No. families
Material masonry/metal No. stories 1 Heat Style of roof flat Roofing
Other buildings on same lot
Estimated cost \$52,000.00 Fee \$156.00

General Description of New Work

to construct a 50' x 120' building as per plans.

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Sent to Fire Dept. 10/5/73
Rec'd from Elex Dept. 10/16/73

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

Details of New Work

Is any plumbing involved in this work? YES Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
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:

J. E. McPerry, Capt. F.P.B.
10/16/73 ZONING OR MGR.
10/31/73 - O.I.C. E.B.

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

B&D BUILDERS

INSPECTION COPY

Signature of owner

BILL DIBIASE

William J. DiBiasi

Permit No. 73/1259
 Location 379 Altk. Ave
 Owner Northwest Realty Trust
 Date of permit 11/1/73
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

11/12/73 location appears
 OK according to the
 location of the
 survey stakes - Opened
 to pour footings:

11-16-73
 Opened to pour the
 other half of the
 foundation:
 No-10 rebar in the walls

11-19-73 Forms removed back filling
 today:

11-20-73 Back filling
 11-27-73 " " about complete:
 11-28-73 " "

12-27-73 Walls completed - partitions
 are being erected -
 Jan 2/1974 Same:
 Jan 3/1974 Same:
 Jan 28/74 Steel Base just in place,
 replacing some blocks that have
 cracked on the over ends of the walls
 to be replaced:
 Feb 11/74 Partitions up - corrections
 completed, installing glass today:
 Feb 26/74 Bldg about completed as
 per plans in

Feb 28/74 Finishing up inside:
 Mar 5/74 Talked with man named
 Wayne who was in charge and told him
 there would be no C.O. issued until all
 the details were finished up and no tenants
 were to move in no stock - nothing until
 I OK'd the Bldg:
 Mar 6/74 Stopped by: Mar 11/74 Working
 Mar 18/74 Aboard ready for CO

Mar 20/74 Final - OK to ISSUE
 C.O.:
 Co. mailed to owner and
 one copy mailed to contractor
 on 3/26/74 Russ

NOTES

Permit No.	73/1259
Location	379 Allen Ave
Owner	Northport Realty Trust
Date of permit	11/11/73
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

11/12/73
 Location appears
 OK according to the
 location of the
 survey stakes - OK'd
 to pour footings:

11-16-73
 OK'd to pour the
 other half of the
 foundation:

No-10 rebar in the wall:

11-19-73
 Forms removed back filling
 today:

11-20-73 Back filling Thu

11-27-73 " " "

11-28-73 " " about complete:

12-27-73 totally completed - partitions
 are being erected:

Jan 2/1974 Same: Thu

Jan 3/1974 Same: Thu

Jan 28/74 Steel Bar post in place,
 replacing some blocks that have
 cracked on the inner ends of the walls
 to be replaced:

Feb 11/74 Partitions up - corrections
 completed, installing glass today:

Feb 26/74 Bldg about completed as
 per plans:

Feb 28/74 Finishing up inside:

Mar 5/74 Talked with a man named
 Ayne who was in charge and told him
 there would be no C.O. issued until all
 the details were finished up and no tenants
 were to move in no stock - nothing until
 I OK'd the Bldg:

Mar 6/74 Stopped by: Mar 11/74 Working

Mar 18/74 Ahead ready for C.O.:

Mar 20/74 FINAL - OK TO ISSUE!

C.O. = Thu
 Co mailed to owner and
 one copy mailed to contractor
 on 3/26/74 Russ

379 Allen Ave

10/31/73

Mr Brown said to issue permit
as question to be answered by public Works
could be done between the parties

E. S.

CITY OF PORTLAND, MAINE
Department of Building Inspection

379 Allen Avenue

Oct. 18, 1973

cc to: Northport Realty Trust
17 Monsignor O'Brien Hwy.
Cambridge, Mass. 02141

B & D Builders
23 Leighton Road
Falmouth, Maine

C

Gentlemen:

This office is unable to issue a permit to construct a 50'x100'
building as per plans because the Traffic Engineer has questions
concerning access and circulation.

O

Please see Mr. John R. Kennedy at the Public Works Department or
Mr. John Murphy on these questions concerning access and circulation.
When these conditions have been resolved, this office will then be in
a position to issue the permit.

P

Very truly yours,

Earle S. Smith
Plan Examiner

Y

ESS:m

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 3259

Date Issued **August 21, 1973**
 Portland Plumbing Inspector
 By **ARNOLD R. GOODWIN**

App. First Insp.
 Date **8-21-73**
 By **ARNOLD R. GOODWIN**
 App. Final Insp.
 Date **8-21-73**
 By **ARNOLD R. GOODWIN**
 Chief Plumbing Inspector

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address **375 Allen Ave.**
 Installation For: **1 fam.**
 Owner of Bldg.: **Teresa Stuart**
 Owner's Address: **same**
 Plumber: **Robert Curlell**
 Date: **8-21-73**

NEW	REPL.			
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS	1	2.00
		DRAINS	1	2.00
		HOT WATER TANKS		
		FLOOR SURFACE		
		TANKLESS WATER HEATERS	1	2.00
		GARBAGE DISPOSALS	1	2.00
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	3 6.00

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE
 Application for Permit to Install Wires

Permit No. 717
 Issued 8-13, 1923
 Portland, Maine

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address THELSE STOWART, 375 ALLEN AVE
 Contractor's Name and Address F. E. SERVICE CO. ST. JOSEPH ST. PORTLAND
 Location 375 ALLEN AVE Use of Building RESIDENTIAL
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
 100 AMP SERVICE
 Pipe Cable Metal Molding BX C. ble Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable S.E.V. Underground No. of Wires 3 Size 2-5 FT. ALUM
 METERS: Relocated Added Total No. Meters 1
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P. Power Co (cont.)
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 8-13 1923 Ready to cover in 19 Inspection Will
 Amount of Fee 2.11

Signed Paul P. Rheame
 76533

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY [Signature]
 (OVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 26, 1973

PERMIT ISSUED 01237 OCT 26 1973 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 375 Allen Ave Use of Building dwelling No. Stories 1 1/2
Name and address of owner of appliance Mrs. Terecia Stewart, same
Installer's name and address Dixon Bros., 230 Main St, Gorham Telephone 839-3314

General Description of Work

To install to replace warm air furnace in existing system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft
From top of smoke pipe 3 ft From front of appliance 3 ft From sides or back of appliance 3 ft
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?

IF OIL BURNER

Name and type of burner Heil-Quaker 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 cone Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks existing 1 - 275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of 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

Lic # 356

Amount of fee enclosed? 5.00

APPROVED:

0.5. 14/26/73 [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

CI 500

INSPECTION COPY

Signature of Installer by: Malcolm L. Matthews

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

May 26, 1972

Alpha Construction
88 Turnpike Rd.
Chelmsford, Mass.

With relation to permit applied for to demolish a dwelling
at 379 Allen Av. it is unlawful
to commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control provides:
"It shall be unlawful to demolish any building or structure unless
provision is made for rodent and vermin eradication. No permit for the
demolition of a building or structure shall be issued by the Building
Inspection Department until and unless provisions for rodent and vermin
eradication have been carried out under supervision of a pest control
operator registered with the Health Department.

The building permit for demolition cannot be issued until the
provisions of this section have been satisfied. It is the obligation
of owner or demolition contractor or both to take up with the Health
Department the matter of complying with this section, being prepared
to inform that department what registered pest control operator is to
be employed.

Very truly yours,

R. Lovell Brown
Director

Eradication of this building has been completed.

Contractor:

Fred I. Merrill
187 Sawyer St
S. Portland, Maine

*Sent to Health Dept
5-26-72
Rec'd 6-1-72*

*5-31-72
No evidence of rodent activity
Unit 1*

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 379 Allen Ave. (dwelling)
on _____

The Contractor is Fred I. Merrill
187 Sawyer St.
S. Portland, Me

The owner is: Alpha Constr.
88 Turnpike Rd.
Chelmsford, Mass.

THE CONTRACTOR AND THE SEWER DIVISION HAVE BEEN NOTIFIED
OF THE SEALING OF THE DRAIN.
MARK R. PARENT
DEPARTMENT OF PUBLIC WORKS



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, May 26, 1972

PERMIT ISSUED

JUN 1 1972

0612

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 379 Allen Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Alpha Construction, 83 Turnpike Rd., Charlestown, Mass. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Fred I. Merrill, 187 Sawyer St., S. Portland Telephone 799-5121
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use dwelling _____ No. families 1
Material _____ No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____

General Description of New Work

Fee \$ 10.00

To demolish existing 1 1/2 story dwelling. Sewer to be closed under the supervision of Public Works Dept. Gas Company was called.

Sent to Health Dept. 5-26-72

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

O.K. E.S. 6/1/72

CS 301

INSPECTION COPY

Signature of owner By: Fred I. Merrill
R.F. Christman