

1-11 BATES STREET

413



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 2.b.b

APR 9 1981

ZONING LOCATION PORTLAND, MAINE, April 9, 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 5 Bates Street
1. Owner's name and address ... Mazzotti Bros. Inc. - same ... Telephone ... 772-9283
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Paul Tucci - 77 Wellington Rd. ... Telephone 773-0433.
4. 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 contractual cost \$ ... Fee \$ ... 14.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling ... Ext. 234
Garage ... To erect portable sign, 5' x 8' to be used from April 9, 1981 to May 5 1981.
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 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 3 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 Paul Tucci Phone # same

Type Name of above Paul Tucci 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

7A



# APPLICATION FOR PERMIT

Class of Building or Type of Structure .....  
Portland, Maine, March 12, 1973

**PERMIT ISSUED**  
MAR 16 1973  
00236  
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, Maine and specifications, if any, submitted herewith and the following specifications:

Location 5 Bates St. Within Fire Limits? ..... Dist. No. ....  
Owner's name and address Mazziotti Bros., same Telephone .....  
Lessee's name and address ..... Telephone .....  
Contractor's name and address W.E. Hall & Son, Inc. Box 413 - Gray, Me. Telephone .....  
Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building gas station No. families .....  
Last use ..... No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated cost \$ ..... Fee \$ 5.00

### General Description of New Work

To install one 4000 gal. tank for gasoline and remove two 2000 gal. tanks  
Tank will be 3' underground and painted with asphaltum. Tank to bear Und. labe.  
If location is subject to water problems it must be anchored.  
To remove one 3000 gal tank and replace with same size

Sent to Fire Dept. 3/12/73  
Rec'd from Fire Dept. 3/16/73

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** contractor

### Details of New Work

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

### If a Garage

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

APPROVED:  
3-15-73 Fire P. O. Rank  
3/16/73 - P.K. C.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

W.E. Hall & Son Inc.

CS 301

INSPECTION COPY

Signature of owner By: Jane R. Hall



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Tank Removal  
Portland, Maine, August 17 1970

PERMIT ISSUED  
AJG 1970 246  
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 5 Bates St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Mazzlotti Bros. 5 Bates St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address W E Hall & Son, Box 107 Gray Maine 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 \$ 3.00

### General Description of New Work

To remove (1)-550 gallon fuel oil storage tank, outside underground.

fill hole with sand.

Sent to Fire Dept. 8/17/70  
Rec'd from Fire Dept. 8/20/70

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

### Details of New Work

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

### If a Garage

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

APPROVED:  
Gene P. O'Neil 8-19-70  
R. W. [unclear] 8/20/70

### 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

W E Hall & Son

CS 301

INSPECTION COPY

Signature of owner by: James P. Hall

JPH



B2 BUSINESS ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, September 8, 1969

**PERMIT ISSUED**  
888  
SEP 10 1969  
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 5 Bates Street

Owner's name and address Mazziotti Bros., Inc., 5 Bates St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Wallace E. Hall & Son, Inc., Gray, Maine 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 fill 1-500 gallon fuel oil tank with sand

Sent to Fire Dept. 9/8/69  
Rec'd from Fire Dept. 9/9/69

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** Wallace Hall & Son

### 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 \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Sills \_\_\_\_\_

Framing Lumber—Kind \_\_\_\_\_; Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Wallace Hall & Son Inc.

APPROVED:

Eric P. O'Neill, Deputy Chief  
R.L.S. 9/9/69

CS 301

INSPECTION COPY

Signature of owner By: James B. Hall

PH

# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 57381  
 Issued 12/2/68  
 Portland, Maine 11/30, 1968

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 Mazzio's Bros. Marine Div. Tel. 773-2813

Contractor's Name and Address Charles C. Mastroluca Tel. 773-2813

Location 5 Bates St. Use of Building Garage

Number of Families ..... Apartments ..... Stores ..... Number of Stories .....

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. ..... Light Switches ..... Fluor. or Strip Lighting (No. feet) .....

SERVICE: Pipe ..... Cable ..... Underground ..... No. of Wires ..... Size .....

METERS: Relocated ..... Added ..... Total No. Meters ..... Starter .....

MOTORS: Number ..... Phase ..... H. P. ..... Amps ..... Volts ..... H.P. ....

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

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

Electric Heat (No. of Rooms) ..... Watts ..... Brand Feeds (Size and No.) .....

APPLIANCES: No. Ranges ..... Watts ..... Extra Cabinets or Panels .....

Elec. Heaters ..... Watts ..... Signs (No. Units) .....

Miscellaneous ..... Watts ..... Signs (No. Units) .....

Transformers ..... Air Conditioners (No. Units) ..... 19..... Inspection 12/5/68

Will commence 12/4 1968 Ready to cover in ..... 19..... Inspection 12/5/68

Amount of Fee \$ 2.00 Signed C. Mastroluca

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 J. W. Hubert  
(OVER)

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

#5 Dec 9/20/68

Granted 10/3/68

68/67

MISCELLANEOUS APPEAL

Mazziotti Brothers, Inc., owner of property at 1-17 Bates Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a 1-story frame addition, 30' x 49' on rear of existing boat shop. This permit is presently not issuable under the Zoning Ordinance because a rear yard distance of only 8'6" is to be provided instead of the minimum of 20' required by Section 602,9.C.b and a side yard distance of only 8' is to be provided instead of the minimum of 10' required by the same section of the Ordinance applying to the B-2 Business Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Mazziotti Brothers, Inc.

By: Raymond Mazziotti  
APPELLANT

DECISION

After public hearing held October 3, 1968 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Franklin B. Hildley  
Raymond M. Stewart  
W. B. [Signature]

DATE: October 3, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mazziotti Bros.

AT 1-17 Bates Street

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

BOARD OF APPEALS	VOTE	
	YES	NO
Franklin G. Hinckley	(x)	( )
<del>Ralph Young</del> William B. Kirkpatrick	(x)	( )
Harry M. Shwartz	(x)	( )

Record of Hearing



A.P.- 1-17 Bates Street

Sept. 17, 1968

Mazziotti Brothers, Inc.  
13 Bates Street  
Att: Raymond Mazziotti

cc to: Corporation Counsel

Dear Mr. Mazziotti:

Building permit for construction of a 1-story frame addition, 30' x 49' on rear of existing building (boat shop) at the above named location is not issuable under the Zoning Ordinance because a rear yard distance of only 8' 6" is to be provided instead of the minimum of 20' required by Section 602.9.C.b and a side yard distance of only 8' is to be provided instead of the minimum of 10' required by the same section of the Ordinance applying to the S-2 Business Zone in which the property is located.

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 \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AAS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

September 30, 1968

TO WHOM IT MAY CONCERN:

The Board of appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, October 3, 1968 at 4:00 p.m. to hear the appeal of Masziotti Brothers, Inc. requesting an exception to the Zoning Ordinance to construct a 1-story frame addition 30' x 49' on rear of existing boat shop at 1-17 Bates Street.

This permit is presently not issuable under the Zoning Ordinance because a rear yard distance of only 8'6" is to be provided instead of the minimum of 20' required by Section 602.9.C.b and a side yard distance of only 8' is to be provided instead of the minimum of 10' required by the same section of the Ordinance applying to the B-2 Business Zone in which the property is located.

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

BOARD OF APPEALS

Franklin G. Hinchley

Chairman

h  
cc: Arthur L. Chapman  
~~1300000~~  
522 Washington Ave.

A.P.- 13 Bates Street

Oct. 7, 1968

Raymond Mazziotti  
13 Bates Street

Dear Mr. Mazziotti:

Permit to construct 1-story frame addition 30' x 49' as per plan at the above named location is being issued subject to Building Code restrictions as follows:

1. Sonotubes are required at each corner of this addition as well as 6' on centers.
2. That 2x8" floor joists on a 15' span will need to be spaced not more 12" on centers.
3. The roof rafters on a 15' span will need to be at least 2x8 inch members instead of the 2x6 asked for on the application, spaced not more than 12 inches on centers.

Very truly yours,

A. Allan Souls,  
Assistant Director of Building Inspection

AAS:m



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 5, 1968

PERMIT ISSUED

1049

OCT 7 1968

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 13 Bates Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Mazziotti Bros., Inc., 13 Bates St. Telephone 772-9283  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owners Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building Boat Shop No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 2000. Fee \$ 6.00

General Description of New Work

To construct 1-story frame addition 30'x49' as per plans

Appeal sustained 10/13/68

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? no 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? yes  
 Height average grade to top of plate 7' Height average grade to highest point of roof 8'  
 Size, front 49' depth 30' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation 9" Sonotubes at least 4' below grade Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof flat Rise per foot \_\_\_\_\_ Roof covering asphalt roofing Class C Und. 1x6  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6  
 Size Girder 12x12 Columns under girders Sonotubes Size 9" Max. on centers 6'  
 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 2x8 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 2x6  
 On centers: 1st floor 16" 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 16"  
 Maximum span: 1st floor 15' 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 15'  
 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. - 10/7/68 - Allen W. Allen  
 \_\_\_\_\_  
 \_\_\_\_\_

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  
Mazziotti Bros. Inc.

INSPECTION COPY Signature of owner By: Raymond Mazzotti

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

### Certificate of Occupancy

Issued to **Mazzlotti Bros.**  
**5 Bates St.**

LOCATION **#13 Bates St.**

Date of Issue **October 30, 1963**

**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. **63/638**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

**Entire**

APPROVED OCCUPANCY

Limiting Conditions:

**No motors to be tested outside of building.**

**Retail Sales, Storage and Repair of Fiber Glass boats and motors.**

This certificate supersedes certificate issued

Approved:

*Eugene Smith*  
.....  
(Date) Inspector

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

CS 147

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

AP- 13-15 Bates Street

June 13, 1963

Massiotti Brothers  
5 Bates Street

Gentlemen:

Permit authorizing change of use of building from a carpenter or screen manufacturing shop to one involving the retail sales, storage, and repair of fiber glass boats is issued herewith. However, any work on provision of enclosed room for motor repair is excluded from this permit. Such work is to be covered by an amendment to the permit now being issued, and with application therefor is to be furnished a plan showing location of room in building, construction and covering of partitions and type of fire door on opening to room.

It is understood that in accordance with your letter, partition beside warm air furnace is to be moved so as to provide adequate clearance.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

AP- 13-15 Bates Street

June 3, 1963

Mazziotti Brothers  
5 Bates Street

Gentlemen:

An inspection of the building at the above named location discloses a number of questions about which more information is needed before issuance of a permit changing its use, as follows:

1. An existing warm air heater has a wood partition very close to it. What are your plans for use of this furnace? If it is to be continued in use, partition will need to be moved a safe distance away from it and we shall need to know what is to be done. } See letter
2. The area in which repair and testing of motors is to be done must be classed as a hazardous room under the Building Code, and therefore must be separated from the rest of the building by partitions of at least one-hour fire resistance. Information is needed as to size and location of room, construction of enclosing partitions, and type of fire door on any opening to room from inside building.
3. What type of plastic is to be used for covering of boats? Is it of an inflammable nature? } See letter

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

INQUIRY BLANK

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

ZONE B-2+R-5  
FIRE DIST. No

~~Letter~~  
Verbal  
By Telephone

Date May 10, 1963

LOCATION 13-15 Bates Street OWNER Raymond Maggiotti

MADE BY Owner ADDRESS 5 Bates Street TEL. \_\_\_\_\_

PRESENT USE OF BUILDING Vacant NO. STORIES One

LAST USE OF BUILDING Carpenter shop +  
Screen shop CLASS OF CONSTRUCTION 3rd

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INQUIRY 1- Is it allowable under the zoning Ordinance for this building and premises to be used for the sales, storage, + repair of fiber glass boats, and of motors.

ANSWER 1- See letter of 4/14/63

DATE OF REPLY 4/14/63 REPLY BY agj



May 14, 1963

Mr. Raymond F. Mazziotti  
5 Bates Street

Dear Mr. Mazziotti:

Investigation of your inquiry concerning the changing of the existing building at the above named location from use as a carpenter or screen manufacturing shop to one involving the retail sales, storage, and repair of fiber glass boats, and of motors indicates that the building is located in a B-2 Business Zone and within the 30-foot area which the business use is allowed to extend into the adjoining R-5 Residence Zone; and that the proposed use is allowable in this zone. However, about 27 feet in depth of the rear portion of the lot is beyond the allowable 30-foot extension into the residential zone and hence may not be used in connection with the business use.

A building permit is required from this department for such a change of use and with application therefor will need to be furnished information as to any alterations to be made to the building; the location and extent of any off-street parking or outside storage on the lot; and the type, size and location of any proposed signs. Information is also needed as to whether there is to be any testing of motors done and, if so, whether it is to be done inside or outside the building, so that application of Zoning Ordinance performance standards in regard to the creating of noise may be determined.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



B2 BUSINESS ZONE R5 RESIDENCE ZONE PERMIT ISSUED  
 JUN 18 1965 00638  
 CITY of PORTLAND

**APPLICATION FOR PERMIT**  
 Class of Building or Type of Structure Third Class  
 Portland, Maine, May 17, 1965

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 13 Bates Street  
 Owner's name and address Mazzioetti Bros  
 Lessee's name and address Harmond F. Mazzioetti, 5 Bates Street  
 Contractor's name and address \_\_\_\_\_  
 Architect \_\_\_\_\_  
 Proposed use of building Retail sales, storage, and repair of fiber glass boats and motors  
 Last use Screen and carpenter shop  
 Material frame 1 No. stories 1 Heat \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_  
 Within Fire Limits? \_\_\_\_\_  
 Plans yes No. of sheets 1  
 Style of roof \_\_\_\_\_  
 No. families \_\_\_\_\_  
 Roofing \_\_\_\_\_  
 Dist. No. \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Fee \$ 2.00

**General Description of New Work**

To Change Use of Building as above, without alterations  
 All motors to be tested inside of building.

Permit Issued with Letter

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 connection to be made to public sewer? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_  
 Material of foundation \_\_\_\_\_  
 Kind of roof \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Rise per foot \_\_\_\_\_ Thickness, top \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Size Girder \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: \_\_\_\_\_  
 On centers: \_\_\_\_\_  
 Maximum span: \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_  
 Is any electrical work involved in this work? \_\_\_\_\_  
 If not, what is proposed for sewage? \_\_\_\_\_  
 Form notice sent? \_\_\_\_\_  
 Height average grade to highest point of roof \_\_\_\_\_  
 solid or filled land? \_\_\_\_\_ bottom \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Roof covering \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_  
 Sills \_\_\_\_\_ fuel \_\_\_\_\_  
 Max. on centers \_\_\_\_\_  
 roof \_\_\_\_\_  
 roof \_\_\_\_\_  
 height? \_\_\_\_\_  
 number commercial cars to be accommodated \_\_\_\_\_  
 Will work require disturbing of any tree on a public street? \_\_\_\_\_  
 Will there be in charge of the above work a person observed? yes  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_  
 Will work require disturbing of any tree on a public street? \_\_\_\_\_  
 Will there be in charge of the above work a person observed? yes

**If a Garage**

**Miscellaneous**

APPROVED:

INSPECTION COPY

Signature of owner Mazzioetti Bros

CS 301

NOTES

*Existing furnace is moved to Mahoney chimney. Furnace flue is basement in wood. Shows position. Owner Mon H. I. at heating substitution labor coal or wood to etc.*

*I informed owner that what substitution would need to be separated from room with furnace.*

*E. S. M.*

*7/12/63 - owner says nothing has been done either in the way of work or etc. 2 weeks later E. S. M.*

*7/29/63 - One wall still to be finished. Fine door to be provided - went over job with two of the McGuff brothers.*

*E. S. M.*

*9/6/63 - Work done except for covering both sides of fire door. E. S. M.*

*10/30/63 - Cert. to be issued. E. S. M.*

*Repair Room 22 x 14*

Permit No. *13116 E. S. M.*

Location *13 Patel Street*

Owner *M. S. Patel*

Date of permit *5/13/63*

Notif. closing-in *5/13/63*

Inspn. closing-in *-*

Final Notif. *-*

Final Inspn. *12/30/63*

Cert. of Occupancy issued *10/30/63*

Sinking Out Notice *-*

Form Check Notice *-*

*13116 E. S. M.*

*13 Patel Street*

*M. S. Patel*

*5/13/63*

*5/13/63*

*-*

*-*

*12/30/63*

*10/30/63*

*-*

*-*

X

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

January 2, 1966

Location #5 Reton #.

Before tank and piping is covered from view, installer is required to notify the ~~Fire Dept. Headquarters~~ <sup>(1)</sup> of readiness for inspection and to refrain from covering up until approved by the ~~Fire Dept. Headquarters~~.

This tank of ~~3000~~ <sup>(1)</sup> gallons capacity is required to be of steel or wrought iron no less in thickness than # 7 gauge; and before installation is 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.



B2 BUSINESS ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine —January 2, 1964

PERMIT ISSUED  
100001  
JAN 2 1964  
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 5 Bates St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Mazziotti Bros. 5 Bates St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address A L Doggett Inc. Gray Maine Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Telephone \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

### General Description of New Work

To install (1)-3000 gallon gasoline storage tank (replacement) outside underground.  
 Size of piping from tank to pump--1½" for public use.  
 Vent pipe--2"  
 Tank bears Und.Label.  
 Tank will be buried 3' underground and covered with asphaltum.

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

Sent to Fire Dept 1/2/64  
 Rec'd by Fire Dept 1/2/64

### Details of New Work

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

### If a Garage

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

### Miscellaneous

Will work require disturbing of any tree on a public street? \_\_\_\_\_  
 Will there be in charge of the above work a person competent see that the State and City requirements pertaining the observed? Yes  
 A L Doggett Inc.

APPROVED:  
 \_\_\_\_\_  
Carl P. Johnson  
 CHIEF OF FIRE DEPT.

CS 301

INSPECTION COPY

Signature of owner by: Joseph B...



# APPLICATION FOR PERMIT

B2 BUSINESS ZONE

Class of Building or Type of Structure

Third Class

Portland, Maine

Sept. 19, 1962

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 5 Bates St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Mazziotti Bros. Inc. 5 Bates St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owners Telephone 2-9283  
 Architect \_\_\_\_\_ Telephone \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Last use Tire Rack No. families \_\_\_\_\_  
 Material frame No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_  
 Estimated cost \$ 100.00 Fee \$ 2.00

## General Description of New Work

To construct wooden tire rack 16' long x 3' wide x 2' high, as per plans.

*10-4-62*  
*Revised Work not being done*  
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? \_\_\_\_\_

## 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  
Mazziotti Bros. Inc.

APPROVED: *Richard requested 10/1/62*

INSPECTION COPY

Signature of owner

by:

*Raymond Mazziotti*

*7-30*

INQUIRY BLANK

gdo

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

ZONE B-2

FIRE DIST. \_\_\_\_\_

Date Dec. 7, 1959

X Verbal  
By Telephone  
By letter

LOCATION 1-11 Bates St., cor. of Wash. Ave. OWNER Americo, Dominic & Raymond Mazziotti

MADE BY Raymond Mazziotti

ADDRESS 1-11 Bates Street

TEL. \_\_\_\_\_

PRESENT USE OF BUILDING \_\_\_\_\_

LAST USE OF BUILDING \_\_\_\_\_

NO. STORIES \_\_\_\_\_

CLASS OF CONSTRUCTION \_\_\_\_\_

REMARKS The owners propose to demolish the two buildings now on the lot and to construct one service garage with four service bays (two for trucks and two for passenger cars) and including an office. The new building is proposed to be built with two exterior walls on an existing retaining wall at the rear line and the side line toward Back Bay.

INQUIRY How does the Zoning Ordinance and the Building Code apply to the above proposal?

ANSWER Under the Zoning Ordinance the side yard of 10 feet is required on the side toward Back Bay instead of setting the wall on the property line as proposed, this be- cause the property line is a zone line separating the B-2 Zone from an R-5 Zone. Though the longer foundation of the B-2 Zone is on Bates Street, it is likely that the main business street is Washington Avenue. On this basis the entrance door would not be allowed to face on Bates Street as proposed and the building would not be allowed to face Bates Street. Even if Bates Street is the main business street the entrance doors would not be allowed because some or all of them would be closer than 60 feet from the Residential Zone. His sketch showed the building to be 15 feet from Bates Street which is sufficient.

Under the Building Code he was told that since the rear wall and the end wall would be on the lot line a masonry parapet wall would be required and the windows would have to be metal sash and wire glass; that the present retaining wall could be used as a foundation if in good condition and if it extends at least 4 feet below the

DATE OF REPLY December 7, 1959

REPLY WMcD

(See over for additional notes)

(Over)

grade on the low side of the wall.

The application and appeal procedure was explained and also the necessity of getting the Traffic Engineer's approval on the approaches through existing curbs and over existing public sidewalks. It is a possibility that removal of one or more trees on the public street will be desirable. It was explained to him that approval of that likewise would be necessary with the Director of Parks and Recreation.

12/8/59---After Mr. Sears had considered the situation and consulted Director Finney of the Planning Staff, it appeared that the zone line between the B-2 Zone and the R5 is at the center line of Bates Court instead of coinciding with the side line of the Mazziotti lot. Thus it became clear that a setback from the side lot line of 10-feet is not required.

Also it was concluded that Bates St. is the main business street in this particular situation, so the proposed garage would be permitted to face and have its doors face on Bates Street, but not on Washington Ave.

In view of this change in the situation, I phoned Raymond Mazziotti to tell him that no appeal would be needed; also to remind him that he would still need location plan bearing approval of Traffic Engr. as to approaches over public sidewalks, and also require approval of Director of Parks and Recreation if removal of any trees on public sidewalks or streets was desired.

wacd



*Granted 3/3/60*  
*60/5*

DATE: March 3, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MANZIOTTI BROTHERS

AT 5 Bates Street

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

BOARD OF APPEALS

VOICE

Franklin G. Minkley	Yes	No
Joseph T. Gough	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ralph L. Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

January 21, 1960

Mazziotti Brothers, owner of property at 5 Bates Street  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Construction of one-story masonry building 30 feet by 74 feet for service station use in place of two existing buildings now used for the same purpose at the above location. This permit is presently not issuable because the doors to the toilet rooms are to be in the outside wall facing Washington Avenue and only about 37 feet from the R-5 Residence Zone at the rear of the property, contrary to Section 18-D of the Ordinance, which provides that when a Business Zone abuts A Residence Zone in such a way that the dividing line is 100 feet or less from the main business street, no building of non-conforming use in the Residence Zone shall have entrance doors to any part thereof facing upon any other street than the main business street (Bates Street in this case) unless such doors are located more than 60 feet from the Residence Zone.

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

Mazziotti Brothers

By: Raymond Mazziotti  
APPELLANT

DECISION

After public hearing held March 3, 1960, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

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

Franklin H. Hinckley  
W. H. T. Savage  
W. H. T. Savage  
BOARD OF APPEALS

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP- 1-11 Bates St., corner of Washington Ave.

Jan. 18, 1960

Mazziotti Brothers  
Att: Mr. Raymond Mazziotti  
5 Bates Street

cc to: Corporation Counsel ✓  
cc to: Traffic Engineer

Gentlemen:

A building permit for construction of a one story masonry building 30 feet by 74 feet for service station use in place of two existing buildings now used for the same purpose at the above named location and situated in a B-2 Business Zone is not issuable under the Zoning Ordinance because the door to the women's toilet room is to be in the outside wall facing Washington Avenue and only about 37 feet from the R-5 Residence Zone at the rear of the property, contrary to Section 18-0 of the Ordinance, which provides that where a Business Zone abuts a Residence Zone in such a way that the dividing line is 100 feet or less from the main business street (in this case Bates Street is considered the main business street), no building to be built for a use non-conforming in the Residence Zone shall have an entrance door to any part thereof facing upon any other street than the main business street unless such door is located more than 60 feet from the residence Zone.

It is understood that you would like to exercise your appeal rights, concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Before a permit can be issued it is necessary that approval of the City Traffic Engineer be secured on the plot plan as regards the changes in width and location of driveway entrances to the lot. We note that on the plot plan filed, a driveway entrance 100 feet wide is indicated on the Bates Street frontage of the property. It is questionable if approval of a driveway approach this wide can be secured. It is therefore suggested that you consult the Traffic Engineer, whose office is within the quarters of the Public Works Department in City Hall, regarding the proposed arrangement of driveways.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

WJ212

RECORDED 47

660 421-1152

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

February 9, 1960

Mazziotti Brothers  
5 Bates Street  
Portland, Maine

Gentlemen:

The meeting of the Board of Appeals scheduled for February 11th, at 4:00 p.m. in the Council Chamber of the City Hall, cannot be held due to the fact that a full Board cannot be present at that time. You will be notified as soon as a new date for hearing your appeal can be arranged.

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

S

cc: Members of Board of Appeals

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

February 19, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, March 3, 1960, at 4:00 p.m. to hear the appeal of Mazzlotti Brothers requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry building 30 feet by 74 feet for service station use in place of two existing buildings now used for the same purpose at 5 Bates Street.

This permit is presently not issuable because the doors to the toilet rooms are to be in the outside wall facing Washington Avenue and only about 37 feet from the R-5 Residence Zone at the rear of the property, contrary to Section 18-D of the Ordinance, which provides that when a Business Zone abuts a Residence Zone in such a way that the dividing line is 100 feet or less from the main business street, no building of non-conforming use in the Residence Zone shall have entrance doors to any part thereof facing upon any other street than the main business street (Bates Street in this case), unless such doors are located more than 60 feet from the Residence Zone.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

February 1, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, February 11, 1960, at 4:00 p.m. to hear the appeal of Mazziotti Brothers requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry building 30 feet by 74 feet for service station use in place of two existing buildings now used for the same purpose at 5 Bates Street.

This permit is presently not issuable because the doors to the toilet rooms are to be in the outside wall facing Washington Avenue and only about 37 feet from the R-5 Residence Zone at the rear of the property, contrary to Section 18-D of the Ordinance, which provides that when a Business Zone abuts a Residence Zone in such a way that the dividing line is 100 feet or less from the main business street, no building of non-conforming use in the Residence Zone shall have entrance doors to any part thereof facing upon any other street than the main business street (Bates Street in this case), unless such doors are located more than 60 feet from the Residence Zone.

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

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

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

February 19, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, March 3, 1960, at 4:00 p.m. to hear the appeal of Mazziotti Brothers requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry building 30 feet by 74 feet for service station use in place of two existing buildings now used for the same purpose at 5 Bates Street.

This permit is presently not issuable because the doors to the toilet rooms are to be in the outside wall facing Washington Avenue and only about 37 feet from the R-5 Residence Zone at the rear of the property, contrary to Section 18-D of the Ordinance, which provides that when a Business Zone abuts a Residence Zone in such a way that the dividing line is 100 feet or less from the main business street, no building of non-conforming use in the Residence Zone shall have entrance doors to any part thereof facing upon any other street than the main business street (Bates Street in this case), unless such doors are located more than 60 feet from the Residence Zone.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

BP-60/541- 1-11 Bates St  
Dec. 30, 1960

Mazziotti Brothers  
Att: Mr. Raymond Mazziotti  
5 Bates Street

Gentlemen:

Inasmuch as no work has been started on your project at the above named location, the building permit issued on May 18, 1960 has lapsed as provided by Section 106-c of the Building Code and the rights granted by the zoning appeal sustained on March 3, 1960 have expired as provided by Section 25-L of the Zoning Ordinance. Under these circumstances, if work is to go ahead at a later date, it will be necessary to apply for and secure a new permit in the same manner as for the one which has lapsed. Before such a permit can be issued, it will be necessary to again secure the approval of the Board of Zoning Appeals in the usual manner.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m



AF-1-11 Bates Street

May 18, 1960

Mazziotti Brothers  
Att. Mr. Raymond Mazziotti  
5 Bates Street

Gentlemen:

Building permit for demolition of existing buildings and construction of a new service station building 30 feet by 74 feet at the above named location is issued on basis of plans filed with application for permit including sheets bearing revision date of 5/16/60. Separate permits issuable only to the actual installer are required for installation of heating equipment and tanks and pumps.

Very truly yours,

AJS/jg

Albert J. Sears  
Inspector of Buildings

Put into  
file copy

AP-1-11 Bates Street

MAY 10, 1960

Mr. Frank G. Caponza  
501 Brighton Avenue  
Masiotti Brothers  
Att. Mr. Raymond Masiotti  
5 Bates Street

Gentlemen:

Check of plans for construction of a new service station building 30 feet by 74 feet at the above named location discloses discrepancies as to compliance with Building Code requirements as listed below. Before a building permit can be issued it is necessary that revised or supplementary plans indicating compliance be furnished for checking and approval. Details in question are as follows:

1. A small exit door is required in the end of building farther from Washington Avenue. Preferably this door should be located in the rear of this end of the building, but since the end and rear walls are on the lot lines this is not possible. Therefore a wicket door at least 24 inches wide and 76 inches high in the large door farthest from Washington Avenue or a door of at least this size is needed in the front wall as close as possible to this end of the building. There would be no objection to moving the small door shown at about the center of the front wall to this location. -OK
2. There is no indication of the thickness of concrete fire-proofing of steel beam lintels over show window openings of display room. -OK
3. The Lally column in corner of show window is required to be fire-proofed for four-hour fire-resistance. -OK

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

AP- 1-11 Bates St., corner of Washington Ave.

Jan. 18, 1960

Mazziotti Brothers  
Att: Mr. Raymond Mazziotti  
5 Bates Street

cc to: Corporation Council  
cc to: Traffic Engineer

Gentlemen:

A building permit for construction of a one story masonry building 30 feet by 74 feet for service station use in place of two existing buildings now used for the same purpose at the above named location and situated in a B-2 Business Zone is not issuable under the Zoning Ordinance because the door to the women's toilet room is to be in the outside wall facing Washington Avenue and only about 37 feet from the E-5 Residence Zone at the rear of the property, contrary to Section 18-D of the Ordinance, which provides that where a Business Zone abuts a Residence Zone in such a way that the dividing line is 100 feet or less from the main business street (in this case Bates Street is considered the main business street), no building to be built for a use non-conforming in the Residence Zone shall have an entrance door to any part thereof facing upon any other street than the main business street unless such door is located more than 60 feet from the Residence Zone.

It is understood that you would like to exercise your appeal rights, concerning this discrepancy. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 208, City Hall, you should go to file the appeal.

Before a permit can be issued it is necessary that approval of the City Traffic Engineer be secured on the plot plan as regards the changes in width and location of driveway entrances to the lot. We note that on the plot plan filed, a driveway entrance 100 feet wide is indicated on the Bates Street frontage of the property. It is questionable if approval of a driveway approach this wide can be secured. It is therefore suggested that you consult the Traffic Engineer, whose office is located within the quarters of the Public Works Department in City Hall, as to proposed arrangement of driveways.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:R

AP-1-11 Bates Street

March 7, 1960

Hazzicotti Brothers  
Att. Mr. Raymond Hazzicotti  
5 Bates Street

cc to: Mr. Frank Capozza  
501 Brighton Avenue

Gentlemen:

Although appeal under the Zoning Ordinance has been sustained, further action cannot be taken toward issuance of a permit for construction of a new service station building at the above named location until permit application has been completed by furnishing the estimated cost of the project, by paying the permit fee based thereon, and by filing architectural plans indicating compliance with Building Code requirements.

It should be borne in mind that rights granted by the appeal will expire unless permit is issued and work begun on the project within six months of the date on which the appeal was sustained and unless the work is substantially completed within one year of that date.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg