

11105 - pd 4/29/66
Transcript 5/12/66
66/43

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Portland General Authority, owner of property at 7-121 Fore 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 31 multiple family dwelling units (110 families) at the above location, and to erect a 7 foot high fence within 25 feet of the street line. This permit is presently not issuable because: (1) The distance between dwelling units 53, 51, 52, and 74-77 is only 30 feet instead of 30 feet as required by sections 7-3-1 and 7-3-1 this Ordinance referring to the R-6 Residence Zone in which this property is located; (2) Solid wood fences shown to be 7 feet high within 25 feet of the street line at 37-121 Fore Street, 1-77 Mountfort Street, and 2-60 Adams Street are contrary to Section 19-3 of the Zoning Ordinance which limits the height of fences to not over 4 feet within 25 feet of the street line in residence zones.

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 the 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.

Portland General Authority
By: Howard P. Keller
APPELLANT *HC*

DECISION

After public hearing held May 12, 1966, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

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

Franklin G. Hill
Henry W. Sherry
John J. [unclear]
BOARD OF APPEALS

A.P. Sunjoy South Project

July 22, 1966

Palmer Farinelli Construction Co.
144 Inland Brook Avenue.
Bridgeport, Conn.

cc to: F. L. Deegan- E. Z. Yost, Architect
128 Maple St., New Canaan, Conn.
cc to: Howard U. Heller, Executive Director
Portland Regional Authority

Gentlemen:

Permits to construct 30 multi-family dwelling units as per plans and specifications at the above named location is being issued subject to compliance with the following:

1. As the costs given are somewhat less than the average for comparable dwellings being constructed in this area, a breakdown of costs will be necessary as per Section 303.2.2 of the Building Code before the individual occupancy certificates are issued.
2. As entrance platforms are required to have foundations at least 4 feet below grade, the cantilevered ends will need to be free of any contact with the concrete steps which rest on grade and are susceptible to frost action.
3. As window header sizes have not been given it will be necessary to use two 2x6 inch members on edge or a solid 4x6 inch member for spans between 3 and 6 feet. For any larger openings headers will need to be approved before the form inspection is called for.
4. Header over basement windows in storage area shown in elevation on Sheet A-9 and detailed on Sheet A-13 as detail 24 will need to be at least a solid 4x6 inch member with lap splices allowed over the supports rather than a 2x4 inch member on the flat as shown.
5. Before a form inspection is called for a design will need to be approved for the precast concrete lintels supporting the first floor joists as is shown on Sheet A-2, Details B, C, H, I, and J. Design certificate is enclosed to be signed by a qualified structural designer.
6. Lull up girders in basements figured at 1:60F as per your specifications will need to be of not less than 4-2x10 inch members rather than 2-2x10 inch members as shown.
7. The 3/4 inch anchor bolts for sills will need to be spaced at not over 6 feet on centers.
8. There will need to be steps with a maximum rise of 8 1/2 inches and a tread of at least 9 inches leading from basement storage areas. Although no details are given Section G-2 on Sheet A-2 specifies a metal ladder which is not allowable.

July 22, 1966

9. Brick veneer as mentioned in our letter of May 4, 1966 in paragraph 10 must be in compliance with Building Code Section 1202.7.6 as follows:

The brick veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8 inch wide tie 7 inches long or the 22 gauge tie of the same size. Use of two ties nested at each location is required.

10. Sizes of steel lintels supporting brick veneer will need to be approved before this work is started.
11. There will need to be a clean out door installed in chimneys at not over 12 inches above the bottom of the flue.

Very truly yours,

Gerald J. Hayberry
Building Inspection Director

GJM



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
September 8 1966
Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 01631 pertaining to the building or structure constructed in the original application 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 Bldgs. #11-24 Round Court St. Within Fire Limit Dist. No.
 Owner's name and address EmpJoy Associates, 77 1/2 Exchange St. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Palmer Tarinelli Construction Co., 144 Island Brook Ave., Bridgeport, Conn. Telephone
 Architect Plans filed No. of sheets
 Proposed use of building Apartment House No. families
 Last use Apt. House No. families 4
 Increased cost of work Additional fee .50

Description of Proposed Work

To delete this building.

Details of New Work

Contractors 144 Island Brook Ave. Bridgeport Conn.

Is any plumbing involved in this work? Is any electrical work involved in this work?
 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
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof ran over 8 ft
 Joists and rafters: 1st floor , 2nd , 3rd , roof
 On centers: 1st floor , 2nd , 3rd , roof
 Maximum span: 1st floor , 2nd , 3rd , roof

Approved: J. E. M.

EmpJoy Associates
Palmer Tarinelli Construction Co.
Signature of Owner J. E. M.

Approved:
Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, September 8, 1966

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 12/630 pertaining to the building or structure comprised in the original application 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 Block 5 thru 10 Southfork St. Within Fire Limit? Tel. No. _____

Owner's name and address Funjoy Associates, 97 1/2 Exchange St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Palmer Tarinelli Construction Co. 114 Island Brook Ave. Bridgeport Conn. Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Apartment House No. families 8

Last use _____ No. families _____

Increased cost of work _____ Admittal fee \$50

Description of Proposed Work

Add Units #11 and 12 to this building.

Details of New Work Contractor-114 Island Brook Ave. Bridgeport Conn.

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ soil or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber--Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

Approved:

J. E. M.

Funjoy Associates, Palmer Tarinelli Construction Co.

Signature of Owner *W. E. ...*

Approved:

Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 03

Portland, Maine, September 8 1966

PERMIT ISSUED

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 65/612, pertaining to the building or structure comprised in the original application 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 Block #15 thru B Mountfort St. Within Fire Limits? Dist. No.

Owner's name and address Runjoy Associates, 97a Exchange St. Telephone

Lessee's name and address Telephone

Contractor's name and address Palmer Tarinelli Construction Co., 144 Island Brook Ave., Bridgeport Conn. Telephone

Architect Plans filed No. of sheets

Proposed use of building Apartment House No. families 6

Last use No. families

Increased cost of work Additional fee 50

Description of Proposed Work

Add Units #13 and #14 to this building.

No. 13 and 14 attached to [unclear]

Details of New Work Contractors - 144 Island Brook Ave. Bridgeport Conn.

Is any plumbing involved in this work? Is any electrical work involved in this work?

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber--Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

Approved:

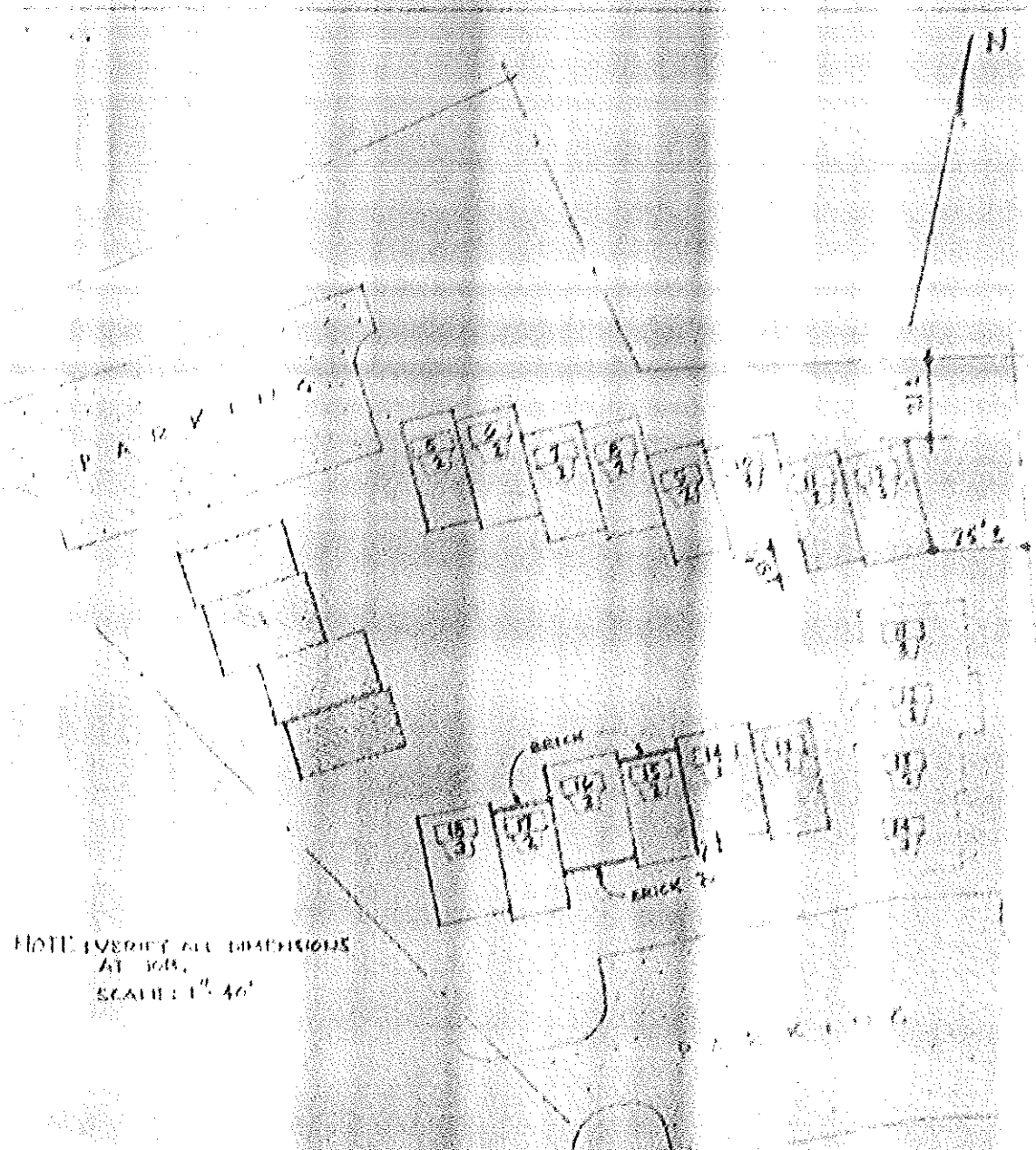
J. E. He

Runjoy Associates
Palmer Tarinelli Construction Co.

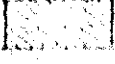


Signature of Owner by *[Signature]*

Approved:

Inspector of Buildings *[Signature]*



NOTE: VERIFY ALL DIMENSIONS AT JOB.
SCALE: 1" = 40'

-  EXISTING UNITS WITH PASEMENTS
-  NEW LOCATION OF UNITS 11-14
-  EXISTING LOCATION OF UNITS 11-14

MUNICIPALITY OF NORTH PLAZA	BY: P. P. P.	DATE: 11-14	REVISION:
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