

7 SHEPLFY STREET

SHAW-WALKER

1st cut # 920R - 2nd cut # 9202R - 3rd cut # 9203R - 4th cut # 9205R

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Casco St. ✓

Portland Renewal Authority, owner of property at 1-7 Shepley Street, corner
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 an apartment building
containing 144 dwelling units. This permit is presently not issuable because: (1) The rear
yard, which abuts Cumberland Avenue, is to be only 10 feet in depth instead of the minimum
of 20 feet required by Section 10-C-1 of the Ordinance applying to the Business Zone in
which the property is located; (2) The building is to be 15 stories high and is to have a
height of about 120 feet at the Shepley Street front wall and of about 125 feet at the
Cumberland Avenue rear wall, which is in excess of the limit of 100 feet in
height set for residential uses by Section 10-C-2 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if 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.

Portland Renewal Authority

By: Howard R. Thell

APPELLANT

DECISION

After public hearing held April 1, 1965 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

Frederic G. Hillery
John H. King
William B. Reddick



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 11, 1963

PERMIT ISSUED

SEP 11 1963

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 7 Shepley St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Portland Renewal Authority Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Sam Berota, 43 Walton St. Telephone 773-5105
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use 1-fam. dwelling No. families 1
Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish existing 1-fam. dwelling

To use land for parking.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building, under the supervision and to the approval of the Dept. of Pub. Works Dept. of the City of Portland

Exemption letter sent 9-11-63

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, _____ 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 _____ Column under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

O.N. 9/11/63-agg

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
Sam Berota

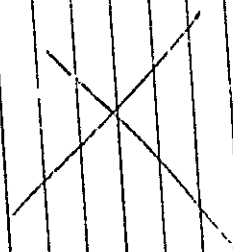
CS 301

INSPECTION COPY

Signature of owner By: Sam Berota

Permit No. 63/1117
Location 7 Chapel St.
Owner Portland Research Authority
Date of permit 9/11/63
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 14, 1956

RECEIVED INSURANCE 00815

JUN 14 1956

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 7 Shepley St. Use of Building 1-family dwelling No. Stories New Building Existing "
Name and address of owner of appliance Chris. Kragelund, Monument Square
Installer's name and address B. G. Pride Co., Inc., 543 Main St., Westbrook Telephone 4-2595

General Description of Work

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

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance clearing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Neway Labeled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4"
Location of oil storage basement Number and capacity of tanks 1-270 gal.
Low water shut off yes Make Watts No. 89A
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

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Amount of fee enclosed? \$2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 6-14-56

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

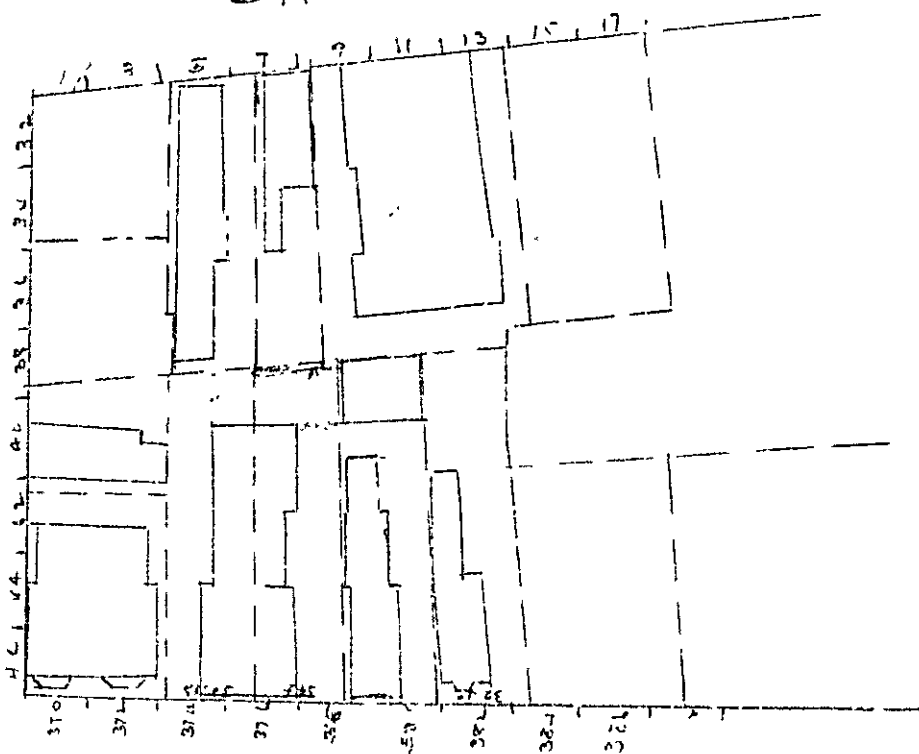
B. G. Pride Co., Inc.

Signature of Installer by: [Signature]

CITY OF PORTLAND PRINTING CO.

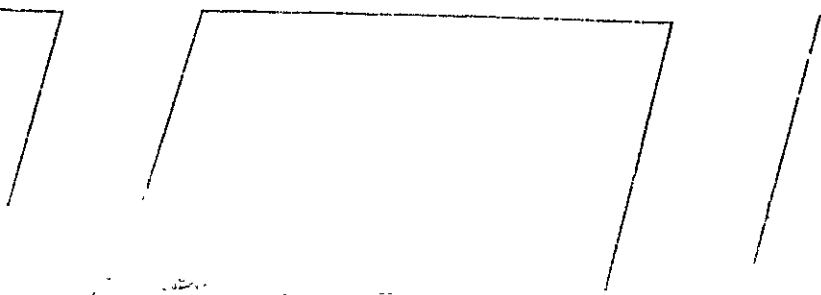
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SHEPKEY. -07



CUMBERLAND AVE

CASCO



10/9/54
mm

December 9, 1954

WMcD 12/23/54

Registered Mail
Return Receipt

C--7 Shopley Street

AIR MAIL

Mrs. Evelyn Morgan
2800 Erie Street
Southeast Naylor Gardens
Apt. #4
Washington, 20, D. C.

Dear Mrs. Morgan:

The retaining wall, about 15 feet high above the grade at the low side, and consisting of large stones laid up without mortar at the rear of the property which you are reported to own or control at 7 Shopley St., is found to be broken, weakened or out of repairs so as to be unsafe or dangerous.

As authorized and directed by Section 109 of the Building Code of the City of Portland (copy enclosed), you are hereby required to have this dangerous condition permanently corrected before December 23, 1954.

Several of the large stones near the base of the wall and toward Casco St. are fallen from place; the wall above that spot is bulging, more stones are threatening to fall and the very large cap stone at the top appears to be moving gradually but definitely toward Cumberland Ave. There is a danger that several of these large stones or perhaps a large section of the wall, prompted by bad weather conditions, may fall at one time into the yard of the property at the rear of Cumberland Ave. and do serious injury to any children or persons who may be in that yard, or possibly damage the habitation facing Cumberland Ave.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/S

Location, C. S. ... be correct, complete and legible.
 Separate applications required for every building.
 Plans or drawings filed with this application.



Application for Permit for Alterations, etc.

To the
 INSPECTOR OF BUILDINGS:

Portland, October 24, 1918 191

The undersigned applies for a permit to alter the following-described building:—

Location 7 Shepley Street Ward, 5 in fire-limits? YEA
 Name of Owner or Lessee, M. D. Wood Address 7 Shepley St
 " " Contractor, W. H. Pollard " 20 Quebec St
 " " Architect, none " "

Descrip-
 tion of
 Present
 Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 25 feet long; 12 feet wide. No. of Stories, 2
 Cellar Wall is constructed of cement is inches wide on bottom and batters to inches on top.
 Underpinning is brick is inches thick; is 3 feet in height.
 Height of Building, 25 ft. Wall, if Brick; 1st, 2d, 3d, 4th, 5th
 What was Building last used for? dwelling No. of Families? 9
 What will Building now be used for? dwelling Estimated Cost, \$300.00

L. H. HOBBS

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Raise roof on the eel and make two stories in height finishing off two rooms
 tar & gravel roof sides to be covered with iron
 To comply with the building ordinance

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
 No. of Stories high? ; Style of Roof? ; Material of Roofing?
 Of what material will the Extension be built Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? 2 Proposed Foundations posts
 No. of feet high from level of ground to highest part of Roof to be? 15 ft
 How many feet will the External Walls be increased in height? 2 ft Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or
 Authorized Representative M. D. Wood

Address.

7 Shepley St



Application for Permit for Alteration
Plans must be filed with this office
Subsequent application required for each part
of the work and must be connected with the
original plan and specification.

Application for Permit for Alteration

WILLIAM OF HULL STREET

City of Boston

PERMIT GRANTED
October 24, 1928
Permit filed out by
Permit number
Location 7 Shepley Street

FINAL REPORT

Has the work been completed in accordance with this application and plans filed and approved? Yes No

Law been violated? Dec No. 191

Nature of violation? **ALTERED BRICK WORK**

Violation removed, when? 191

Estimated cost of alterations, etc., \$

Inspector of Buildings

ALL WORK TO BE COMPLETED BY OCTOBER 24, 1928
NO WORK TO BE DONE AFTER THIS DATE

BEFORE BEGINNING WORK