

City of Portland, Maine
Board of Appeals
— ZONING —

Decision

Public hearing was held on the 13th day of May, 1949,
on petition of Seven Eighty Four, Inc. owner of property at
770 Congress Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit for new mercantile building 30' x 80' at 770 Congress Street
is not issuable because the front wall of the building is proposed closer to
the line of Congress Street than are the front walls of the existing building
used for habitation on the adjoining lots on either side contrary to the
requirements of Section 16J of the Zoning Ordinance for the Limited Business
Zone in which this property is located.

The Board finds that an exception is necessary in this case to grant reasonable
use of property and can be granted without substantially departing from the
intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
in this specific case.

Frank C. Githen

William H. O'Brien

Helen C. Fessenden

John W. Lake

Edmund Colley

Board of Appeals

DATE: May 13, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SEVER EIGHTY FOUR, INC.
AT 770 Congress Street

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Gutchell	(x)	()	
Mr. O'Brien	(x)	()	
Mrs. Frost	(x)	()	
Mr. Lake	(x)	()	
Mr. Colley	(x)	()	
	()	()	
	()	()	
	()	()	

Record of hearing:

Mr. Saunders for appellant.

Hospital Pharmacy - too close to street line.

No objection



LIMITED BUSINESS ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, April 29, 1949

PERMIT
JUN 23 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and reconstruct~~ construct the following building structure ~~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 770 Congress Street Within Fire Limits? Yes Dist. No. _____
 Owner's name and address Seven Eighty Four Inc. c/o Wilfred Hay, 176 Middle Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Samuel Aceto & Co., 40 Preble Street Telephone 232
 Architect James C. Saunders Associates Specifications _____ Plans 703 No. of sheets 5
 Proposed use of building Drug Store No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 24,600 Fee \$ 25.00

General Description of New Work

To construct one-story brick store 30' x 80', as per plans.

76414

Permit Issued with Late

Health Officer and thru ✓

Appeal sustained 5/11/49

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and for the account of the heating contractor. Permit to be issued to Samuel Aceto & Co.

Details of New Work

Is any plumbing work 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 _____ Root covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 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) 2x4-10" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED: _____

Miscellaneous

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



CITY OF PORTLAND, MAINE
 Department of Building Inspection

Certificate of Occupancy

Issued to **Seven Eighty Four Inc.**

Date of Issue **May 10, 1950**

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~at~~—changed as to use at **770 Congress Street**
 under Building Permit No. **49723**, has had final inspection, has been found to conform substan-
 tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
 for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

Retail Store

Limiting Conditions:

This certificate supersedes
 certificate issued
 Approved 3/9/50:

A. J. Hamilton
 Inspector

Inspector of Buildings

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