

CITY OF PORTLAND, MAINE  
ZONING BOARD OF APPEALS



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October 29, 1982

Park Danforth Corporation  
Attn: Ronald Lipox  
One Canal Plaza  
Portland, Maine 04112

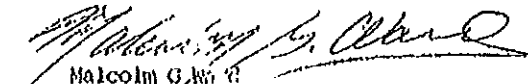
RE: Appeal at 757-777 Stevens Cor 1-43 Poland Street, cor. 1082-1092 Forest Avenue

Dear Sir:

Following is the decision of the Board of Appeals regarding your petition to construct 100 unit congregato elderly housing facility at the above named location. Please note that your appeal was granted.

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

Very truly yours,

  
Malcolm G. West  
Zoning Enforcement Officer

MGN/6

Applicant: PARK DANFORTH CORP.

Date: 1/11/318

Address: 757-777 STEPHENS PUB. COR, 1-43, HOLMAN ST,

Assessors No.: 146 - C-5, 10 COM, 1088 - 1092 FOREST AVE,

CHECK LIST AGAINST ZONING ORDINANCE

Date - NEW  
 Zone Location - R-6  
Interior or corner lot -

10 FT. SETBACK AREA (SECTION 2)

Use - 1088 INT. COMMERCIAL X  
 Sewage Disposal POB

Rear Yards -  
Side Yards -  
Front Yards -  
Projections -

174191  
34888  
1098179  
1

Height - 65' - 65' MAX.  
 Lot Area - 109,079 sq ft - 108,000 sq ft MIN.

Building Area - 17,468 sq ft - 43,631 sq ft MAX, 4,363

Area per Family - 109,079 - 108,000 sq ft MIN. 16,343

Width of Lot - 3 OK  
 Lot Frontage

1123

Off-street Parking - 50 shown 108 REQ, 17465

Loading Docks -

Site Plan -

Shoreland Zoning -

Flood Plains -

APPLICATION FOR PERMIT

D.O.C.A. USE GROUP
D.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE April 1, 1963

To the CHIEF 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 D.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 78 1/2 - 77 1/2 BAYVIEW AVE. & 1188 1/2 BAYVIEW AVENUE
Owner's name and address PARK-DUNFORTH 120 DANFORTH BL. Telephone 773-4700
Architect's name and address
Contractor's name and address O. M. CUMING, INC., 43 WARREN AVE., WENTWORTH Telephone 854-0074

Proposed use of building Commercial, Single Housing
Number of families
Material No. stories
Style of roof Rolling
Other buildings on same site \$242,024.00
Estimated contract price \$
Appeal Fee \$ 50.00
Date Fee
Misc Fee 21,224.00
TOTAL \$

APPROVAL STATEMENT 4-26-63
In the event of a stoppage of work or in the event of a change of plans, the contractor shall be responsible for the cost of any delay or for the cost of any rework.

NOTICE TO APPLICANT: The applicant is hereby notified that the installers and subcontractors of heating, plumbing, electrical and mechanical work shall be responsible for the cost of any delay or for the cost of any rework.

DETAILS OF NEW WORK

If any plumbing involved in this work?
If any electrical work involved in this work?
If not, what is proposed for rewiring?
Form of floor joist?
Height average grade to highest point of roof?
Told or filled land?
Material of foundation?
Thickness top bottom cellar
Kind of roof?
Roof covering?
Material of chimney?
Kind of lining?
Kind of heat?
Fuel?
Corrosive?
Size of ducts?
Max. on ducts?
Size of columns and carrying partitions?
Flooring in every floor and flat roof span over?
Height of roof?
Height of building with masonry wall thickness of walls?
Height?

IS A GARAGE

No. of cars now accommodated on this 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
CHIEF OF INSPECTION - PLAN EXAMINER
ZONING
FIRE DEPT.
HEALTH DEPT.
DATE
MISCELLANEOUS
Will work require disturbing of... used 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?

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# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP .....

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

10.15

OCT 13 1962

ZONING LOCATION .....

October 12, 1962

CITY OF PORTLAND

To the CHIEF 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. Plan Book Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION 75 1/2 W. 129 DANFORTH AVE. & 1000 PORTLAND AVENUE

1. City of Portland

2. Lessee's name and address Park Danforth Corp., 129 Danforth St., City

3. Contractor's name and address

Proposed use of building Concrete 'Ribbon' Housing

Last use Vacant

Material No. stories Heat Style of roof

Other buildings on same lot

Estimated contractual cost \$4,242,024.00

FIELD INSPECTOR Mr. [Name]

@ 775-5451

To construct 100 apartment units, as per plan.

Appeal Fees 50.00  
XXXXXX Site Plan 200.00  
Late Fee  
TOTAL 21,224.00

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

### DETAILS OF 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 route and  
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 Finish, top bottom cellar  
Kind of roof Rise per foot Roofcovering  
No. of chimneys Material of chimneys of lining Kind of heat fuel  
Framing Lumber Kind Dressed or full size? Corner posts SPS  
Size Girder Columns under girders Size Max. overhang  
Studs (outside walls and carrying partitions) 2x4-15" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters 1st floor 2nd 3rd  
On centers 1st floor 2nd 3rd  
Maximum span 1st floor 2nd 3rd  
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  
Fire Dept.: to see that the State and City requirements pertaining thereto  
Health Dept.: are observed?  
Others:

Signature of Applicant *Herbert R. [Name]* Phone # 775-2261  
Type Name of above *Kathleen [Name] Park Danforth* Attorney  
Other and Address

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**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_ Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessor's Maps \_\_\_\_\_

Acres of Site / Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

- Major Development -- Requires Planning Board Approval; Review Initiated
- Minor Development -- Staff Review Only

*APPROVED BY PLANNING BOARD  
AUGUST 9, 1985*

	LOADING AREA	PARKING	CIRCULATION PATTERNS	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	USE/ING	COMPLY WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
<b>APPROVED</b>												
<b>APPROVED CONDITIONALLY</b>												
<b>DISAPPROVED</b>												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

- REASONS: *1. THE DETENTION BASIN SHALL NOT BE CONSTRUCTED SO AS TO INTERFERE WITH THE EXISTING TREE ALONG FILLING STREET AND BERRY AVE.*
- 2. PERMANENT TREES ON THE CORNER OF STEVEN AVE AND POLAND ST. AND POLAND ST. AND BERRY AVE, SHALL BE PROTECTED FOR 20 YEARS IN ACCORDANCE WITH THE ZONING ORDINANCE.*
- 3. ALL LANDSCAPING SHALL MEET THE CITY ADOPTED SPECIFICATIONS AND THE CITY ADOPTED (LANDSCAPING) SHALL BE CONSULTED WITH PRIOR TO ANY LANDSCAPING BEING PLANNED SO THAT THE LANDSCAPING CAN BE INSPECTED. THE CITY ADOPTED SHALL BE CONSULTED WITH REGARD TO CONSTRUCTION OF THAT TREE PROTECTION PLAN (SEE ATTACHED INTERIM PROTECTION PLAN).*
- 4. DISTURBED AREAS SHALL BE REVEGETATED AND PROTECTED.*

*Richard K... 9-*

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



C.M. Cimino  
Page Two  
September 28, 1983

2. The automatic alarm system and sprinkler system shall require a separate permit and approval. These systems shall be connected to the City Fire Department as an approved Central Receiving System.
3. Emergency power shall be supplied to at least one elevator, and the elevators shall have auto recall upon activation of either the alarm or sprinkler system.
4. The Activity and Craft rooms shall be provided with additional remote existing, one of which shall lead directly to the building exterior.
5. An approved voice communication system and firefighter telephone system shall be provided as required.
6. Exhaust ducts or vents of air conditioning systems shall not discharge into stairways or elevator enclosures. Nor shall corridors serving an exit access be used as the return exhaust from air conditioned spaces through louvers or other devices in the doors or partitions enclosing such air conditioned spaces, unless such passageways are equipped with approved smoke detectors to automatically stop the supply and exhaust fans and close the louvers, and such use is approved by the building official.
7. In buildings more than three stories in height except those with a roof slope greater than 4 unit vertical in 12 units horizontal (4:12) access to roof shall be provided by means of a stairway or a ladder and trap door.
8. In all buildings having an occupant load of 50 or more, all required means of egress shall be indicated with approved internally illuminated signs reading EXIT, visible from the exit access and, when necessary, supplemented by directional signs in the access corridors indicating the direction and way of egress. All EXIT signs shall be located at exit doors or exit access areas, so as to be readily visible.
9. All exit signs shall be illuminated at all times, when the building is occupied from an emergency electrical system. In those buildings required by Section 824.4 to have an independent power source for means of egress lighting, EXIT signs shall be connected to the independent power source or other approved auxiliary source of power to assure continued illumination in case of emergency or primary power loss.
10. All means of egress in other than building of Use Group R-3 shall be equipped with artificial lighting facilities to provide the intensity of illumination of at least one foot candle.

C.M. Cimino  
Page Three  
September 28, 1983

11. Means of egress lighting, except that lighting within a dwelling unit shall be wired on a circuit independent of circuits within the dwelling unit.

12. If a structural analysis is required, a certificate of design, signed by a licensed structural engineer, shall be filed with the building official. Your plans have a registered architect but not that of a structural engineer. I am requesting such a certificate by a structural engineer.

If you have any questions on these requirements, please call me at City Hall, 775-5461, Ext. 348.

Sincerely,

P. Samuel Hoffner  
Chief of Inspection Services

PSH/ulb

cc: Rick Knowland  
Marc Guimont  
Lt. Collins





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 777 Stevens Ave 146-C-005

Issued to Park Danforth

Date of Issue December 17, 1998

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. 971332, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Addition

Housing for Elderly  
Use Group R-2-I(1)  
Type 2A  
1996 Boca

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

17 DEC 98

(Date)

Inspector

Inspector of Buildings

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that  
HOME FOR THE AGED

Located at  
777 STEVENS AVE (Park Danforth)

PERMIT ID: 2015-01583    ISSUE DATE: 09/24/2015    CBL: 146 C005001

has permission to **Foundation and sitework only for the partial renovation of the first floor and construction of a five-story senior housing and one-story connector (permit #2015-01730).**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise elsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Craig Messinger*

*/s/ Laurie Leader*

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

*Approved Property Use - Zoning*

*Building Inspections*

*Fire Department*

Use Group: I1      Type: 1B

Assisted Living Facility

Building is sprinkled

ENTIRE

MUBEC/IBC 2009

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2015-01583	<b>Date Applied For:</b> 07/01/2015	<b>CBL:</b> 146 C005001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> 58 senior independent living units in five story addition		<b>Proposed Project Description:</b> Foundation and sitework only for the partial renovation of the first floor and construction of a five-story senior housing and one-story connector (permit #2015-01730).		
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/27/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> This project is also linked to Site Plan Amendment #2015-061.				
<b>Conditions:</b>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Laurie Leader	<b>Approval Date:</b> 09/04/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This permit approves the foundation construction and site work only. No core or shell or building construction is allowed prior to the issuance of the applicable permit.				
2) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.				
3) This phased foundation permit does not relieve compliant design requirements for building and life safety codes for the construction, use and occupancy of the structure.				
4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
5) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
<b>Dept:</b> Engineering DPS	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Benjamin Pearson	<b>Approval Date:</b> 07/06/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) This approval is non-applicable to Engineering DPS as it relates to approval for Grease Control Equipment for the Fats, Oil, and Grease Program. If approval is needed for this project by the Engineering Department of Public Services for any other reason than FOG, please contact David Margolis-Pineo at 207-874-8850 or dmp@portlandmaine.gov				
<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Craig Messinger	<b>Approval Date:</b> 09/09/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) Separate permits will be required for Sprinkler system, Fire Alarm system and State Fire Marshall office.				
2) Construction shall be in compliance with NFPA 1, Chapter 16, Safeguards during building construction, alteration and demolition operations.				
3) This permit is approved for the Foundation Only phase of this project. Separate permits will be required for the actual Building permit.				
<b>Dept:</b> DRC	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 09/23/2015	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Conditions:</b>				
1) See site plan approval letter dated February 11, 2015, site plan and subdivision approved on February 10, 2015, for conditions of approval.				

PERMIT ID: 2015-01583

Located at: 777 STEVENS AVE (Park

CBL: 146 C005001