

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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21-35 Commercial Street

February 13, 1989

Mr. Norman Reefe, Attorney
Commercial Street Associates
66 Pearl Street
Portland, Maine 04101

Dear Mr. Reefe:

At the meeting of the Board of Appeals on February 9th, the Board voted by a unanimous vote of seven members present to deny your variance request for building height in excess of the limit for the I-2b Industrial Zone, which is 45 feet.

On the same agenda, the Board of Appeals voted by a unanimous vote to approve an extension for two years from the initial approval date for the special exception for 75 car spaces of off-site parking. The Board indicated that if any additional parking is required, another special exception may be needed. A variance certificate will be prepared for this extension.

Sincerely,

Warren J. Turner
Administrative Assistant

Enclosure: Copy of Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

874-8300

924387

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 95.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Resource Trading Co. Phone # 772-2299
Address: 27 Commercial St
LOCATION OF CONSTRUCTION _____
Contractor: No. Atlantic Custom Builders
P.O. Box 1973 Pld, OR 04104 Phone # 871-7142
Address: _____
Est. Construction Cost: 15,000.00 Proposed Use: Comm w/storage shed
Past Use: Comm
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Const storage shed (31'x24') inside warehouse.

For Official Use Only
Date: November 24, 1992 Subdivision: _____
Inside Fire Limits _____ Name _____
Bldg Code _____ Lot _____
Time Limit _____ Ownership: CITY OF PORTLAND
Estimated Cost _____

PERMIT ISSUED
NOV 30 1992
CITY OF PORTLAND

Zoning: _____
Street Frontage Provided: 126
Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other: _____ (Explain) _____

Foundations:
1. Type of Soil: _____
2. Foot Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceilings:
1. Ceiling Joists Size: _____ Not in District nor Landmark.
2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
3. Type Ceilings: _____
4. Insulation Type _____ Size _____ Requires Review.
5. Ceiling Height: _____

Roof:
1. Trusses or Rafters Size _____ Span _____ Approved.
2. Sheathing Type _____ Size _____ Approved with conditions.
3. Roof Covering Type _____

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat: _____

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law

Permit Received By _____
Signature of Applicant: _____
CEO's District: Kevin Tracy

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Date Nov 24, 1992

White - Tax Assessor

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

Mr. Leary

Inspection Services
Samuel F. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 30, 1992

RE: 27 Commercial St., Portland

North Atlantic Custom Builders
P.O. Box 1973
Portland, ME 04104

Dear Sir:


Your application to construct a 24' X 31' storage shed within existing warehouse, has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. A required means of egress (firedoor) shall be installed. Sec. 29-2.2.2.1
2. Signs designating exits or ways of travel shall be provided. Sec. 5-10

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



S. F. Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougall, Fire Prevention Bureau

