

WARREN McDONALD  
INSPECTOR OF BUILDINGS

49/48

On reply refer  
to file AP 3-5 Elmwood Place-I

CITY OF PORTLAND, MAINE  
Department of Building Inspection

FU

June 2, 1949

C  
O  
P  
Y

Universal Laundry, Inc.  
307 Cumberland Avenue  
Portland, Maine

Subject: Application for building permit  
relating to the combination mercantile  
and apartment house building at 3-5  
Elmwood Place (off Elm Street), and  
proposed zoning appeal relating thereto

Gentlemen:

Building permit for the above work is not issuable because it is proposed to change the first story from accessory to general laundry work to use for dry cleaning, and the latter is not an allowable use under the Zoning Ordinance in the Limited Business Zone where the property is located unless first authorized by the Board of Appeals, after the usual appeal procedure.

Mr. Spallholz says that the owner desires to seek an exception from the Board of Appeals by way of special authorization to establish the dry cleaning use in the first story, and there is enclosed, therefore, an outline of the appeal procedure. Inasmuch as the time element is somewhat important, it is suggested that you lose no time in filing the appeal at the office of Corporation Counsel.

While you have filed your plans of the proposed structural changes, we will be unable to do anything about checking these against Building Code requirements until the results of the appeal are known.

In filing your appeal I suggest that you make clear that the solvent to be used in the dry cleaning operation is to be non-inflammable.

Very truly yours,

(Signed) WARREN McDONALD  
Inspector of Buildings

WMCD/G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel

Universal Laundry

LOCATION 3-5 Elmwood Park

made in <sup>44</sup> <sup>45</sup> with <sup>on</sup> <sup>June</sup>

DATE 3-25-49

PERMIT \_\_\_\_\_

INQUIRY  \_\_\_\_\_

COMPLAINT \_\_\_\_\_

Mr. Spallholz, Manager and I went over this with him.

Present first floor arrangement is as per plan with permit.

411932 is used for sleeping room with max. of 7 employees.

According to Mr.

Spallholz the new cleaning unit will go in area marked

Linear Storage #1

necessitating removal of partition (probably bearing) with long side of blk. He also spoke

of removing partitions in upper left hand cor. of sheet #1 where

should new ladder stand is noted — over

BI-67

We can provide another  
express in rear of window  
if required.

We plan however if  
these changes are made  
to have archts. come down  
and make plans and  
apply for permit.

EC

INQUIRY BLANK

ZONE B

FIRE DIST. 1B

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date \_\_\_\_\_

Verbal  
By Telephone

LOCATION 3-5 Elmwood Place (Off Elm Street) OWNER \_\_\_\_\_

MADE BY Mr. Spallholz, Manager Universal Laundry TEL. \_\_\_\_\_

ADDRESS 3-5 Elmwood Place

PRESENT USE OF BUILDING \_\_\_\_\_

CLASS OF CONSTRUCTION \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_

REMARKS: See notes of ATH dated March 25, 1979 attached and refer to plans filed in building permit file, permit No. 41/1932

INQUIRY: How would Building Code and Zoning Ordinance apply to converting at least a part of the workroom and shipping room in first story of this combined business building and apartment house for dry cleaning, using only the solvent known as Perchlorophylene?

ANSWER: This is a non-conforming use under the Zoning Ordinance in the Limited Business Zone, but may be authorized by the Board of Appeals after the usual appeal procedure. Under the Building Code since the solvent is classified as non-combustible and non-flammable by Underwriters Laboratories, none of the safeguards placed around dry cleaning will be required. Since it is reported that only about seven persons will be employed in this story, there should be no difficulty with the means of egress.

The way to proceed if the project is to go ahead is to apply here for a permit to cover the change in use of a part of the first story, indicating the physical changes if they are known. This will be a preliminary permit and the owner will be notified by letter of the reasons why the permit cannot be issued together with an outline of the appeal procedure.

DATE OF REPLY 3/28/79

REPLY BY WMCd



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 21, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~rebuild~~ ~~demolish~~ all 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: Elmwood Place Within Fire Limits? yes Dist. No. 1B

Owner's name and address Universal Laundry, 307 Cumberland Avenue Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Verrier Construction Co., 65 Commercial St. Telephone 4-2684

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans 09 No. of sheets \_\_\_\_\_

Proposed use of building Offices and tenement No. families \_\_\_\_\_

Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_

Material Frame No. stories 4 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 95. Fee \$ .50

## General Description of New Work

To cut in three new windows, first floor, in office. ~~and~~ 50' to street line.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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.

## 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 \_\_\_\_\_ Roof 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) 2x4-16" C. 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

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

Universal Laundry  
Robert A. Verrier Construction Co.

Signature of owner By: Dwight H. Maguire

INSPECTION COPY



*Elmwood Place*  
Post. 776D-I

December 15, 1941

Edwin S. Berry, Inc.  
174 Edward Street  
Portland, Maine

Subject: Alterations in building of  
Universal Laundry at 7-5 Elmwood Place

Gentlemen:

Permit is issued subject to following:

1. No indication of fire resistance on the plan. I understand you intend to cover the entire ceiling (without removing present plaster) with plaster on metal lath or perforated gypsum lath (note that this adds at least nine pounds per square foot dead load to existing dead loads); to remove the plaster and wooden lath on the partitions separating the business use from the front stairway leading to the apartments above and cover with plaster on metal lath or perforated gypsum lath (on first story side only). In order to provide adequate protection these partitions ought to be so covered as indicated in red on the print attached, or the closet at the end of the stairway enclosure eliminated, in which case the covering would be required on the end and side partitions of the enclosure only.
2. Since on the revised plan a rear exit door has been shown and no change made in the swing of the front door, I assume that there will never be more than 50 persons in the first story, or rather 20 persons (No. 2 in my letter of December 5th).
3. No additional information has been received about the heating plant.
4. I am told that masonry footings are to be provided under the new wooden posts in the collar. None is shown on the plans. Obviously the design cannot be checked. These footings will carry very substantial loads especially under the posts which will support either end of the 2x12 beam intended under the second floor.
5. Inspection shows that the floor and roof joists run across the building. Obviously the partitions making the depth of the building are bearing partitions. The revised plans as to strengthening make no recognition of the fact that these bearing partitions to remain in first story land in most cases over the 2x8 floor joists between the supports of the joists which are 6x8 girders in the collar. In some places this distance from supports is three feet or more in a span of joists of nine feet, six inches. No time is afforded to check this, but I believe the owner should have the architect investigate it and if the 2x8 joists would be overloaded, provide additional girders in the collar directly below the bearing partitions.
6. No change is shown in frame of loading platform. The 4x6 sill should be changed to 6x8 and all lumber dressed four sides. Please note requirements for closing in inspection and that a certificate of occupancy is required before the building is used for any business occupancy.

Very truly yours,

WHD/n

Inspector of Buildings

CC: Wadsworth & Boston, 57 Exchange Street and Universal Laundry 3-5 Elmwood Place

Rept. 773E-I

December 5, 1941

Brown & Barry, Inc.  
174 Edwards Street,  
Portland, Maine

Subject: Application for building permit  
to cover alter. work in first story  
of building at 5- Greenwood Place (rear  
of 337 Cumberland Ave.) for Universal  
Laundry (references thus 203-b-2 are to  
sections and paragraphs of Building Code)

Gentlemen:

The plans of the above job are short the following information:

1. No indication of one-hour fire resistance separation between the roof of the first story and the tenement house occupancy above including the front stairs up through the first story. (203-b-3) The most natural material to use is plaster on metal lath or perforated gypsum lath. Were it not for the fact that so much extra load would be added to the structure, I think we could be able to accept this fire protection put on over the existing ceilings although it probably would not make a very good job, but with regard to the partitions enclosing the front stairs leading to the apartments above, it will be necessary to remove the wooden lath and plaster on both sides and then cover them on both sides with the required protection.

2. If there is a possibility of more than 20 persons being employed in the first story, a rear exit door is required, preferably to the rear piazza, and if more than 50 may be employed both front and rear doors should swing outwards. An exit sign should be provided for the rear exit door. (105-a-1)

3. Is the present furnace to remain and be used? If so examination should be made to see if there is a cleanout in the chimney which serves it. While perhaps it is not mandatory, I suggest that fire stops be out in tightly all around the outside walls exposed in the collar where there are many openings leading up into the framing of the building.

4. Except for the framing of the new outside loading platform and indication of a 6x12 fir girder over the first story, there are absolutely no structural indications on the plans. Since this first floor is to be used for business and industrial uses its theoretical strength should answer up to at least 75 pounds per square foot live load plus the dead load, and in order that all of those matters may be checked including the size and location of the live and dead loads that are deposited on the first floor framing from the three stories above the first and also the roof, the existing first floor framing should be shown in detail and the proposed method of strengthening it, as it is evident that there must be some strengthening.

5. Examination of the first floor framing from the cellar shows that there are two lines of 6x8 girders each about eight or nine feet in from the side walls of the building and running the depth of the building. It is evident that all of the partitions in the first story which run the depth of the building must be counted upon as bearing partitions, and it is evident that some of these bearing partitions, if not all of them, land between supports of the first floor joists and are not over the supporting C's in the cellar. The rated load for the tenement house use is 20 pounds per square foot, thus we have to take



December 5, 1941

care of 35 pounds per square foot additional live load in the first story and also the rather heavy loads both live and dead coming down through the bearing partitions from the three tenement house floors and the roof above. I am sure that you will understand that I must have sufficient information on the plan before the permit is issued so that if occasion requires the strength of all the members below the first floor surface may be checked to see that they are not substantially overloaded. These 6x8 girders in the collar are on spans which are too long, especially in the front of the building.

6. The 6x12 fir girder indicated on the plan to take the place of a bearing partition removed has a theoretical strength of 17,300 pounds while, even though all allowable reductions are considered, the live load appears to be 10,500 and the dead load 3,200, a total of 13,700. There is nothing to show adequate support for this girder in the first story or in the collar below. At present there are merely floor joists underneath this spot on a span of 10 or more feet.

7. The proposed loading platform, since the location is in Fire District No. 1 should be as required for Heavy-Timber Construction. (402-b-2 and 501-b-1, 2 and 3, but there is no objection to leaving spaces between the floor planks for drainage).

I used to be able to give a preliminary permit for jobs like this in order to get the job started while the plans were being completed. That was when the complete Building Code was not available to everyone. Because the Code is now available for everyone to examine and prepare plans in advance of application for the permit, and because of the extremely large volume of work that is coming into this office and must be checked as well as inspected, I feel that such preliminary permits can no longer be issued. If it is necessary to remove parts of ceilings or partitions to find out how the building is framed, that may be done before the permit is secured.

Very truly yours,

RMcl/H

Inspector of Buildings

CC: Universal Laundry  
307 Cumberland Ave.

Wadsworth & Boston  
57 Exchange Street



# APPLICATION FOR PERMIT

Permit No. 21063

Class of Building or Type of Structure WHITE CLASS

Portland, Maine, NOVEMBER 21, 1911

To the INSPECTOR OF BUILDINGS, PORTLAND ME.

The undersigned hereby applies for a permit to erect alter install the following building structure—equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 3-5 FINEWOOD PLACE Within Fire Limits? ye Dist No. 3  
 Owner's or lessee's name and address Universal Laundry, 237 Cumberland Avenue Telephone \_\_\_\_\_  
 Contractor's name and address BROWN & BERRY, Inc. 176 Edwards St. Telephone 2-2132  
 Architect Wadsworth A. Boston, 17 Exchange St. Plans filed yes No. of sheets 2  
 Proposed use of building Sorting room for laundry first floor, and tenement No. families 2  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 1200. Fee \$ 3.75

### Description of Present Building to be Altered

Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use tenement house No. families 3

### General Description of New Work

To make alterations to first floor as per plans submitted

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.

### Details of New Work

Is any plumbing work involved in this work? no  
 Is any electrical work involved in this work? yes Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on 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 \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Gir' or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 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 \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 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

Signature of owner \_\_\_\_\_  
 By Edward C. Berry Universal Laundry, Inc.

Permit No. 41/1933 P

Location 3-5 Elmwood Place

Owner Municipal Laundry

Date of permit 12/13/41

Notif. closing-in

Inspn. closing-in 1/22/42 - GT

Final Notif.

Final Inspn. INSPECTION NOT COMPLETE

Permit of Occupancy issued

NOTES

12/23/41 - Work well

under way - OK

12/30/41 - Work progressing

OK

1/9/42 - Done - OK

Department of Public Health

Chief of Dept. of Public Health



# APPLICATION FOR PERMIT

Permit No. 1330111  
2046

Class of Building or Type of Structure Third Class NOV 1 1928

Portland, Maine, November 1, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ install the following building ~~structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 5 Elmwood Place Ward 4 Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address R. D. Libby, Universal Laundry Telephone \_\_\_\_\_

Contractor's name and address Portland Stove Foundry Co., 59 Kennesaw St., Telephone F 6600

Architect's name and address \_\_\_\_\_

Proposed use of building Tenement house No families 5

Other buildings on same lot \_\_\_\_\_

### Description of Present Building to be Altered

Material wood No. stories 3 Heat stove Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use Tenement house No. families 5

### General Description of New Work

To install warm air furnace for first floor

CERTIFICATE OF OCCUPANCY  
BEFORE WORK IS WAPED

NOTICE  
ON CLOSING IS WAPED

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat warm air Type of fuel coal Distance, heater to chimney 3'

If oil burner, name and model \_\_\_\_\_

Capacity and location of oil tanks \_\_\_\_\_

Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_

Corner posts: \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? no No. sheets \_\_\_\_\_

Estimated cost \$ 232. Fee \$ .75

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

R. D. Libby

Signature of owner. By Portland Stove Foundry Co.

INSPECTION COPY

W. Laramie

53 Elm St  
Ward 4 Permit No. 28/2346  
Location 5 Edmwood Place  
Owner P. D. Lilly  
Date of permit 11/1/28  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn. 1/21/29  
Cert. of Occupancy issued

NOTES

Not properly connected  
where it enters chimney  
4/17/29 etc

STREET CLOSING PERMIT

PERMIT # 000073 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: STANLEY JOHNSON  
 Address: 1711 12th Ave  
 LOCATION OF CONSTRUCTION: 1711 12th Ave  
 CONTRACTOR: SUBCONTRACTORS 111-31

ADDRESS: \_\_\_\_\_  
 Est. Construction Cost: 216,000 Type of Use: Chd  
 Part Use: \_\_\_\_\_  
 Building Dimensions: W 64 Ft # Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Proposed Use: Seasonal Condominium: \_\_\_\_\_ Apartment: \_\_\_\_\_  
 Conversion - Existing: \_\_\_\_\_

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE  
 Residential Buildings Only:  
 # Of Dwelling Units: \_\_\_\_\_ # Of New Dwelling Units: \_\_\_\_\_

Foundations:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Sides \_\_\_\_\_  
 3. Footing Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floors:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing \_\_\_\_\_ Size \_\_\_\_\_ Spacing to J.C.  
 4. Joist Size: \_\_\_\_\_  
 5. Bridging Type: \_\_\_\_\_  
 6. Floor Joistlag Type: \_\_\_\_\_ Size \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corners Posts Duo \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Sheathing Type \_\_\_\_\_  
 10. Membrane Materials \_\_\_\_\_  
 11. Metal Flashings \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

For Official Use Only

Date: JUL 11 1968 Subdivision: Yes  No   
 Inside Fire Limits: \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_ Block: \_\_\_\_\_  
 Estimated Cost: 511,111 Permit Expiration: \_\_\_\_\_  
 Value/Structure: \_\_\_\_\_ Pub. Use: \_\_\_\_\_  
 Fee: 25.00

**PERMIT ISSUED**

Ceiling: JUL 11 1968  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roofs:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other: \_\_\_\_\_

Chimneys: \_\_\_\_\_  
 Type \_\_\_\_\_ Num \_\_\_\_\_ 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 Traps or Cleaners \_\_\_\_\_  
 3. No. of Fixtures \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Oil Fixtures \_\_\_\_\_

Switching Pools:  
 1. Type \_\_\_\_\_  
 2. Pool Size \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law

Zoning: District \_\_\_\_\_ Street Frontage Req. \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance: \_\_\_\_\_ Site Plan: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Signs and Floodplain Mgmt: \_\_\_\_\_ Special Exception: \_\_\_\_\_  
 Other: \_\_\_\_\_ (Explain) \_\_\_\_\_  
 Date Approved: \_\_\_\_\_

Permit Received By: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of CEO: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, October 26, 1949

**PERMIT ISSUED**  
NOV 4 1949  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 19/1236 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 3-5 Elmwood Place Within Fire Limits? yes Dist. No. 1B  
 Owner's name and address Universal Laundry, Inc., 307 Cumberland Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Charles Gailey & Son, 64 1/2 Forest Ave. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
 Proposed use of building Dry Cleaning, accessory to laundry and two apts No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Increased cost of work 200. Additional fee 1.00

### Description of Proposed Work

To rebuild existing stairs from first floor to basement.  
 To cut in 4' opening in foundation wall, 1-8" I-beam for support of opening.  
 To demolish 10' section of 4-story rear piazza and strengthen existing piazza as per plan.

### Details of New Work

G. H. Gailey & Son

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:

11-2-49. o.c.l.

Universal Laundry

Signature of Owner G. H. Gailey & Son  
Approved: 11/5/49 [Signature]

INSPECTION COPY

Inspector of Buildings



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, August 23, 1949

RECEIVED  
AUG 27 1949  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1236 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 3-5 Elmwood Place Within Fire Limits? yes Dist. No. 1B  
Owner's name and address Universal Laundry, Inc., 307 Cumberland Avenue Telephone 3-0206  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Charles Gailey & Son, 643 1/2 Forest Avenue Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
Proposed use of building Dry Cleaning, accessory to laundry and two apts. No families \_\_\_\_\_  
Last use Accessory to laundry and 3 apts. No. families \_\_\_\_\_  
Increased cost of work. Additional fee. .25

### Description of Proposed Work

To omit footings because supports are to extend to solid ledge.  
To make alterations on second floor as per sketch.  
Two rear piers to be of brick tied into present wall.

Permit to be issued to Charles Gailey & Son  
**Details of New Work**

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 \_\_\_\_\_  
Suds (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: O.K. 8/26/49. ags

Signature of Owner by Charles Gailey & Son  
Approved: 8/24/49 WMA  
Inspector of Buildings

PERFECTION COPY



AP 3-5 Elmwood Place

August 9, 1949

Universal Laundry, Inc.  
307 Cumberland Ave.  
Portland, Maine

Subject: Permit for alterations to first  
story at 3-5 Elmwood Place to Change Use  
of first story for dry cleaning and second  
story for office purposes.

Gentlemen:

Building permit for the above work is issued herewith based on revised plans filed here July 26, 1949, but subject to the following:

1. Although a number of plans have been filed here, I find that, taken altogether, they do not show comprehensively just what is to be done, and we were only able to establish approximate compliance with the Building Code by making supplementary plan of our own and also considerable design investigation which relates apparently to work which was only approximated as to structural design in the first place. This, of course, does not apply to the Megquier & Jones design which is in order but was only intended to cover the structural steel. This description is also true, however, of the design of seven concrete piers and footings for them beneath the first floor.

The figures which we have made show very substantial loads indeed coming upon these piers and footings, and it is my impression that you do not know what the conditions may be as to soil bearing beneath these piers. It is probably true that few designers would care to put in these piers and footings without reinforcement, as is proposed, even though the actual design did not require it.

Without more conclusive design than we have, I am only able to issue the permit at the owner's risk as to undue settlement or distortion. Under these circumstances I have consulted Mr. Herman Libby who, I know, is interested in this proposition and he agrees that a thorough design of these piers and footings, the anchorage to them and their capacity for safely carrying the loads and depositing them in such manner as to not overload the soil, is certainly desirable from the owner's standpoint.

If you have such a design made, please furnish copy of the design plans bearing the statement of design of the designer and at the same time file application for amendment to the permit now issued.

2. After negotiations with the contractor your foundation plans have been revised by him to show the seven concrete piers to be 14"x14" of undetermined height with plain concrete footing 30" square and 12" deep.

3. As outlined in the conditions under which the appeal concerning the dry cleaning use was sustained by the Board of Appeals, only non-inflammable solvents are to be used and no objectionable odors are to be permitted in connection with the dry cleaning process. Mr. Spallholz says that the plan is to use a cleaning fluid known as perchlorethylene, which apparently is non-combustible and non-inflammable and therefore meets the condition as to type of solvent to be used. We do not know whether or not any odor that might be objectionable to the neighborhood is given off by this solvent, but it should be borne in mind that this feature as well as the type of solvent is involved in the conditions under which the appeal was sustained.

Very truly yours,

CC: Charles Gailley & Son  
643 1/2 Forest Ave.  
Herman Libby  
40 Exchange St.

Warren McDonald  
Inspector of Buildings

AP 3-5 Elmwood Place

July 1, 1949

Universal Laundry, Inc.,  
207 Cumberland Avenue  
Portland, Maine

Subject: Application for permit for alterations  
in first story and change of use of second  
story of building at 3-5 Elmwood Place.

Gentlemen:

A check of the plans filed with the application raises the following questions as to compliance with Building Code requirements:

1. Doubtless due to the fact that the designer was unaware of the proposed change of use of second story from living quarters to mercantile use and that the building is four stories high instead of three, some of the steel beams indicated for support of the second floor framing and the loads above will not figure out to adequately take care of the loads involved.

2. The bearing area furnished by the 12"x12" concrete piers indicated for support of the H columns carrying the steel beams, would distribute a load of about thirteen tons a square foot upon the soil supporting the piers. It is evident that this is far too much of a load to put upon any bearing material except ledge. Therefore it would appear that piers with footings to distribute the load should be designed for these supports. If the piers are to be as slender as 12" square, the use of reinforcement in them would seem advisable.

3. It appears likely that the second floor timbers may be spliced over some of the first story partitions to be removed with the new steel beams not to be in the same location as the partitions to be removed in all cases. Has this possibility been investigated and a way of taking care of the situation worked out in case it should arise?

The appeal under the Zoning Ordinance having been sustained subject to the condition that only non-inflammable solvents shall be used and no objectionable odors shall be permitted on the premises, it is now necessary that the application for the permit be completed by giving an estimated cost of the work and paying the permit fee therefor and by furnishing information concerning the above questionable details that will show compliance with Building Code requirements before the permit for the work may be issued.

It was noted at the time that an inspection of the premises was being made that the four story rear porch which contains the second means of egress from the upper stories of the building and which was not too well framed when first built is in dangerous structural condition in places and needs immediate attention. Particular attention should be paid to the framing around the stairwells at each floor level but especially at the top level at the head of the stairs and to the railings of all the stairways as well as the railing of the first story platform where the stairs lead to the ground. The tenants in the top story at least should be cautioned against use of the stairway except in emergency until such a time as repairs have been made. This matter should receive immediate attention.

Very truly yours,

CC C. H. Galey & Son  
Megquier & Jones Co.,

Inspector of Buildings.

*Sustained  
4/17/49  
49/48*

City of Portland, Maine  
Board of Appeals  
— ZONING —

June 3, 1949

To the Board of Appeals:

Your appellant, Universal Laundry, Inc., who is the owner of property at 3-5 Elmwood Place, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit relating to the combination mercantile and apartment house building is not issuable because it is proposed to change the first story from accessory to general laundry work to use for dry cleaning and this is not an allowable use under the Zoning Ordinance in the Limited Business Zone where the property is located unless first authorized by the Board of Appeals after the usual appeal procedure.

The facts and conditions which make this exception legally permissible are as follows:—

This exception is necessary to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Universal Laundry, Inc.  
*Walter A. [Signature]*  
By *Appellant* General Manager

49/48

City of Portland, Maine  
Board of Appeals  
— ZONING —

Decision

Public hearing was held on the 17th day of June, 19 49,  
on petition of Universal Laundry, Inc. owner of property at  
3-5 Elmwood Place, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Building permit relating to the combination mercantile and apartment house  
building at 3-5 Elmwood Place is not issuable because it is proposed to  
change the first story from accessory to general laundry work to use for  
dry cleaning and this is not an allowable use under the Zoning Ordinance  
in the Limited Business Zone where this property is located unless first  
authorized by the Board of Appeals after the usual appeal procedure.

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 upon the condition that only non-  
inflammable solvents shall be used and no objectionable odor shall be permitted  
on the foregoing premises.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted  
in this specific case upon the condition that only non-inflammable solvents shall be used and  
no objectionable odor shall be permitted on the foregoing premises.

*John W. Lake*  
*William F. O'Brien*  
*Helen C. ...*  
*Edward Z. Colby*

Board of Appeals

49/48

DATE: June 17, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF UNIVERSAL LAUNDRY  
AT 3-5 Elmwood Place

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. Gatchell	(x)	( )	
Mr. O'Brion	(x)	( )	
Mrs. Frost	(x)	( )	
Mr. Lake	(x)	( )	
Mr. Colley	(x)	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of hearing:

No offensive odor and non-inflammable solvent to be used.

Mr. Spallholtz and Mr. Town for petitioner

Mrs. Rooney, 20 Cedar Street (owners of adjoining properties present,  
Mrs. Halloren, 14 Cedar Street but without objections.

49/48

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

June 13, 1949

Universal Laundry, Inc.  
307 Cumberland Avenue  
Portland, Maine

Attention: Mr. Walter L. Spallholtz

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 17, 1949 at 10:30 a.m. Daylight Saving Time to hear your appeal under the Zoning Ordinance relating to the premises at 3 - 5 Elmwood Place.

Please be present or be represented at this hearing in support of your appeal.

Very truly yours,  
Robert L. Getchell  
Chairman

M

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

49/48

June 7, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 17, 1949 at 10:30 a. m., Daylight Saving Time, to hear the appeal of Universal Laundry, Inc. requesting exception to the Zoning Ordinance to permit change of use of first story of the building at 3-5 Elmwood Place from accessory to general laundry work to use for dry cleaning.

This change is not allowable under the Zoning Ordinance in the Limited Business Zone where this property is located unless first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

748

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

June 7, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 17, 1949 at 10:30 a. m., Daylight Saving Time, to hear the appeal of U-Drivit Auto Rental Co., Inc. requesting exception to the Zoning Ordinance to permit use of premises at 307-315 St. John Street for construction of garage for storing, servicing and repairing commercial motor vehicles and use of adjoining open lot for parking and storing of commercial motor vehicles.

This permit is presently not issuable under the Zoning Ordinance because this property is located in a Limited Business Zone where, under Section 5 of the Ordinance, a Repair Garage and the parking or storing of more than one commercial motor vehicle are not allowable uses unless first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious or offensive to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Robert L. Getchell

Chairman

M



49/18

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

June 7, 1949

TO WHOM IT MAY CONCERN:

The Board of appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 17, 1949 at 10:30 A. M. Daylight Saving Time to hear the appeal of Mrs. Deloris L. Dorr requesting exception to the Zoning Ordinance to permit construction of garage and workshop 18' x 24' on Sunset Avenue, Great Diamond Island.

This permit is presently not issuable because it is proposed to locate the building on a vacant lot separate from that on which the dwelling to which it is to be accessory is located, contrary to Section 15-A-6 of the Zoning Ordinance.

This appeal is taken under section 17E of the Zoning Ordinance which provides that the Board of appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Robert L. Getchell

Chairman

M