

282-286 DANFORTH ST. I. USING FOR THE
ELDERLY

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Portland Housing Authority
- B. Property Location 280-292 Danforth Street
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner same
- E. Owner's Address c/o Peter A. Howe, Executive Dir., 211 Cumb. Ave., City
- F. Zone (Circle One):
 R-1 R-2 R-3 R-5 R-6 R-4
 R-P B-1 B-2 B-3 A-B
 I-P I-1 I-2 I-2b I-3 I-3b I-4
 RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property Housing for the elderly
- I. Section(s) to Which Variance Related _____
- J. Reasons Why Permit Cannot be Issued distance between proposed addition and side lot line on side street (Emory St.) will be about 20 ft. rather than the 30 ft. condition imposed by Board of Appeals at June 3, 1982 meeting.
- K. Requested Variance Would Permit Construction of a 225 ft. x 50 ft., 3-story addition for 30 dwelling units for the elderly.

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

Pete Howe
Steve Thomas

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions. (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety. Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on 9/2/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) NONE

() Disapproval - All conditions required by Sec.602.24C-3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Paul D. Zajac Chairman
Paul E. Lepore
Ernie S. Parker
Merrill A. Salter
George J. Hoff
Thomas J. Murphy



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 6, 1982

Portland Housing Authority
c/o Peter A. Howe, Executive Director
211 Cumberland Avenue
Portland, Maine 04101

cc: Goduti Thomas Architects
559A Congress Street
Portland, Maine 04101

Re: 280-292 Danforth St. Cor. 19-47 Emery St.
Cor. 107-131 Salem St. Cor. 2-12 Orange St.

Dear Sir:

Following is the decision of the Board of Appeals regarding your petition to permit construction of a 225 ft. x 50 ft., 3-story addition for 30 dwelling units for the elderly. Please note that your appeal was granted.

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

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

August 9, 1982

280-292 Danforth Street
Corner of 12-47 Emery Street
Corner of 107-131 Salem Street
Corner of 2-12 Orange Street

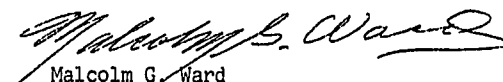
Portland Housing Authority
c/o Peter A. Howe, Executive Director
211 Cumberland Avenue
Portland, Maine 04101

cc: Goduti Thomas Architects
559A Congress Street
Portland, Maine 04101

Building Permit and Certificate of Occupancy to construct a 225 ft. x 50 ft., 3-story addition for 30 dwelling units for the elderly, at the above named location, are not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street (Emery Street) will be about 20 ft. rather than the 30 ft. condition imposed by the Board of Appeals at the June 3, 1982 meeting. (R-6 Zone)

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall to file the appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Yours truly,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr



5 Bond Street
Portland, Me. 04102

Sept. 2, 1982

Zoning Board of Appeals
City of Portland

Dear Board:

I cannot attend the hearing on the Harbor Terrace proposal today, but wish to get the following on the record:

I do not oppose the new Housing Authority proposal to move the addition \pm 20 feet toward Emery Street, provided that the elevation of the top of the addition is no higher than that originally set by the Board. Thank you.

Peter W. Lawrence

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



TAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, September 2, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Portland Housing Authority, owner of the property at 280-292 Danforth Street, Corner of 19-47 Emery Street, Corner of 107-131 Salem Street, Corner of 2-12 Orange Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the construction of a 225 ft. x 50 ft., 3-story addition for 30 dwelling units for the elderly, at the above named location, not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street (Emery Street) will be about 20 ft. rather than the 30 ft. condition imposed by the Board of Appeals at the June 3, 1982 meeting. (R-6 Zone)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C. (3)(b)(1) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

- 57-F-2 Edward F. Walsh - 114 Eastern Prom., City 04101
57-F-17 Thomas J. & Mary A. Folan - R 276 Danforth St., Portland (Also, 57-F-18) 04102
57-F-7 Penrietta M. & Keith E. Gilbert - 31 Old Mill Rd., Fal., Me. 04105, returned 8/31/82
57-F-8 - Annie K. Caulfield - 20 Orange St. 04102
57-B-12 - Roman Catholic Bishop of Portland - 510 Ocean Ave. (Also, 57-B-15) 04103
61-H-8 - Mary A. Dyro - 34 Emery St. 04102
60-C-2 - Norma J. & Richard M. Baker - 15 Thomas St. 04102
60-C-1 - Susan T. Sewall - 17 Thomas St. 04102
58-A-2 - Marguerite C. & Wesley H. Stone - 116 Salem St. 04102
58-A-3 - Joseph J. Kazilionis - 112 Salem St. 04102
57-H-1 - Peter W. Lawrence - 5 Bond St. 04102
57-H-5 - J. B. Brown & Sons - P.O. Box 207 04112
57-F-21 - Evelyn M. Jones - R272 Danforth St. 04111
60-A-1 - Portland Terminal Co. - 232 St. John Street 04102 (60-B-1, also.)

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 773-5451

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
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All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, September 2, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Portland Housing Authority, owner of the property at 280-292 Danforth Street, Corner of 19-47 Emery Street, Corner of 107-131 Salem Street, Corner of 2-12 Cottage Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the construction of a 225 ft. x 50 ft., 3-story addition for 30 dwelling units for the elderly, at the above named location, not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street (Emery Street) will be about 20 ft. rather than the 30 ft. condition imposed by the Board of Appeals at the June 3, 1982 meeting. (R-6 Zone)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 502.24.C. (3)(b)(1) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

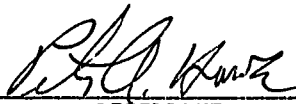
SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Portland Housing Authority, owner of property at 280-292 Danforth Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 225 ft. x 50 ft., 3-story addition for 30 dwelling units for the elderly,
at the above named location, not issuable under the Zoning Ordinance because the distance
between the proposed addition and the side lot line to the side street (Emery Street) will
be about 20 ft. rather than the 30 ft. condition imposed by the Board of Appeals at the
June 3, 1982 meeting. R-6 Zone

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.


APPELLANT
PORTLAND HOUSING AUTHORITY
211 CUMBERLAND AVENUE
PORTLAND, MAINE 04111

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

GODUTI/THOMAS ARCHITECTS · 559a Congress Street · Portland, Maine · 04101 · 207-775-3184

August 5, 1982

Board of Appeals
City of Portland
389 Congress Street
Portland, Maine 04101

RE: HARBOR TERRACE ADDITION

Dear Members of the Board of Appeals:

The purpose of this submittal is for an amendment to the approval issued by the Board for the Harbor Terrace addition.

At the time of the approval, the plans for the building were in a fairly schematic form and the exact dimensions concerning setbacks were not known. The Board allowed for the building to be placed no closer than 43' on Orange Street side and 30' feet on Emery Street side. As the plans have progressed and more detailed grading information developed, it was obvious that the building's effect on the site and neighborhood would be lessened if we could shift the addition to the westerly side of the property towards Emery Street. This would allow for more gradual grading solutions without the need for high retaining walls on the Orange Street side.

We are requesting, therefore, to have the Board amend the approval to allow us to place the building 20' from the westerly property line.

Sincerely,

Stephen M. Thomas

Stephen M. Thomas

/lh

PORTLAND HOUSING AUTHORITY
211 Cumberland Avenue
Portland, Maine 04101

April 28, 1982

Board of Appeals
City of Portland
Portland, Maine 04101

Gentlemen:

This letter is written to you pursuant to Section 602.24(C) (3) (b) (1) of the Zoning Ordinance of the City of Portland with respect to the application by the Portland Housing Authority for a space and bulk variance in order to permit the construction of thirty (30) additional elderly housing units upon its property at 284 Danforth Street in Portland.

With respect to such application, please be advised as follows:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provisions by reason of unique physical conditions; exceptional topographical features; and other extraordinary physical conditions peculiar to, and inherent in the lot or parcel in question which amount to more than a mere inconvenience to the owner. The premises are substandard in size in that they contain 95,089 square feet whereas a total of 180,000 square feet would be required under the provisions of the Zoning Ordinance which requires a minimum of 1,000 square feet of area for each housing unit. The property is bordered by other residential properties and in order for the Portland Housing Authority to acquire the additional area, it would be necessary to displace several other families. The Portland Housing Authority feels that it should be permitted to fulfill its purpose of providing decent, safe and sanitary housing for persons of moderate and low income, where possible, without displacing other families. Therefore, the substandard size results in far more than a mere inconvenience to the Portland Housing Authority. Furthermore, the portion of the property which is to be utilized for the construction of the additional units is steeply sloped and is not reasonably useable for other

purposes. By utilizing this land rather than purchasing other land, the Portland Housing Authority will be able to substantially reduce the cost of providing the additional units of housing.

(b) The unique physical condition existed at the time of the enactment of the provision from which a variance is sought. This property is comprised of several smaller parcels of land which were acquired by the Portland Housing Authority in or about 1969, which smaller component lots were in existence at the time of the adoption of the Portland Zoning Ordinance. The topographical features of the property have, of course, been in existence for a long time.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision. The Portland Housing Authority is unique among property owners in that it is a quasi-municipal corporation which exists for the public purpose of providing decent, safe and sanitary dwellings for persons of low and moderate income. If the Portland Housing Authority is unable to obtain the requested variance, it would be deprived of an opportunity to fulfill its public purpose in an economical manner at the lowest possible cost to the taxpayers.

(d) The hardship is not merely the inability of the owner or the occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision. The Portland Housing Authority is not seeking any special privileges or additional rights with respect to its property, but rather is seeking to be allowed to add to an existing use in order to enable it to more completely serve the public purposes for which it exists; namely, the provision of decent, safe and sanitary housing for persons of low and moderate income at the lowest possible cost to the taxpayers.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of

the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety. The property is currently being used and occupied by a housing project for the elderly consisting of 150 housing units. The addition of thirty (30) more units would have little, if any, impact upon the neighborhood in that they would be merely adding to an existing use which has already been demonstrated to have no adverse effects upon the neighborhood. The additional units would have no detrimental effect upon the public health or safety; rather, they are for the purpose of promoting the public health and welfare.

If there is any further information we can provide, please do not hesitate to contact us.

Thank you for your consideration of this matter.

Very truly yours,



Peter A. Howe
Executive Director



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 789

ZONING LOCATION PORTLAND, MAINE, Aug. 4, 1981

AUG 6 1981

CITY of PORTLAND

To the DIRECTOR 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. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 284 Danforth St. Fire District #1 [], #2 []
1. Owner's name and address Portland Housing Auth. Telephone
2. Lessee's name and address Security Services - 421 Ocean Ave. Telephone 773-4111
3. Contractor's name and address Specifications Plans No. of sheets
4. Architect Housing for elderly No. families
Proposed use of building Last use No. stories Heat Style of roof Roofing
Material Other buildings on same lot Fee \$ 20
Estimated contractual cost \$

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To install additional fire protection units
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

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, front 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 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
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?

APPROVAL BY: DATE

BUILDING INSPECTION - PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

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.

Signature of Applicant Rolfe Bryant Phone # 773-1111

Type Name of above Rolfe Bryant 1 [] 2 [] 3 [] 4 []

Other and Address

FIELD INSPECTOR'S COPY

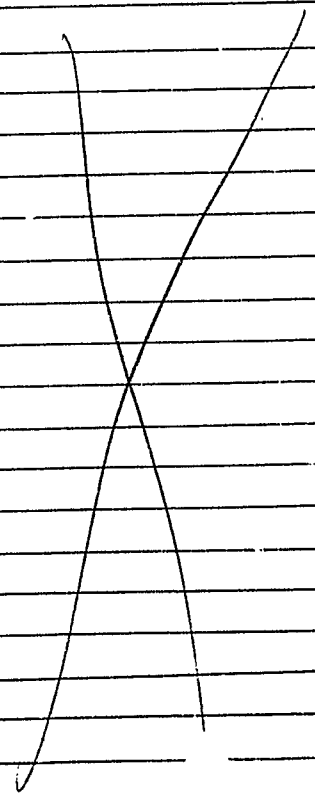
4

NOTES

3/9/82 10:10 AM
No one available to
show me around the area
where the work was done.
Blowing Machine of Supt
are out with him.

3/18/82 All Emergency Maint
(operator)
checked out - tested -
approved by Fire Dept etc.
All wires into central fire alarm
panel - & alerts central fire dept
when activated - connected to
manual pull stations.

Permit No. 81/289
Location 884 Clark St. H.
Owner Portland Planning Unit
Date of permit 8-1-81
Approved 8-6-81



CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Portland Housing Authority

B. Property Location 280-292 Danforth Street

C. Applicant's Interest in Property:

Owner

Tenant

Other _____

D. Property Owner same

E. Owner's Address c/o Peter A. Howe, Executive Director
211 Cumberland Avenue, Portland, Maine 04101

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-I I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property Housing for the Elderly

I. Section(s) to Which Variance Related 602.7.B.8 & 602.14.B.1

J. Reasons Why Permit Cannot be Issued Area of lot is 95,089 sq. ft.

rather than 180,000 sq. ft. min. required & 30 Off-Street park spaces will not be
provided.

K. Requested Variance Would Permit Construction of a

225 ft. x 50 ft. 3-story addition for 30 dwelling units for the elderly.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

PETER HOWE { PORTLAND HOUSING AUTHORITY } EXEC. DIRECTOR.

B. Those Opposing Variance

M. LAURACK - BOND ST

CHRIS HAGGIS - BOND ST

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

(A) LETTER w/ ATTACHMENTS DATED 5/3/82

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons LAND SLOPES STEEPLY TO THE REAR

B. If yes, the unique physical conditions: (check Sec. 602.24C 3.b.(1) (b)

() Existed at the time of the enactment of the ordinance from which a variance is sought; or

() Were caused by natural forces; or

() Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons TREAT THE SAME OTHER HIGH
RISE BUILDINGS

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons SAME AS ABOVE

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons NO FACTS OTHERWISE

V. Specific Relief Granted

After a public hearing held on 6/3/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) SEE NEXT PAGE

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Approved.

Gail D. Zayac Chairman
Michael E. West
Ernesto J. Pinares
Marshall A. Bell
Joseph E. Blaney
Thomas J. Murphy

* CONDITION:

6-1

THE HEIGHT OF THE ADDITION
WOULD BE NO HIGHER THAN THE LOWEST
PART OF THE FIRST ROW OF WINDOWS
ON THAT SIDE OF THE ^{EXISTING} BUILDING.
WITH THE EXCEPTION OF THE ELEVATOR SHAFT
SET BACK ON EMERY ST. SHALL BE NO CLOSER
THAN 30 FT
SET BACK ON ORANGE ST SHALL BE NO CLOSER
THAN 43 FT

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. JERPHY
MERRILL L. ELLIOTT

June 7, 1982

Portland Housing Authority
211 Cumberland Avenue
Portland, Maine


RE: Appeal at 284 Danforth Street

Following is the decision of the Board of Appeals regarding your petition to construct a 50' x 225' addition to already existing dwelling at the above named location. Please note that your appeal was granted, with the following conditions.

1. The height of the addition would be no higher than the lowest part of the first row of windows on that side of the existing building, with the exception of the elevator shaft.
2. Set back on Emery Street shall be no closer than 30 feet, set back on Orange Street shall be no closer than 43 feet.

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 Ward
Zoning Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Portland Housing Authority, owner of property at 280-292 Danforth Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 225 ft. x 50 ft., 3-story. addition for 30 dwelling units for the elderly, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. The area of this lot is about 95,089 sq. ft. rather than the 180,000 sq. ft. minimum required by Section 602.7.B.8 (1,000 sq. ft. per dwelling unit).
2. 30 Off-street parking spaces will not be provided as required by Section 602.14.B.1 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If Site Plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Burt King
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

May 5, 1982

280-292 Danforth Street
Corner of 19-47 Emery Street
Corner of 107-131 Salem Street
Corner of 2-12 Orange Street

Portland Housing Authority
c/o Peter A. Howe, Executive Director
211 Cumberland Avenue
Portland, Maine 04101

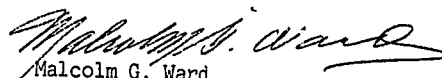
Dear Mr. Howe:

Building permit and Certificate of Occupancy to construct a 225 ft x 50 ft., 3-story addition for 30 dwelling units for the elderly, at the above named location, are not issuable under the Zoning Ordinance for the following reasons:

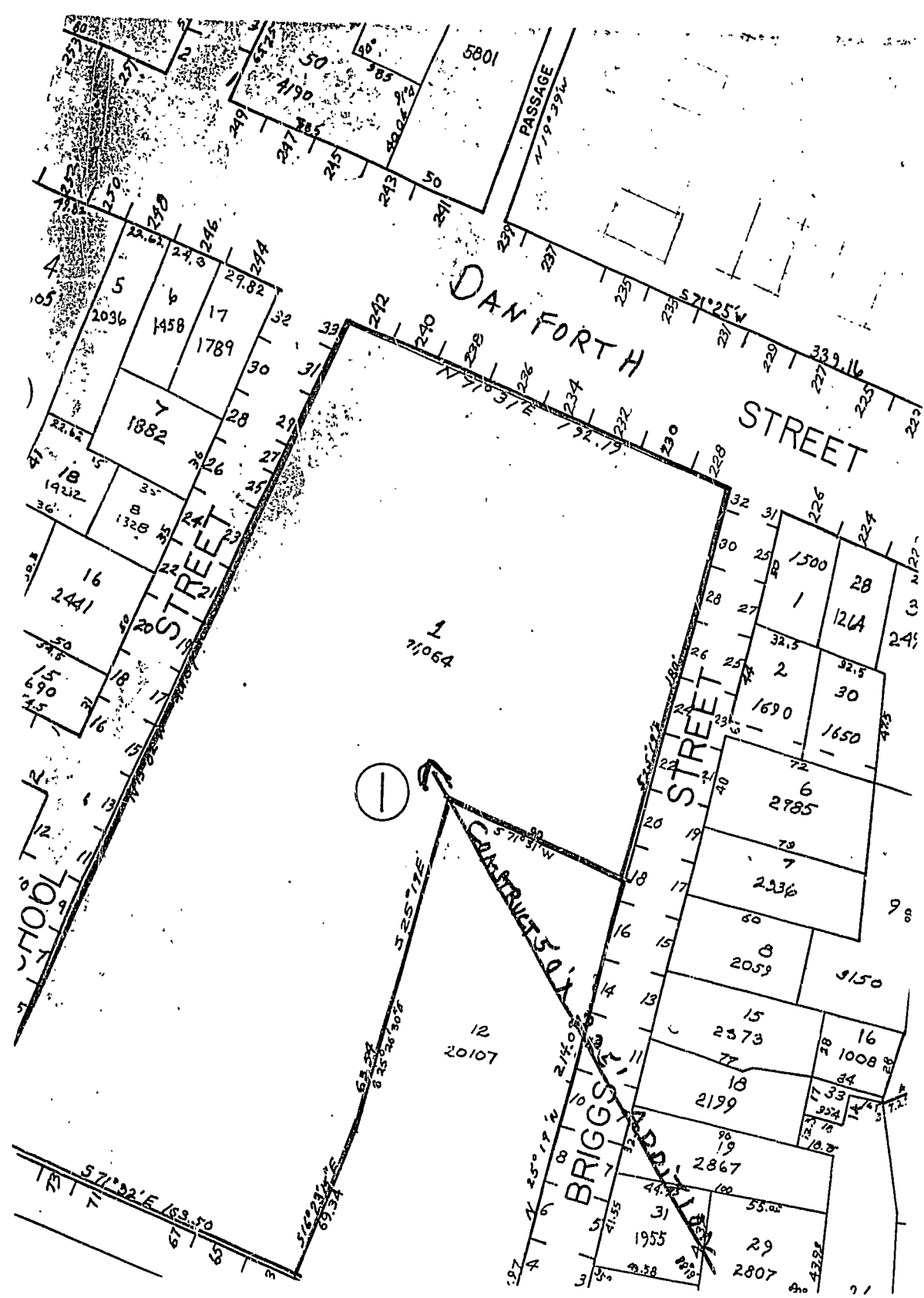
1. The area of this lot is about 95,089 sq. ft. rather than the 180,000 sq. ft. minimum required by Section 602.7.B.8 (1,000 sq. ft. per dwelling unit).
2. 30 Off-street parking spaces will not be provided as required by Section 602.14.B.1 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Yours truly,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr



282-236 Danforth St.

Nov. 4, 1969

cc to: Leasure Tuttle & Lee
Att: William Tuttle, 533 Forest Avenue

F. D. Rich Company
550 Summer Street
Stamford, Conn. 06904

Gentlemen:

Building permit to construct foundation only for a 6-story brick building, 216' x 150' is being issued subject to plans received with the application and on file here at this office and in compliance with the following:

Mr. Finch of the Public Works Department indicates that curb cuts A, B, and C may be increased to 20 feet if needed.

We understand that you are the owners of a 3-story building at about 14 Orange Street which is now vacant and in dilapidated and dangerous condition. If this is the case it will be necessary for you to demolish this building at once or board it up and make it structurally safe so that no part of the building will fall and cause injury to anyone.

Very truly yours,

A. Allan Soule
Assistant Director, Building

AAS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovell Brown, Director Building and Inspection Services
FROM: Donald E. Megathlin, Jr., Planning Director
SUBJECT: Elderly Housing - Banforth and Emery Streets - F.D. Rich Company
Project Me. 3-6

DATE:

NOVEMBER 3, 1969

At the regular meeting of the City Planning Board on Friday afternoon, October 24, 1969, it was voted to approve the site plan for the offstreet parking at Public Housing Project Me.-3-6 as submitted.

This plan was reviewed due to the fact that proposed parking areas have access from more than one street. It will be noted from the attached site plan that Mr. Finch of Public Works indicated that curb cuts A, B, and C may be increased to 20 feet if needed. No other changes were recommended.

Don
Donald E. Megathlin, Jr.
Planning Director

lmd
enc.

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation ONLY
Portland, Maine, October 14, 1969

PERMIT ISSUED

1106

NOV 4 1969

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 282-286 Danforth Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address F. D. Rich Company, 550 Summer St., Stamford, Conn Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address OWNERS Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building Housing for the Elderly No. families _____
 Last use _____ No. families _____
 Material brick No. stories 6 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To construct foundation ONLY for 6-story brick building 216'x150' as per plans

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**

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? yes
 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 _____
 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 _____ 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 _____
 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? _____

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

F.D. Rich Company

APPROVED:

A. K. - 11/4/69 - Allen w/ letter

CS 301

INSPECTION COPY

Signature of owner

By:

Eugene A. Spolli

NOTES

10/21/69 - Bill Tuttle
shelved plan is used before
the permit can be issued -
Att.

11-17-69 Footings in
 for rear wall TD
 12-5-69 Rear wall
 poured center footings

11-4-70 Outside walls
 going up block ties
 & brick TD

1-4-71 Same TD

3-15-71 Haley sheet
 Metal to start on
 duct work for make
 up air & sink ducts
 only-

4-15-71 Went over
 duct work & fire
 stops with Tuttle
 & Japt. & Sapelli
 4-26-71 Same TD

7-22-71 Went over
 above fire stops
 with Tymon, Sapelli
 & Dick Day & sheet
 rock foreman TD

[Large handwritten X mark]

Permit No. 19/1126
 Location 212-286 Davenport St
 Owner F. D. [unclear] Company
 Date of permit 11/14/69
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Eastern Elec
 Bill Shaw Elec. Contr.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54279
 Issued 9/11/70
 Portland, Maine 9/11/70, 19...

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

*292-286
Duffell*

Owner's Name and Address F. D. Rich Co Tel.

Contractor's Name and Address Eastern Electric Corp Tel.

Location Casa F. and Danforth Use of Building

Number of Families .. Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Tap Service

Pipe .. Cable .. Metal Molding BX Cable Plug Molding (No. of feet) ..

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. .. Fluor. or Strip Lighting (No feet) ..

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers .. Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee \$ 1.00 Signed Henry Terlep

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 .. 2 .. 3 .. 4 .. 5 .. 6 ..		
..... 7 .. 8 .. 9 .. 10 .. 11 .. 12 ..		

REMARKS:

INSPECTED BY [Signature] (OVER)

LOCATION *282 Danforth St*
 INSPECTION DATE *9/11/70*
 WORK COMPLETED *9/11/70*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet05
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room)75

APPLIANCES

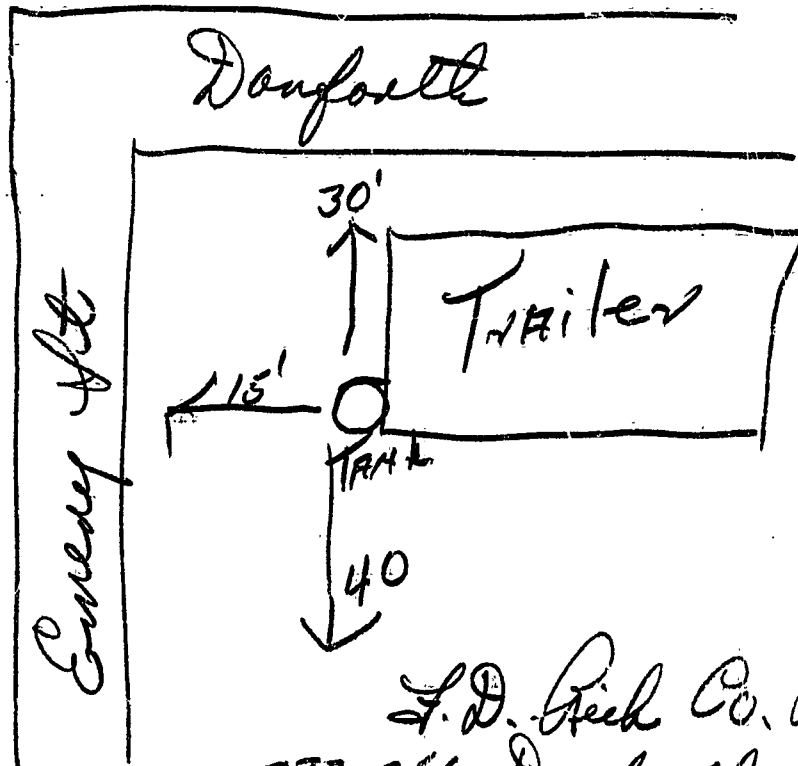
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

Temporary Service, Single Phase

Shepherd propane
Thompson Paint
-ME
Lou Keith

RECEIVED
SEP 23 1970
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



L. D. Keith Co. Inc.
282-286 Danforth St



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, Sept. 23, 1970

PERMIT ISSUED

1970
1132
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 282-286 Danforth St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address E.D. Rich Company, Inc. Stamford Conn. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Suburban Propane Gas Corp. Thompson's Point Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ _____

General Description of New Work

To install (1)-100 gallon propane gas storage tank outside above ground.
Tank to set on 4x4x16 cement pads.

Sent to Fire Dept. 9/23/70
Rec'd from Fire Dept. 7/25/70

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, front _____ 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 _____ 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 _____
 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? _____

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

APPROVED:

Jim C. O'Neil 9-25-70

CS 301

INSPECTION COPY

Signature of owner

by:

L. F. Beeth
Suburban Propane Gas Corp.

Permit No. 70/1139
Location 382-286 Broadway
Owner F. D. Keiff
Date of permit 9/25/30
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

[A large handwritten 'X' is drawn across the entire notes section.]

Date Issued **10/30/70**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date **JUL 7 - 1971**
 By _____

App. Final Insp.
 Date **NOV 15 1971**
 By _____

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

PERMIT TO INSTALL PLUMBING

NOV 3 - 1970

Address 282-286 Danforth St.		PERMIT NUMBER 101031
Installation For:		
Owner of Bldg: F. D. Rich Co.		NOV 18 1970
Owner's Address: 550 Summer St., Stamford, Conn.		DEC 2 1970
Plumber: W. Franklin Blake		Date: 10/30/70
NEW	REPL	195 St. John St. NO. 1070 FEE
<input checked="" type="checkbox"/>		SINKS DEC 1 1970 162 104.20
<input checked="" type="checkbox"/>		LAVATORIES DEC 29 1970 107.66 93.60
<input checked="" type="checkbox"/>		TOILETS 135 93.00
<input checked="" type="checkbox"/>		BATH TUBS JAN 4 - 1971 150 90.00
<input checked="" type="checkbox"/>		SHOWERS Urinal 1 .60
<input checked="" type="checkbox"/>		DRAINS FLOOR SURFACE 5 3.00
		HOT WATER TANKS
<input checked="" type="checkbox"/>		TANKLESS WATER HEATERS 2 2 1.20
		GARBAGE DISPOSALS MAY 20 1971
		SEPTIC TANKS
<input checked="" type="checkbox"/>		HOUSE SEWERS MAY 20 1971 1 2.00
<input checked="" type="checkbox"/>		ROOF down drains 5 3.00
		AUTOMATIC WASHERS 4 1971
		DISHWASHERS 1971
<input checked="" type="checkbox"/>		OTHER Washing machines 5 3.00
		TOTAL 642 392.40

Building and Inspection Services Dept.; Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 27 1970

PERMIT ISSUED 10-29-70 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 282-286 Danforth St. Use of Building Housing for Elderly No. Stories 6 New Building Existing "
Name and address of owner of appliance F.D. Rich Company Inc, 550 Summer St., Stamford Conn.
Installer's name and address The Blake Company, 195 St. John St. Telephone 772-4553

General Description of Work

To install (1) gas-fired Hydrotherm hot water boiler Model 2/MR-2700-W/2MG4 Trim. (18) modular's units (boiler located in fireproof boiler room)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 12'
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 Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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 smokepipe
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

All installed in fireproof boiler room
Automatic shutoffs.

Amount of fee enclosed? 10.00, etc., in same building at same time.)

APPROVED:

O.K 10-27-70

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

The Blake Company

Signature of Installer by:

Thomas P Blake V.P.

CS 300

INSPECTION COPY

JM

Permit No. 701198
Location 283-28 Dundas St. E. Bldg. 10
Owner Shawing for Bellco. F.D. Bellco.
Date of permit 1. 24/81
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Part of Occupancy issued _____

NOTES

(The notes section contains a large handwritten 'X' and is otherwise blank.)

(Small handwritten mark or signature at the bottom right.)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 54670
 Issued 2/5/71
 Portland, Maine 2/2/71, 19...

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee \$1.00)

Owner's Name and Address Housing Elderly Tel.
 Contractor's Name and Address Eastern Electric Tel. 77-2676
 Location 282-286 Danforth St Use of Building
 Number of Families Apartments 150 Stores
 Description of Wiring: New Work Additions Alterations 6

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 321 Plugs 1236 Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No feet)
 SERVICE: Pipe Cable Underground No. of Wires 4 Size 2000A
 METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels 10

Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee \$ \$91.85 Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE	METER			GROUND		
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY [Signature] (OVER)

LOCATION *Danforth St 282*
 INSPECTION DATE *11/19/71*
 WORK COMPLETED *11/19/71*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
 31 to 60 Outlets 3.00
 Over 60 Outlets, each Outlet05
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room)75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

Temporary Service, Single Phase 1.00



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, July 14, 1971

PERMIT ISSUED

JUL 16 1971

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 71/236 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 280-286 Danforth Street Within Fire Limits? Dist. No.
Owner's name and address F.D. Rich Co. 550 Summer St Stamford Conn. Telephone
Lessee's name and address Haley's Metal Shop, Inc. 539 Elm St Biddeford Telephone
Contractor's name and address Haley's Metal Shop, Inc. 539 Elm St Biddeford Telephone
Architect Plans filed No. of sheets
Proposed use of building housing for elderly No. families
Last use No. families
Increased cost of work Additional fee 3.00

Description of Proposed Work

to install bathroom vent ducts through entire building as per plan on file

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 per foot Roof covering
No. of chimneys 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:

Signature of Owner

Haley's Metal Shop Inc.

Approved:

Inspector of Buildings

FILE COPY

CS-106



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, July 14, 1971

PERMIT ISSUED

JUL 16 1971

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 71/236... 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 280-286 Danforth Street Within Fire Limits? Dist. No.
Owner's name and address F.D. Rich Co., 550 Summer St Stamford Conn Telephone
Lessee's name and address Telephone
Contractor's name and address Haley's Metal Shop, Inc. 539 Elm St Biddeford Telephone
Architect Plans filed No. of sheets
Proposed use of building housing for elderly No. families
Last use No. families
Increased cost of work Additional fee 3.00

Description of Proposed Work

to install bathroom vent ducts through entire building as per plan on file

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
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:

Haley's Metal Shop Inc.

Signature of Owner By: [Signature]

Approved: [Signature]

Inspector of Buildings

INSPECTION COPY
CS. 105

CITY OF PORTLAND, MAINE
CODE REQUIREMENTS OF BUILDING INSPECTION DEPARTMENT
FOR MECHANICAL INSTALLATIONS

LOCATION 280-286 DANFORTH ST.

DATE 3/16/41

Permit to install VENTILATION FOR MAKE UP AIR
DUCT RISERS & SERV. RM. DUCTS at the above named location
is being issued provided installation follows all the requirements and
recommendations of the City of Portland Building Code, the National Fire
Protection Association (NFPA) and the American Gas Association (AGA).

City of Portland Building Code Chapter #8 9 (20)
N.F.P.A. Section #13 31 54 58 72 82 86A 89M 90B (90A)
(91) 96 204 211
A.G.A. Volume ASA 221.30

Special Notes: FIRE DAMPERS TO BE PROVIDED AT
ALL FLOOR LEVELS

Malcolm S. Ward
Building Inspection Department



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Installation

Portland, Maine, March 15, 1971

PERMIT ISSUED

MAR 17 1971

236

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 280-286 Danforth St. Within Fire Limits? Dist. No. Owner's name and address F.D. Rich Company, 550 Summer St., Stamford Conn. Telephone Lessee's name and address Contractor's name and address Haley's Metal Shop Inc. 539 Elm St. Biddeford Maine Telephone Architect Specifications Plans yes on file No. of sheets Proposed use of building Housing for the Elderly No. families Last use No. families Material masonry No stories 6 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ Fee \$ 10.00

General Description of New Work

To install ventilation for "Make Up Air Duct Risers and Servicing room Ducts as shown on plan H-V-403 on file.

Fire Dampers to be provided at all floor levels.

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 contractors

Details of New Work

Is any plumbing 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, front 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 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 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:

3/16/71 OK M.S.W.

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

Haley's Metal Shop Inc.

CS 301

INSPECTION COPY

Signature of owner by: Richard C. Day

7M

Permit No. 711 236
Location 180286 Dunfield
Owner F. D. Hill Dunfield
Date of permit 3/17/20
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
~~Permit~~ 2150 CAAT
Form Check Notice _____

NOTES

[A large handwritten 'X' is drawn across the entire notes section.]

PERMIT TO INSTALL PLUMBING

Date Issued **10-15-71**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **11/2/71**
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **NOV 24 1971**
 By **ERNOLD R. GOODWIN**

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address **284 Danforth St.** PERMIT NUMBER **921**
 Installation For: **Multi**
 Owner of Bldg: **F. D. Rich Co.**
 Owner's Address: **550 Summer St. Stamford, Conn.**
 Plumber: **The Blake Company** Date: **10-15-71**
195 St. John St. NO. **1** FEE

NEW	REPL.		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS	NOV 18 1971	
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS	NOV 24 1971	
		TANKLESS WATER HEATERS		
1		GARBAGE DISPOSALS		2.00
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
1		DISHWASHERS		2.00
		OTHER		
			TOTAL	2 4.00

Building and Inspection Services Dept., Plumbing Inspection

282-286 Danforth Street
Turnkey Housing Project

August 25, 1971

F. D. Rich Company
550 Summer Street
Stamford, Conn.

cc to: James E. Gagan, Esq.
193 Middle Street

and

To Whom It May Concern

Gentlemen:

This is to certify that a building permit for the construction of the above project, which is located at 280-286 Danforth Street, Portland was issued on July 9, 1970.

Permit was issued subject to the requirement of the City of Portland Building Code and the conditions of the variance appeal granted Feb. 7, 1969.

Very truly yours,

R. Lovell Brown
Director

RLB:m



R8 RESIDENCE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

OCT 27 1971

1333

CITY of PORTLAND

Class of Building or Type of Structure

Portland, Maine, October 21, 1971

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 Law 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 280-286 Danforth St. Within Fire Limits? Dist. No. Owner's name and address F.D. Rich Co. Stamford, Conn. Telephone. Lessee's name and address. Contractor's name and address Eastern Electric Corp, Box 327, Portland Telephone. Architect. Specifications. Plans. No. of sheets. Proposed use of building Apartments No. families 150. Last use. No. families. Material. No. stories. Heat. Style of roof. Roofing. Other buildings on same lot. Estimated cost \$ Fee \$ 5.00

General Description of New Work

2.00 Related

To install automatic fire alarm system using Simplex System. To cover entire basement, all public stair halls, all closets, all halls.

Simplex gongs - 6 inch. Simplex thermostats

Gongs of such strength as to ring loud and clear, system to be checked at least once a year; installed in steel or well seasoned wood cabinet in dry clean place, not less than 6" above floor and where temperature will not go below 40 deg. nor above 100 deg. Installer will fasten to control box full instructions for operating and servicing system.

Sent to Fire Dept. 10/21/71 Rec'd from Fire Dept. 10/24/71

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, front. 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. 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. 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:

Given C.D. Wood 10-26-71 O.K. E.S. 12/22/71

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?

CS 301

INSPECTION COPY

Signature of owner By:

Eastern Electric Co. [Signature]

Permit No. 71/1333

Location 280-286 Randolph St

Owner F. D. Reed Esq

Date of permit 10/27/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Building-~~Out~~-Notice PART

Form Check Notice

NOTES

A large area of horizontal lines for notes, with a large handwritten 'X' drawn across the top portion.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, Nov. 29, 1971

PERMIT SUBJECT
DEC 1 1971
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 11-30-31 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 282-286 Danforth St. Within Fire Limits? Dist. No.
Owner's name and address F.D. Rich Co, Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Plans filed No. of sheets
Proposed use of building No. families
Last use No. families
Increased cost of work \$3000. Additional fee \$9.00

Description of Proposed Work

To finish off first floor lobby as per plan

?

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
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: OK 11-30-31 N.F.C.

Signature of Owner [Handwritten Signature]

Approved: Inspector of Buildings

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allan Soule, Building Inspection Department

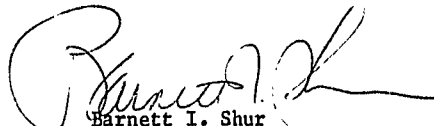
DATE: February 11, 1969

FROM: Barnett I. Shur, Corporation Counsel

SUBJECT: Appeals

Attached please find file in connection with appeal heard
by the Board of Appeals on January 30, 1969:

F. D. Rich Company - 280-286 Danforth Street - Zoning -
Granted - provided that not less than sixty parking spaces —
shall be provided on the same or contiguous property.



Barnett I. Shur
Corporation Counsel

mm

Enclosures

cc: City Clerk w/ copy of decision
Planning Board w/ copy of decision

280-286 Danforth Street

June 24, 1970

F. D. Rich Company
550 Summer Street
Stamford, Conn.

Gentlemen:

In checking your plans to construct 6-story masonry building 150' x 216' at the above named location we find that we are unable to issue this permit at this time until the following corrections are made to said plans and we receive the following information as listed below.

1. A statement of design signed by a qualified designer who is willing to assume the responsibility of the structural design of the 150' x 216' masonry building to be built at the above address will need to be furnished for attaching to the plans. Enclosed is a blank statement of design for this purpose.

2. Referring to Room No. 331, the community room shown on your plan: A second means of egress separate and distinct from the existing one will be required out of said room.

3. A 24" x 36" scuttle will be required in the roof of Wing A, as required under Section 402.9 of the Building Code.

4. As required under Section 508.5.5.c of the Code, all stair treads and all ramps exceeding one foot of rise in 20 feet of run shall have non-slip surfaces.

5. Room designated as 120 and 220 on your plans will be required to be sprinklered as stated under Section 508.6.8 of the Building Code.

6. Referring to the package bathroom units: Before a permit can be issued for installing said units, an inspection of the unit will have to be made by our Plumbing Inspector and a copy of the complete specs on this unit will have to be furnished him.

Very truly yours,

Edwin W. Lecke, Jr.
Plan Examiner II

EEL:m

omit
ok
done
shown
on plan
7/1/70
EUL

omit
type B
assess? require
7/1/70 EUL

The only thing is the packaged bathroom units have not been specified as being fabricated by licensed plumbers. This office must have specs. of this unit to see if it conforms with materials also arrangements must be made for the Plumbing Inspector to inspect a completed unit before acceptance.

It is also a positive requirement that the plumber doing any of the work in this building must be a Master Plumber licensed by the State of Maine and the City of Portland.

280-286 Danforth Street

July 8, 1970

F. D. Rich Company
550 Summer Street
Stamford, Conn.

Gentlemen:

Permit to construct a 6-story masonry building 150'x216'
at the above named location is being issued subject to the
following and Building Code requirements:

1. Referring to Room 331, the Community Room, shown on
your plan, a second means of egress separate and
distinct from the existing one will be required
out of said room.
2. Separate permits will be required for: plumbing,
electrical, heating and air-conditioning.

Very truly yours, .

Edwin W. Locke, Jr.
Plan Examiner ii

EWL:m

BUILDING CODE - 701.3.b --

A building of first class construction may exceed the height of 155 feet (maximum height) if it has an upper section whose area is not greater than one-quarter that of the lower section as measured the height of 125 feet. The height of this upper section may be as much as three times the distance by which the lower section falls short of the 155 feet. $155 \text{ minus } 125 \text{ equals } 30 - 30 \times 3 \text{ equals } 90$
 $90 \text{ plus } 125 \text{ equals } 215$ (possible height)

ZONING ORDINANCE - Story

That portion of a building included between the surface of any floor and the surface of the floor, of the roof, next above it. A story which exceeds 18 feet in height shall be counted as two stories. A basement shall be counted as a story for the purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground. Where the lot slants from the front to rear, in other words the rear is lower than the front, to get the grade I average the front and the rear.

LOCATION	230-236 Donorath St.	SHEET	of
OWNER	F. O. Rich Company	DATE	6/27/70
DESCRIPTION OF WORK		CONTRACTOR	
Const. 6 1/2 in 100' x 216 housing for the Alden		F. O. Rich Co.	
ZONING	Approval OK	(SEE ATTACHED SHEET)	
USE			
CURB & SIDEWALK	OK		
FIRE DISTRICT			
CLASS OF CONSTRUCTION			
CERTIFICATE OF DESIGN		Need	
SIGNS OR MARQUEES			
ADDITIONAL NOTES			

402	General USE SEC. 402	508	Homes USE SEC. 508	
1	General Use required	3.3.1	Required to be First Class ✓	
		4.4.6	ventilation Toilet Rm. ✓	
		5.4.2	Stairway handrails both sides ✓	
			clear width	
		5.5a	stairway handrails both sides ✓	Room 331
		5.5c	all stair treads shall have non-slip surf ✓	Area 1090 ^{sq} = 15 ^{ft} x 125
		6.2.1	all stairways one-hour fire resistance ✓	will require 2 man doors
		6.3	All elevators or dumb waiter shafts shall be cut off by one-hour rating only self-closing fire doors ✓	
		6.5	Storage Rm. ✓	
		6.7	Stand pipes & Hose Required ✓	
		6.8	basement storage & workshop shall be permitted ✓	
		6.9.1	fire alarm system required ✓	
		7.3	spaces accommodating more than 20 persons design & equippt for minimum 55% of cells ✓	
		7.4.2	separate lighting for corridors & areas of egress ✓	

COMPUTATIONS ON BACK

CITY OF PORTLAND, MAINE
BUILDING AND INSPECTION DEPARTMENT
ROOM 113, CITY HALL

Area Code 207
Tel. 774-8221
Ext. 234

PROJECT Housing for the Elderly

LOCATION 282-286 Danforth St.

General Contractor F. D. Rich Co.

Address 550 Summer St.
Stamford, Conn. 06904

Gentlemen:

In order that the Building Inspection Services of the City of Portland, Maine may coordinate and more efficiently serve your interests, will you kindly fill out and forward us the information listed below concerning all sub-contractors expected to work on the above project:

PLUMBING BLAKE Co

ELECTRICAL EASTERN Electric

HEATING BLAKE Co.

VENTILATION ? " " Halcy

OIL, GAS TANKS NONE

KITCHEN EQUIPMENT & VENTILATION ? None

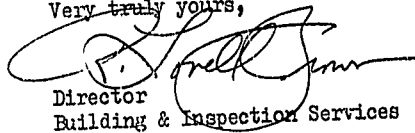
SPRINKLERS NONE

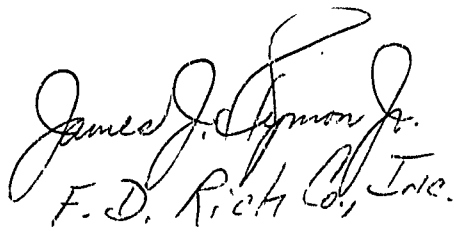
FIRE ALARM EASTERN Electric

SIGNS NONE

Permits for above work are issued by this department only to the actual installers and sub-contractors should be advised by the general contractor that they must apply for separate permits for their work.

Very truly yours,


Director
Building & Inspection Services


F. D. Rich Co., Inc.

282-286 Danforth Street

April 1, 1971

F. D. Rich Company
Modular Housing Corporation
600 Summer Street
Stamford, Conn. 06901

Gentlemen:

We are in receipt by your courier, Mr. Eugene A. Sapelli of a set of plans denoting the revised and amended locations of the stand pipes for the elderly housing project at Danforth Street in Portland, Maine. These were as agreed upon by the Chief of the Fire Department and myself at a prior date, and these plans will be attached to our, as to be built drawings.

Very truly yours,

R. Lovell Brown
Director

RLB:m

CITY OF PORTLAND, MAINE

Department of Building Inspection

Re: 284 Danforth St.
High-Rise

October 28, 1971

C
O
P
Y

The Blake Company
195 St. John Street
Portland, Maine 04102

Gentlemen:

Mr. Wallace and myself have made a pre-final inspection of the High-Rise building at 284 Danforth Street. Everything meets all requirements of the City and State Plumbing Codes.

As our inspection progressed, we found this work to have been performed in a very professional and skilled manner. However, there were a few items that will be required to be taken care of before a complete final inspection can be made. Namely, on the first floor, the lavatory has not been installed in toilet room workshop area and slop sink in the incinerator room. Also no vent fans in the bathroom. Components are working as same have not been wired to switch.

On the second floor, A wing, slop sink not installed and fans in same condition as first floor.

On third floor, sink in room 312 not installed and toilet in room 300, tank lever not operating properly.

On fourth floor, toilet plugged in room 428 and toilet not set in room 405.

On sixth floor, rooms 608, 610, 611 and 614 do not have fixtures set in bathrooms yet.

In lobby area, no fixtures are set in either mens or ladies toilet rooms.

Just as soon as these items are completed, we will promptly make inspection of same upon your request with exception of the above mentioned items. You may consider all other rooms and areas as completely finished and ready for occupancy as far as the plumbing inspection is concerned.

ERNOLD R. GOODWIN, R. S.
Very truly yours,
CHIEF PLUMBING INSPECTOR
ROOM 113, CITY HALL
Ernold R. Goodwin, R.S.
Chief Plumbing Inspector

ERG/c