



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00195

ZONING LOCATION PORTLAND, MAINE April 13, 1982 CITY of PORTLAND

PERMIT ISSUED

APR 14 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION	1183 Congress Street	Fire District	#1 <input type="checkbox"/> #2 <input type="checkbox"/>
1. Owner's name and address	H. P. Associates - same	Telephone	772-4200
2. Lessee's name and address		Telephone	
3. Contractor's name and address	Aqua Sports - 1125 Congress St.	Telephone	773-0500
Proposed use of building	scuba training facility	No. of sheets	
Last use	same	No. families	
Material	No. stories	Heat	Style of roof
Other buildings on same lot		Roofing	
Estimated contractual cost \$		Appeal Fees	\$
FIELD INSPECTOR—Mr.		Base Fee	50.40
	@ 775-5451	Late Fee	
		TOTAL	\$ 90.80

To erect two signs on ~~west~~ building, one 4' x 8' on roof of building Stamp of Special Conditions
one 5' x 14' to go on west side of bldg. ~~facing Congress street~~
facing Congress street, as per plans. 2 sheets of plans.

Send permit to # 1

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

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	No. stories
Material of foundation	Thickness, top
Kind of roof	Rise per foot
No. of chimneys	Material of chimneys
Framing Lumber—Kind	Dressed or full size?
Size Girder	Columns under girders
Studs (outsid. walls and carrying partitions)	2x4-16" O. C. Bridging
Joists and rafters:	1st floor
On centers:	1st floor
Maximum span:	1st floor
If one story building with masonry walls, thickness of walls?	height?

IF A GARAGE

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

APPROVALS BY:	DATE	MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER		Will work require disturbing of any tree on a public street?
ZONING:		
BUILDING CODE:		Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:		
Health Dept.:		
Others:		

Signature of Applicant Phone #
Type Name of above Mrs. Melville Corey for
Melville Corey
and Address

2

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 8 1982

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

PORTLAND, MAINE

March 8, 1982

CITY OF PORTLAND

ZONING LOCATION

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1183 Congress Street Fire District 772-420

1. Owner's name and address M. P. Associates - same Telephone 773-0508

2. Lessee's name and address Aqua Sports - 1185 Congress St. Telephone 773-0508

3. Contractor's name and address No. of sheets

Proposed use of building scuba training facility No. families

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$5,500 Appeal Fees \$

Base Fee 40.00

Late Fee

TOTAL \$40.00

FIELD INSPECTOR—Mr.

@ 775-5451

To install pool for a qua diving as per plans, 1 sheet of plans.

Stamp of Special Conditions

Send permit to # 1

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

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?

APPROVALS 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?

Signature of Applicant Joseph A. Copper
Type Name of above for M.P. Associates

Phone # same
2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, 00024 Oct. 21, 1981

JAN 19 1982

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 1183 Congress Street
1. Owner's name and address M. & P. Associates - same Fire District #1 ☐ #2 ☐
2. Lessee's name and address Telephone 772-4200
3. Contractor's name and address Joe Cooper Constr. - 170 Puritan Drive Westbrook Telephone 854-2925
4. Architect Specifications Plans No. of sheets
Proposed use of building retail of sporting goods No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 17,500 Fee \$ 100.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION 25.00 appeal fee

This application is for: @ 775-5451
Dwelling Ext. 234 To construct 40' long x 12' 6" x 24' addition to already existing building, addition to go on right side of building
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

12-17-81

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 ☐ 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" J. 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Melville Core Phone # same

Type Name of above Melville Core M. & P. Assoc. 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other and Address

OFFICE FILE COPY

(5)

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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

Mr. Melville Corey, owner of property at 1183-1189 Congress St. Cor 42-46
Douglass St.
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 24'x40' addition at the above address not issuable under the Zoning Ord.
for the following reasons: (1) This proposed addition would abut the front lot line instead
of having a 15 ft. setback as required by Sec. 602.8.C.3. of the City Zoning Ord. (2) This
proposed addition would abut the side line of the lot on the Douglass Street side instead of
being set back 10 feet on the right-hand or easterly side as required by Section 602.8.C.2
of the Zoning Ordinance. B-1 Business 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.

Melville Corey
APPELLANT

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner - Planning and Urban Development DATE: 10-27-81
FROM: William J. Bray - Traffic Engineer *WJBray*
SUBJECT: APPEAL
MELVILLE COREY (1183 CONGRESS STREET)

The proposed site addition as shown would severely impede vehicular sight-distance for traffic exiting Douglass Street onto Congress Street. As you are aware traffic at the intersection of Douglass Street and Congress Street is extremely high and if vehicular sight distance was further restricted we may develop a very serious hazard at this location.

For your information sight-distance is measured from a vehicle stopped 10 feet back of the street curbline. Even though the proposed site plan is very "sketchy" it appears the proposed building is within 10 feet of the curbline.

In summary, I would strongly oppose the proposed site plan as presented for safety considerations.

WJB/d

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
MEMORANDUM

TO: Warren Turner - Planning and Urban Development
FROM: William J. Bray - Traffic Engineer *WJBray*
SUBJECT: APPEAL
MELVILLE COREY (1183 CONGRESS STREET)

DATE: 10-27-61

The proposed site address shown would severely impede vehicular sight-distance for traffic exiting Douglass Street onto Congress Street. As you are aware traffic at the intersection of Douglass Street and Congress Street is extremely high and if vehicular sight distance was further restricted we may develop a very serious hazard at this location.

For your information sight-distance is measured from a vehicle stopped 10 feet back of the street curbline. Even though the proposed site plan is very "sketchy" it appears the proposed building is within 10 feet of the curbline.

In summary, I would strongly oppose the proposed site plan as presented for safety considerations.

WJB/d

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William I. Bray, Traffic Engineer

DATE: 11-13-81

FROM: Warren J. Turner, Building & Inspection Services, Planning & Urban Development

SUBJECT: Appeal - Melville Corey - 1183 Congress Street

The attached revised site plan for an addition ^{of} to a one-story glass-enclosed pool (solar heated) has been submitted to the Board of Appeals by Mr. Corey. He indicated that this revised plan now meets your site distance concerns. The Zoning Ordinance requires a 10 ft. setback on side streets. The Board of Appeals has tabled their action on this matter until December 3rd. Please advise the Board through Building Inspection Division of your comments regarding this revised plan prior to November 20th, if possible, for inclusion of your comments with the 3rd agenda.

WJT/jmr

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William I. Bray, Traffic Engineer

DATE: 11-13-81

FROM: Warren J. Turner, Building & Inspection Services, Planning & Urban Development

SUBJECT: Appeal - Melville Corey - 1183 Congress Street

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WJT/jmr

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William I. Bray, Traffic Engineer

DATE: 11-13-81

FROM: Warren J. Turner, Building & Inspection Services, Planning & Urban Development

SUBJECT: Appeal - Melville Corey - 1183 Congress Street

The attached revised site plan for an addition ^{to} a one-story glass-enclosed porch (solar heated) has been submitted to the Board of Appeals by Mr. Corey. He indicated that this revised plan now meets your site distance concerns. The Zoning Ordinance requires a 10 ft. setback on side streets. The Board of Appeals has tabled their action on this matter until December 3rd. Please advise the Board through Building Inspection Division of your comments regarding this revised plan prior to November 20th, if possible, for inclusion of your comments with the December 3rd agenda.

WJT/jmr

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Gail D. Zayac
Chairman

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 and Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 17, 1981 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 subject property as required by Ordinance.

Mr. Melville Corey, owner of property at 1183-1189 Congress Street (Corner of 42-46 Douglass 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 24'x40' addition at the above named location. This permit is not issuable under the Zoning Ordinance because this proposed addition would abut the front lot line instead of having a 15' setback as required by Section 602.8.C.3. and this proposed addition would abut the side line of the lot on the Douglass Street side instead of being set back 10' on the right-hand or easterly side as required by Section 602.8.C.2. of the Zoning Ordinance in the B-1 Business 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

78-A-34 - Anania's Inc. - 38 Berwick St. 04101
78-A-30 - David P. & Joan H. Cressey - 55 Edwards St. 04102
78-C-29 - Francis L. Jr. & Sandra Foss - 45 Douglass St. 04102
78-C-19 - John MacLean & Natalie C. - 49 Douglass St. 04102
189-A-13 - Joseph F. Duqas, Etal - 275 Mill Way; Barnstable Harbor, Ma. 02630

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEAL



GAIL 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 and Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 3, 1981 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 subject property as required by Ordinance.

Mr. Melville Corey, owner of property at 1183-1189 Congress Street (cor. 42-46 Douglass St) 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 24'x40' addition at the above named location. This permit is not issuable under the Zoning Ordinance because this proposed addition would have an 8 foot setback from the Congress Street front line at the corner of Douglass and Congress Streets instead of having a 15' setback as required by Section 602.8.C.3 and this proposed addition would abut the side line of the lot on the Douglass Street side instead of being set back 10' on the right hand or easterly side as required by Section 602.8.C.2 of the Zoning Ordinance in the B-1 Business 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

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

3RD HEARING

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant MELVILLE COREY
- B. Property Location 1183-1189 CONGRESS ST. cor 42-46 DOUGLASS
- C. Applicant's Interest in Property:
☒ Owner
☐ Tenant
☐ Other
- D. Property Owner MELVILLE COREY
- E. Owner's Address 1183 - CONGRESS ST
- 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 RETAIL OF SPORTING GOODS
- I. Section(s) to Which Variance Related 602.8.C.3 & 602.8.C.2
- J. Reasons Why Permit Cannot be Issued ADDITION WOULD HAVE 8' SETBACK FROM - SEE 3RD HEARING FORMS.
- K. Requested Variance Would Permit RETAIL SPORTING GOODS STORE (ADDITION)
- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Mrs COREY

B. Those Opposing Variance

(Attachments, As Necessary)

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

PLOT PLANS

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 SHAPE OF LOT

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))

(4) Yes/Agreement with statement

() No/Disagreement with statement

Reasons INSTRUCTION IS AN IMPORTANT PART
OF BUSINESS.

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)

(4) Yes/Agreement with statement

() No/Disagreement with statement

Reasons IMPORTANT PART OF BUSINESS

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)

(4) Yes/Agreement with statement

() No/Disagreement with statement

Reasons ENGINEERS REPORT

V. Specific Relief Granted

After a public hearing held on 12/17/81, 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) _____

() 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

FOR

Paul D. Zayac Chairman
Jacqueline L. Lohman
Stephen J. Martin
Thomas J. Murphy

AGAINST

Michael West
Merrill A. Lott

3RD HEARING

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant MELVILLE COREY
- B. Property Location 1183-1189 CONGRESS ST. COR 42-46 DOUGLAS ST
- C. Applicant's Interest in Property:
☒ Owner
☐ Tenant
☐ Other
- D. Property Owner MELVILLE COREY
- E. Owner's Address 1183 - CONGRESS ST
- 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 RETAIL OF SPORTING GOODS
- I. Section(s) to Which Variance Related 602.8.C.3 & 602.8.C.2
- J. Reasons Why Permit Cannot be Issued ADDITION WOULD HAVE 8' SETBACK FROM - SEE 2ND HEARING FORMS.
- K. Requested Variance Would Permit RETAIL SPORTING GOODS STORE (ADDITION)
- L. Notice Sent to _____ Adjacent Property Owners

3RD HEARING

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant MELVILLE COREY
B. Property Location 1183-1189 CONGRESS ST. COR 42-46 DOUGLASS ST

C. Applicant's Interest in Property:

☒ Owner
☐ Tenant
☐ Other

D. Property Owner MELVILLE COREY

E. Owner's Address 1183 - CONGRESS ST

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 RETAIL OF SPORTING GOODS

I. Section(s) to Which Variance Related 602.8.C.3 & 602.8.C.2

J. Reasons Why Permit Cannot be Issued ADDITION WOULD HAVE 8' SETBACK
FROM - SEE 2ND HEARING FORMS.

K. Requested Variance Would Permit RETAIL SPORTING GOODS
STORE (ADDITION)

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Mrs COREY

B. Those Opposing Variance

(Attachments, As Necessary)

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

PLOT PLANS,

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 SHAPE OF LOT

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 INSTRUCTION IS AN IMPORTANT PART
OF BUSINESS

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 IMPORTANT PART OF BUSINESS

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 ENGINEERS REPORT

V. Specific Relief Granted

After a public hearing held on 12/17/81, 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) _____

() 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

FOR

Paul D. Zayac Chairman
Jacqueline Ladd
Eugene J. Martin
Thomas J. Murphy

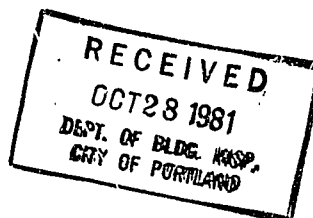
AGAINST

Michael E. Westford
Merrill A. Kotz

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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

Melville Corey, owner of property at 1183 Congress St.
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:



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.

Melville Corey
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.

M.P. Associates
1183 Congress Street
Portland, Maine 04101
October 26, 1981

Board of Appeals
City Hall
Portland, Maine

Dear Board Member:

I am requesting a variance to build an addition at 1183 Congress Street which will house an in-ground pool to be used to demonstrate and teach the use of scuba equipment. This addition is vital to the future success of the business. This structure cannot be built unless we can get a variance of the building code which requires a minimum of 10 feet from the sidewalk to the lot line. This location is the only available space on the lot.

Due to the lack of space, it is vital that the building be set as close to the sidewalk as possible. The sidewalks are a minimum of 10 feet in width around the proposed structure. The lot is irregular but due to the flexibility of granite, we can take advantage of all the available space.

This parcel of land is located on the south side of the lot. The location is vital because the structure will be heated with solar heat. Due to the cost of oil, it would be too expensive to heat any other way. We can only use solar heat if the building has a southern exposure.

The property in the area will be affected only in the affirmative. The structure is designed to be esthetically pleasing and would be an example of energy efficiency. It will be a plus to the area in general.

The vision of cars coming from Douglass Street to Congress Street will not be impaired due to the size of the sidewalk and the widening of Congress Street at this intersection. The addition can only be seen if you are going out Congress Street toward the airport. There are no buildings across Congress and Douglass Streets that would be considered neighbors.

Sincerely yours,

Melville A. Corey

Melville A. Corey

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Gail D. Zayac
Chairman

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 and Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 17, 1981 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 subject property as required by Ordinance.

Mr. Melville Corey, owner of property at 1183-1189 Congress Street (Corner of 42-46 Douglass 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 24'x40' addition at the above named location. This permit is not issuable under the Zoning Ordinance because this proposed addition would abut the front lot line instead of having a 15' setback as required by Section 602.8.C.3. and this proposed addition would abut the side line of the lot on the Douglass Street side instead of being set back 10' on the right-hand or easterly side as required by Section 602.8.C.2. of the Zoning Ordinance in the B-1 Business 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



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Gail D. Zayac
Chairman

Michael E. Westort
Secretary

Jacqueline Cohen
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Mr. Melville Corey, owner of property at 1183-1189 Congress Street (Corner of 42-46 Douglass 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 24'x40' addition at the above named location. This permit is not issuable under the Zoning Ordinance because this proposed addition would abut the front lot line instead of having a 15' setback as required by Section 602.8.2.3. and this proposed addition would abut the side line of the lot on the Douglass Street side instead of being set back 10' on the right-hand or easterly side as required by Section 602.8.C.2. of the Zoning Ordinance in the B-1 Business 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

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THE CITY OF PORTLAND, MAINE
OFFICE OF THE CITY CLERK

GAIL D. [unclear]
Secretary

JACQUELINE [unclear]
TIMOTHY E. FORTY
EUGENE S. [unclear]
MERRILL S. [unclear]
MICHAEL C. WESTORT

1183-1189 Congress St. (Corner of 42-46 Douglass St.)

October 26, 1981

Mr. Melville Corey
M & P Associates
1183 Congress Street
Portland, Maine 04102

cc: Joe Cooper, Constr.
170 Puritan Drive
Westbrook, Maine 04092

Dear Mr. Corey:

Building permit and Certificate of Occupancy to construct a 24' x 40' addition at the above address are not issuable under the Zoning Ordinance for the following reasons:

1. This proposed addition would abut the front lot line instead of having a 15 foot setback as required by Section 602.8.C.3. of the City Zoning Ordinance.
2. This proposed addition would abut the side line of the lot on the Douglass Street side instead of being set back 10 feet on the right-hand or easterly side as required by Section 602.8.C.2. of the Zoning Ordinance. B-1 Business 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 that are available here. A fee of \$25.00 for a Space and Bulk Appeal shall be paid at the office at the time the appeal is filed. If fee has been paid on appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/jmr

Applicant: *Michael B. & M. Panosidis*
Address: *1123 Congress St*
Assessors No.: *78-A-31*
Date: *Oct 12 1981*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *E 1 Business*
Interior or corner lot - *Corner lot Congress & Douglass Sts.*
40 ft. setback area (Section 21) - *NA*
Use - *retail of sporting goods*
Sewage Disposal - *J.K.*
Rear Yards - *26' if abuts R.R. Zone*
602.802 Side Yards - *10' - if abuts a street*
602.803 Front Yards - *15'*
Projections -
Height - *2 story - Principal structure (One-story addition)*
Approx. 960 sq ft Floor Area
Lot Area - *6233 sq ft*
Building Area - *?*
Area per Family - *3,000 sq ft*
Width of Lot - *70'*
Lot Frontage - *89' on Congress; 84' on Douglass*
Off-street Parking - *O.K.*
Loading Bays - *NA*

Site Plan -
Shoreland Zoning -
Flood Plains -

1183-1189 Congress St.

December 8, 1961

Mr. Melville Corey
M & P Associates
1183 Congress St.
Portland, Me. 04102

c.c. Joe Cooper, Constr.
170 Puritan Drive
Westbrook, Me. 04092

Dear Mr. Corey:

At the December 3rd meeting, the Board of Appeals voted to table your Space and Bulk Variance application until the next meeting on Thursday Afternoon, December 17, 1961 at 2 p.m. in Room 209, City Hall, Portland, Maine due to a split vote of 3 to 3.

Sincerely,

Warren J. Turner
Zoning Specialist

c.c. Sam Hoffsen

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner - Building Inspection Services DATE: 11-24-81
FROM: William J. Bray - Traffic Engineer *WJ Bray*
SUBJECT: APPEAL - MELVILLE COREY - 1183 CONGRESS STREET

The revised site plan for the subject location meets all of my concerns regarding site distance. This assumes the building is constructed in accordance with my instructions to Mr. Corey. The revised sketch does conform to my verbal instructions to Mr. Corey.

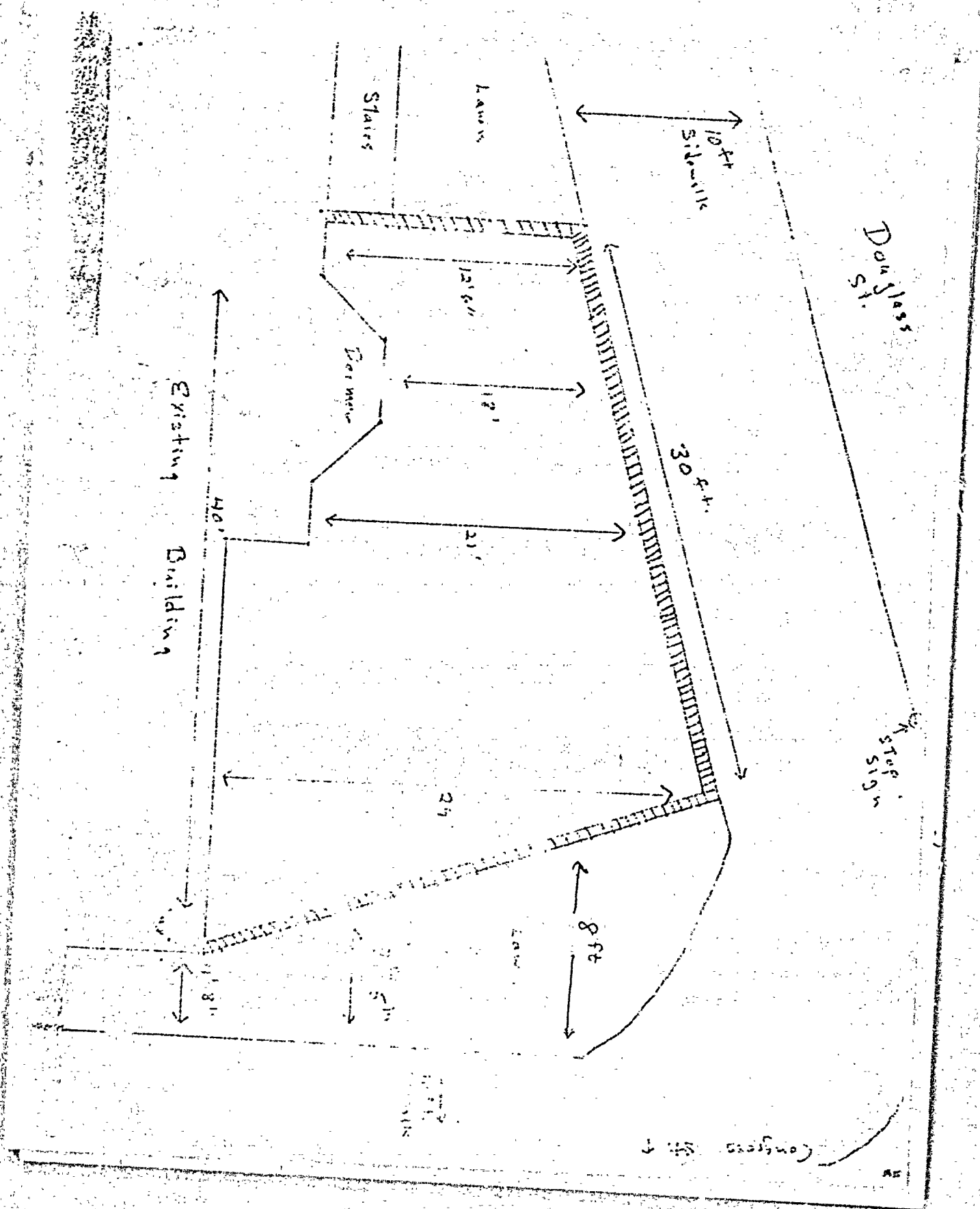
WJB/d

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner - Building Inspection Services
FROM: William J. Bray - Traffic Engineer *WJBray* DATE: 11-24-81
SUBJECT: APPEAL - MELVILLE CORRY - 1183 CONGRESS STREET

The revised site plan for the subject location meets all of my concern, regarding site distance. This assumes the building is constructed in accordance with my instructions to Mr. Corey. The revised sketch does conform to my verbal instructions to Mr. Corey.

WJB/d



1ST HEARING

CITY OF PORTLAND, MAINE
BOARD OF APPEALS
SPACE AND BULK VARIANCE APPEAL

- I. Findings of Fact
- A. Applicant Mr. Melville Corey
- B. Property Location 1183-1189 Congress St. Cor. 42-46 Douglass St.
- C. Applicant's Interest in Property.
☒ Owner Melville Cory
☐ Tenant
☐ Other
- D. Property Owner Mr. Melville Corey
- E. Owner's Address 1183 Congress Street, Portland, Maine 04102
- 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 retail of sporting goods
- I. Section(s) to Which Variance Related 602.B.C.3. & 602.B.C.2
- J. Reasons Why Permit Cannot be Issued Add. would abut front lot line instead of having a 15' setback as required by Zon. Ord. & This proposed add. would abut the side line of lot on the Douglass St. side instead of being set back 10' on right hand easterly side as required by Zoning Ord.
- K. Requested Variance Would Permit construction of a 24'x40' addition at the above address.

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

(Attachments, as Necessary)

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

site plans - letter from W. Gray, Traffic Engineer

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 irregular shape & proximity to the street
unobscured

- 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 we is comfortable with his business

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 11/12/87, 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) _____

() 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

_____Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Melville Corey
- B. Property Location 1183-1189 Congress St. cor. 42-46 Douglass St.
- C. Applicant's Interest in Property:
☒ Owner
☐ Tenant
☐ Other _____
- D. Property Owner Melville Corey
- E. Owner's Address 1183-Congress St.
- 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-3a I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property Retail of sporting goods
- I. Section(s) to Which Variance Related 602.8.C.3 & 602.8.C.2
- J. Reasons Why Permit Cannot be Issued addition would have 8' setback from Congress St. front line at cor. of Douglass & Congress Sts. instead of 15' setback required by Sec.602.8.C.3. Proposed addition would abut side line of lot on Douglass St. side instead of being set back 10' on right hand or easterly side
- K. Requested Variance Would Permit retail sporting goods store (addition)

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

MRS COREY

B. Those Opposing Variance

(Attachments, As Necessary)

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

TRAFFIC ENGINEER OPINION

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 SHAPE OF THE LOT

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 USE IS COMPATIBLE WITH HIS
BUSINESS

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 NO REASONS AGAINST PUBLIC SAFETY

V. Specific Relief Granted

After a public hearing held on 12/3/81, 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) _____

() 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

For Paul D. Tapp Chairman
Eugene J. Martin
Thomas Murphy
Against Con Michael E. Wentworth
Marcell L. Hitts
Irving E. Hales

NO ACTION TAKEN 3 TO 3 VOTE

Tabled to Dec. 17th agenda

1183-1189 Congress St.

December 8, 1981

Mr. Melville Corey
M & P Associates
1183 Congress St.
Portland, Me. 04102

c.c. Joe Cooper, Constr.
170 Puritan Drive
Westbrook, Me. 04092

Dear Mr. Corey:

At the December 3rd meeting, the Board of appeals voted to table your Space and Bulk Variance application until the next meeting on Thursday afternoon at 2:00 p.m. in Room 209, City Hall, Portland, Maine due to a split vote of 3 to 3.

Sincerely,

Warren J. Turner
Zoning Specialist

c.c. Sam Hoffses

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner - Building Inspection Services
FROM: William J. Bray - Traffic Engineer *WJ Bray*
SUBJECT: APPEAL - MELVILLE COREY - 1183 CONGRESS STREET

DATE: 11-24-81

The revised site plan for the subject location meets all of my concerns regarding site distance. This assumes the building is constructed in accordance with my instructions to Mr. Corey. The revised sketch does conform to verbal instructions to Mr. Corey.

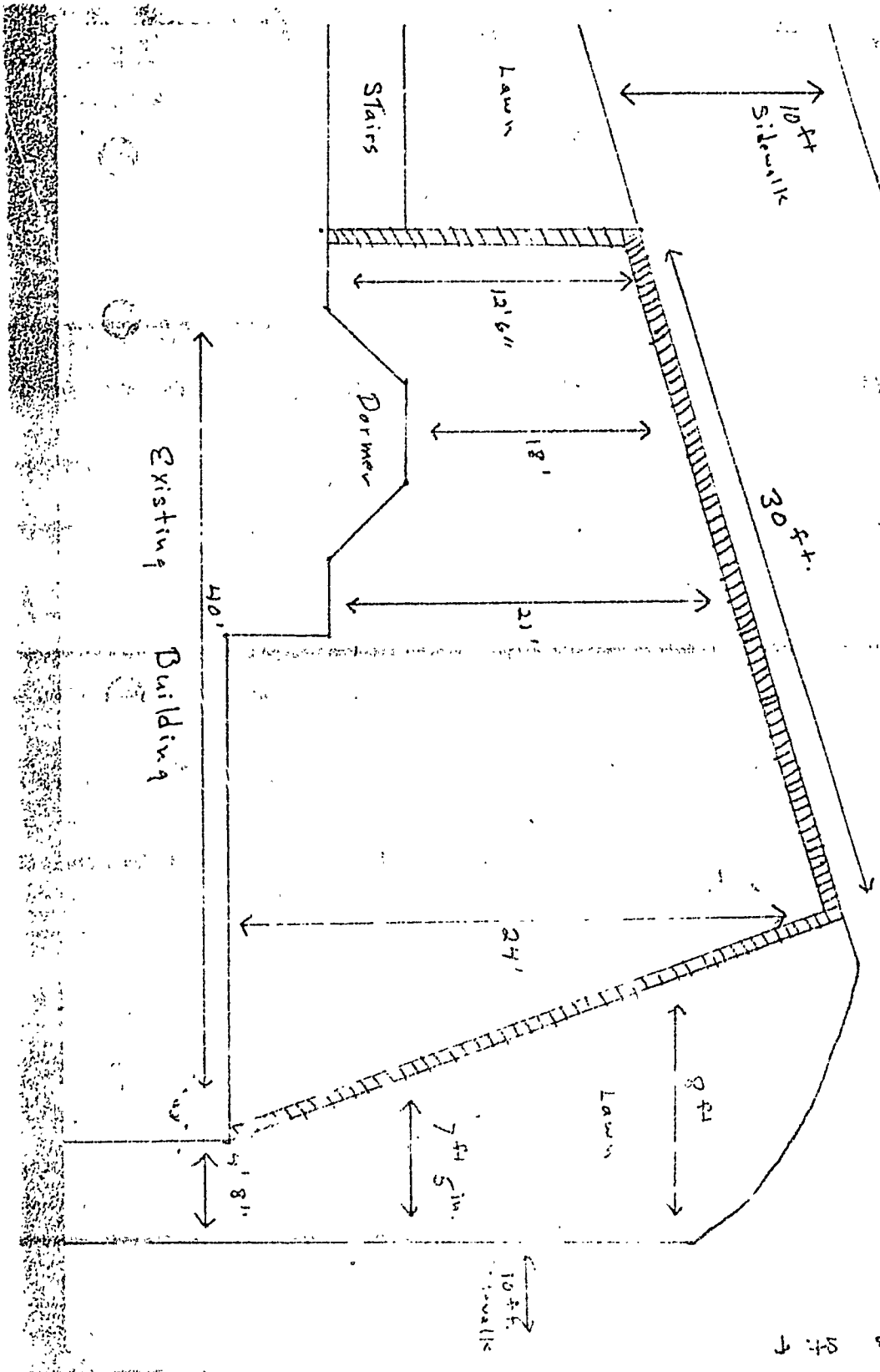
WJB/d

Douglas St.

Stop Sign

Congress St.

RECEIVED
NOV 13 1981
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



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

1183-1189 Congress St.

December 18, 1981

Mr. & Mrs. Melville Corey
M & P Associates
1183 Congress St.
Portland, Me. 04102

Dear Mr. & Mrs. Corey:

At the Board of Appeals meeting on December 17th, the Board voted by a vote of 4 to 2 to approve the setback variances for the glass enclosed addition to your building. These setbacks are shown in the revised site plan (with 8 ft. setback at the corner of Douglass Street) which was approved by the City's Traffic Engineer, William Bray, on November 24, 1981. A copy of this plan is enclosed.

Upon receipt of the application fee, a building permit can now be issued for this construction project.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Specialist

C.C. P.S. Hoffses
Chief of Inspection Services

WJT:k

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William I. Bray, Traffic Engineer

DATE: 11-13-81

FROM: Warren J. Turner, Building & Inspection Services, Planning & Urban Development

SUBJECT: Appeal - Melville Corey - 1183 Congress Street

The attached revised site plan for an addition ^{of} to a one-story glass-enclosed pool (solar heated) has been submitted to the Board of Appeals by Mr. Corey. He indicated that this revised plan now meets your site distance concerns. The Zoning Ordinance requires a 10 ft. setback on side streets. The Board of Appeals has tabled their action on this matter until December 3rd. Please advise the Board through Building Inspection Division of your comments regarding this revised plan prior to November 20th, if possible, for inclusion of your comments with the December 3rd agenda.

WJT/jmr

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

1183-1189 Congress St. (Corner of 42-46 Douglass St.)

October 26, 1981

Mr. Melville Corey
M & P Associates
1183 Congress Street
Portland, Maine 04102

cc: Joe Cooper, Constr.
170 Puritan Drive
Westbrook, Maine 04092

Dear Mr. Corey:

Building permit and Certificate of Occupancy to construct a 24' x 40' addition at the above address are not issuable under the Zoning Ordinance for the following reasons:

1. This proposed addition would abut the front lot line instead of having a 15 foot setback as required by Section 602.8.C.3. of the City Zoning Ordinance.
2. This proposed addition would abut the side line of the lot on the Douglass Street side instead of being set back 10 feet on the right-hand or easterly side as required by Section 602.8.C.2. of the Zoning Ordinance. B-1 Business 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 that are available here. A fee of \$25.00 for a Space and Bulk Appeal shall be paid at the 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.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/jmr

March 30, 1979

Melville Corey
999 Congress Street
Portland, Maine

Re: 1183 Congress Street

This letter is to confirm occupancy for the first floor business area only.

Please be sure to notify this office before any living space is occupied.

Very truly yours,

Marge Schmuckal
Building Inspector

MS/t

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Mr. Melville Corey

DATE: 1/8/79

FROM: Fire Prevention Bureau

SUBJECT: 1183 Congress St.

(change from 3 family to one family and store)

Approval

is hereby given for a building permit

from this Department subject to the following requirements/reasons:

- 1) The living area shall have at least two separate and remote exits, neither of which shall lead through the retail area.
- 2) The living area shall have a single station smoke detector hard wired to the house current.
- 3) All vertical openings shall be enclosed with partitions and doors having a fire rating of at least one hour. The fire doors shall be equip with self-closers.
- 4) Any storage areas in the retail area shall be enclosed with partitions and doors having a fire rating of at least one hour. The fire doors shall be equip with self-closers.

James P. Collins
Lt. James P. Collins
Fire Prevention Bureau

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

TOWN/CITY CODE 015173 LPI NUMBER 00153 DATE ISSUED 1/1/79
THE TOWN/CITY OF Portland IC
Installer's Name C. N. L. B. Last Name First Middle Initial F I M I
Owner's Name
Address 1183 Congress St. St./Lot Number Street, Road Name Subdivision
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

TOWN'S COPY

Signature of LPI *[Signature]*
Date Inspected 1/14/79

INTERNAL PLUMBING PERMIT

Town/City Code 015173 LPI Number 00153 Date Issued 1/1/79
THE TOWN/CITY OF Portland IP
Address of Where Plumbing Is Done 1183 Congress St. St./Lot Number Street, Road Name Subdivision
Name of Owner C. N. L. B. Last Name First Middle Initial F I M I Mailing Address Zip Code
Type of Construction 1 New 2 Remodeling 3 Addition 4 Remodeling & Addition 5 Replacement of Hot Water Heater 6 Hook-up of Mobile Home 7 Hook-up of Modular Home 8 Other (Specify)
Plumbing To Serve 1 Single (Res) 2 Multi-Fam/Res 3 Mobile Home 4 Modular Home 5 Commercial 6 School 7 Other (Specify)
Number of Fixtures or Hook-Ups Sink(s) Toilet(s) Bath(s) Lavatory(s) Shower(s) Urinal(s) Clothes Washer(s) Dish Washer(s) Hot Water Heater(s) Floor Drain(s) Hook Up(s)

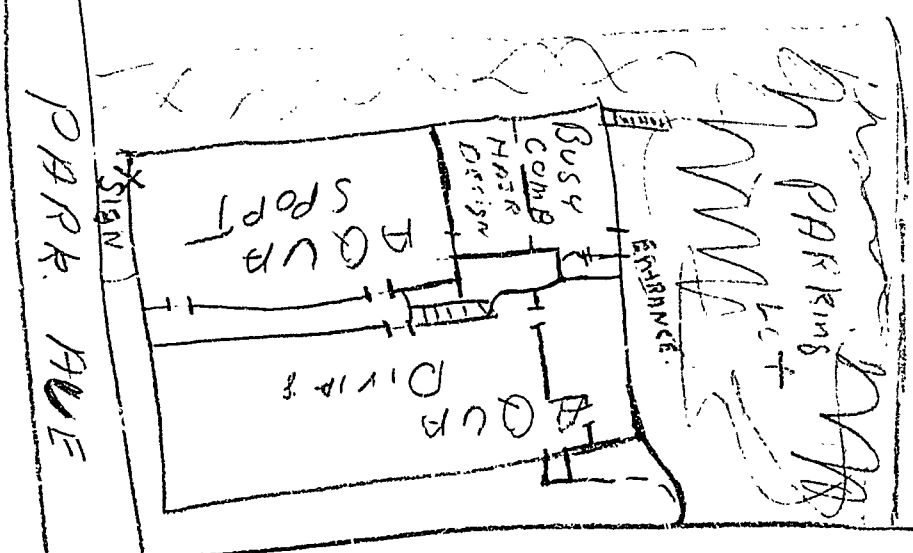
TOWN'S COPY

IMPORTANT: Note the following conditions:
1. This Permit is non transferable to another person or party.
2. If construction has not started within 6 months from the date of issue, this Permit becomes invalid.
Dept. of Human Services
Div. of Health Engineering

Fixture Fee
Hook Up Fee
Total Fee
If Double Fee Check Box

Signature of LPI

HHE-211 Rev 7/80



Sign Made on By Bolt's
 and on STAND sign mount,
 BEHIND OVER HANGER.

BUSY COMB
 HAIR DESIGN
 BY RUB4
 1183 Congress

RECEIVED
 AUG 13 1980
 DEPT. OF ALDG. INSP.
 CITY OF PORTLAND



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-1 PORTLAND, MAINE, Aug. 13, 1980

PERMIT ISSUED

AUG 15 1980

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 118 1/2 Congress St. Fire District #1 ☐ #2 ☐
1. Owner name and address Mel Corey - same Telephone
2. Service to be performed Hayden Boullie Jr. - 83 Landofnod Rd. Telephone 892-5181
3. Contractor name and address Wincham, Inc. Telephone
4. 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
Estimated contractual cost \$ Fee \$ 15.00

FIELD INSPECTOR- Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 Change of use of section of 1st floor
Garage rear of diving sales to beauty shop
Masonry Bldg. no structural changes.
Metal Bldg. also to erect sign 3 ft. square
Alterations on front of bldg.
Demolitions Stamp of Special Conditions
Change of Use
Other

Mail to Aqua Diving at above address.

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 ☐ 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?

APPROVALS 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?

Signature of Applicant Hayden Boullie Jr. Phone #
Type Name of above Hayden Boullie Jr. 1 ☐ 2 ☒ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

11-18-90 Completed - No calls

Permit No. 80/626
Location 1183 Leguinae St.
Owner M. L. L. L.
Date of permit 8-13-80
Approved 8-15-80
Shop

A



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date August 8, 19 80
Receipt and Permit number A 51584

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1183 Congress St.

OWNER'S NAME: Aqua Diving ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of) Incandescent _____ Fluorescent <u>x</u> (not strip) TOTAL <u>1-10</u>	<u>3.00</u>
Strip Fluorescent _____ ft.	
SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of) Ranges _____ Water Heaters _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans _____ Others (denote) _____ TOTAL _____	
MISCELLANEOUS: (number of) Branch Panels _____ Transformers _____ Air Conditioners Central Unit _____ Separate Units (windows) _____ Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____ Swimming Pools Above Ground _____ In Ground _____ Fire/Burglar Alarms Residential _____ Commercial _____ Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____ Circus, Fairs, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	<u>3.00</u>

INSPECTION:

Will be ready on _____, 19 ____; or Will Call xx
CONTRACTOR'S NAME: Dennis Electric
ADDRESS: 5 Longfellow Drive Cape Elizabeth
TEL.: 799-5218
MASTER LICENSE NO.: 3910 SIGNATURE OF CONTRACTOR: [Signature]
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

Permit Number 51584

Location 1183 Conroy St.

Owner Agnes D. H. S.

Date of Permit: 8-8-82

Final Inspection 8-11-82

Inspector *T. J. [Signature]*

10/1/77

Small Application Register Page No. 62

4

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Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

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Age Group	Percentage of Respondents
18-29	65
30-49	75
50-69	80
70+	85

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

3

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in 8-11-80 by Lidley

PROGRESS INSPECTIONS:

CODE
COMPLIANCE
COMPLETED

DATE 8-11-80

DATE: _____

REMARK 2.

Sign Permit
1185 Congress St.
7724200

Bailey Sign
Portland

Acva
Sports

3ft Red & white

3ft
6in

overhang

3 ft.

15 ft.

6 ft.

sidewalk 8 ft

REPLACES AN EXISTING SIGN

RECEIVED
APR - 8 1980
DEPT. OF BLDG. INSP
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00 163

APR 8 1980

ZONING LOCATION

PORTLAND, MAINE, April 8, 1980

Y 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 . 1185 Congress Street Fire District #1 ☐, #2 ☐
1. Owner's name and address . Mel Corey - same Telephone 772-4200
2. Lessee's name and address Telephone
3. Contractor's name and address . Bailey Sign - Thompson Point Telephone 774-2843
4. Architect Specifications Plans No. of sheets
Proposed use of building . retail of sport No. families
Last use . dwelling No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated construction cost \$ Fee \$ 11.20

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To erect sign 3 x 6 x 3 to be on
front of building as per plans. 1
sheet of plans. Stamp of Special Conditions
REPLACES AN EXISTING SIGN

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 ☒ 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?
Is sight 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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: O.R. 11.6.12. 4/8/80

BUILDING CODE:

Will there be in charge of the above work a person competent
to see that the State and City requirements pertaining thereto
are observed?

Fire Dept.:

Health Dept.:

Others:


Signature of Applicant . Bailey Sign Mac Phone # same

Type Name of above . Bailey Sign 1 ☐ 2 ☐ 3 ☒ 4 ☐

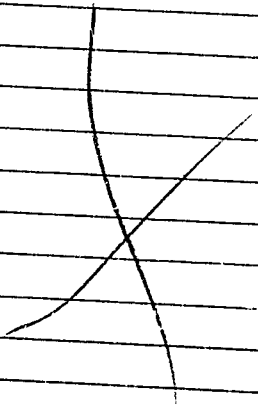
Other
and Address

FIELD INSPECTOR'S COPY

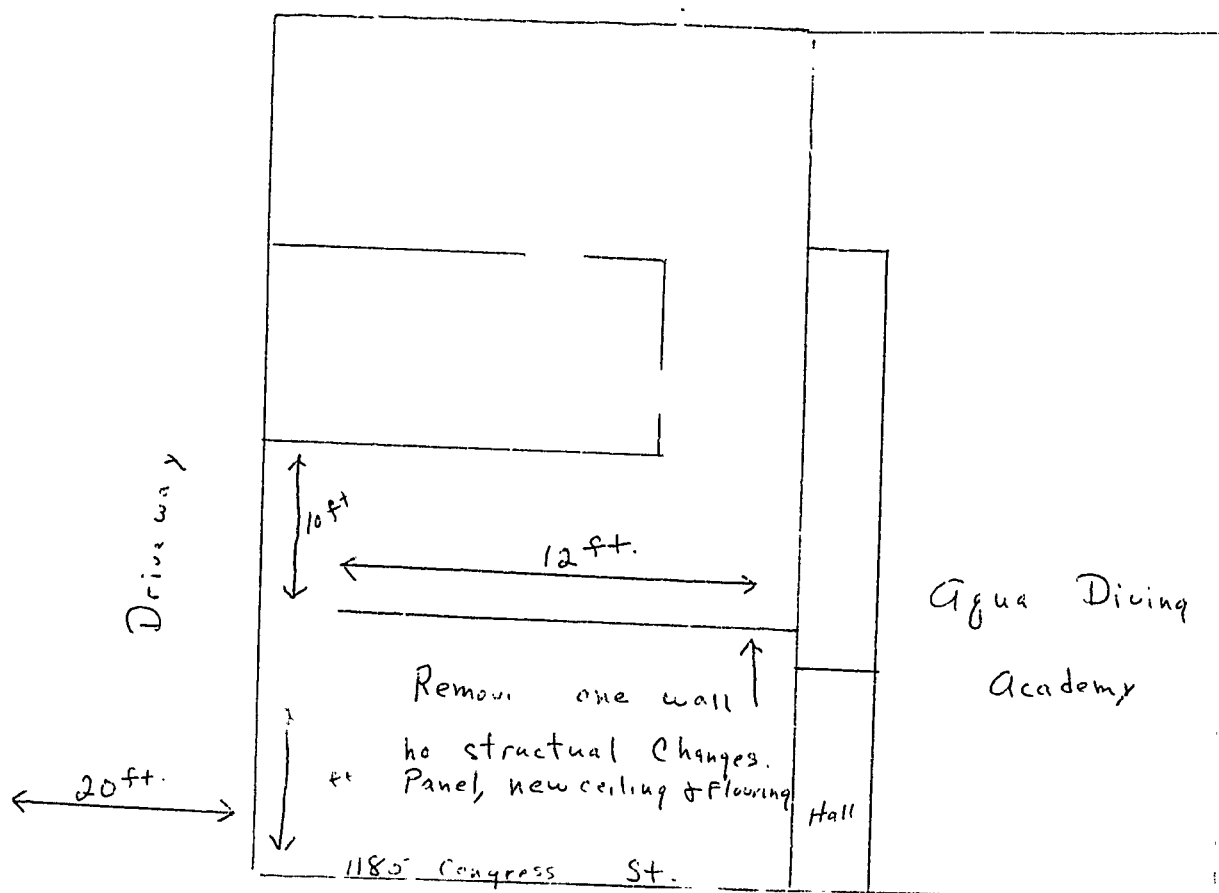
NOTES

4-9-80 Sign is up - talked to Bailey
Signs yesterday on it - 

Permit No. 80/163
Location 1185 (Gauguin) St.
Owner Mel L. Bell
Date of permit 4-8-80
Approved 4-8-80 existing sign

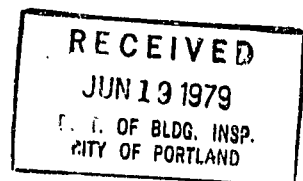


Parking



Sidewalk

Congress St.





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000484

ZONING LOCATION B-1

PORTLAND, MAINE, June 19, 1979

PERMIT ISSUED

JUN 20 1979

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 1185 Congress Street Fire District #1 ☐ #2 ☐
1. Owner's name and address Mel Corey 1183 Congress St. Telephone 772-4200
2. Lessee's name and address Gregory Brooks 240 Harvard St. Telephone 797-7069
3. Contractor's name and address Apt. # 12
4. Architect Specifications Plans No. of sheets
Proposed use of building Pool Supplies No. families
Last use Apartment No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 500.00 Fee \$ 10.50

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451
Ext. 234

Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Change of use from apartment to
pool supplies, retail with alterations
as per plans Stamp of Special Conditions
1 sheet of plans.

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 ☐ 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
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Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging every floor and flat roof span over 8 feet.
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IF A GARAGE

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

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER
ZONING: 6/11/79
BUILDING CODE: 6/11/79
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?

Signature of Applicant

Gregory Brooks

Phone # same

Type Name of above

Gregory Brooks

1 ☐ 2 ☒ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY