

3170

that the appeal of the Deering Heirs, 31-37 Bedford Street, including lots 38, 39, 40, 45 and 46, from the decision of the Inspector of Buildings be sustained and that a building permit be granted said Deering Heirs as prayed for in their original appeal, subject to full compliance with all terms of the Building Code.

37/70

August 2, 1937

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal of the Deering Heirs, relating to the use of a proposed garage at 51-57 Bedford Street, including Lots 38, 39, 40, 45 and 46, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardships and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be sustained and that the permit be granted subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

..... PUBLIC HEARING ON THE APPEAL OF THE DEERING HEIRS AT 31-37 BEDFORD STREET
INC. LOTS 38, 39, 40, 45 and 46

37/70

July 30, 1957

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Leighton, Ward and Eskilson, the Corporation Counsel and the Inspector of Buildings.

Mr. Wilfred Chapman, attorney, and two officials of the International Harvester Co. appeared to explain the appeal which was really in connection with the petition by the Deering Heirs granted May 3, 1937.

The Inspector of Buildings explained that the petition did not give the right to repair and service automobiles in that part of the building located in an Apartment House Zone or the right to store more than one commercial vehicle. It appears that the business of the International Harvester Co. would require that they repair and service automobiles and that they store an unlimited number of commercial vehicles in connection with their business.

Warren McDonald



City of Portland, Maine

Commit 37/40
at
Petition granted
5/3/37
W.M.P.

Petition to the City Council to Permit

A Commercial & Repair Garage

On the Property at 51-37 Bedford Street (Inc. Lots 38, 39, 40,
45, 46)

April 17, 19 37

To the City Council

Your petitioner, Deering Heira
are who is the owners of property at 51-37 Bedford Street
respectfully petitions the City Council of the City of Portland to permit
on this property, a commercial & repair garage, such use being otherwise
excluded, the property being located in a Limited Business and Apartment House Zones

Attached hereto are the written consents to this proposed use of the
owners of seventy-five per cent of the frontage set forth in Section 10,
Paragraph f of the Zoning Ordinance.

37/40
PUBLIC HEARING ON THE PETITION AND APPEAL OF THE DEERING HEIRS AT 31-37 BEDFORD ST.

April 30, 1937

A public hearing on the above petition and appeal held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Leighton, Ward and Eskilson, Corporation Counsel Payson and the Inspector of Buildings.

George F. Noyes, attorney, appeared in support of both petition and appeal and there was present also Mr. Magoon of the International Harvester Corporation who said that they contemplated a one story brick building about 100 feet by 200 feet to cost between 50,000 dollars and 65,000 dollars.

There were no opponents present.

Warren McDonald

37/40

May 3, 1937

To the City Council:

The Committee on Zoning and Building Ordinance Appeals to which was referred the petition of the Deering Heirs, under the Zoning Ordinance, for permission to construct, establish and maintain a commercial and repair garage at 31-37 Bedford Street, including lots numbered 38, 39, 40, 45 and 46, reports as follows:

The Commissioner of Public Works reports that there are on file with the City Clerk the written consents to this proposed establishment of the owners of surrounding property required by Section 10, Paragraph f of the Zoning Ordinance.

It is the belief of this committee that this establishment may be permitted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the petition be granted, subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

_____ Chairman

37/40

Appeal and
Petition
31-37 Bedford
Deering Heirs

May 5, 1937

Deering Heirs,
445 Congress St., Room 603,
Portland, Me.

Gentlemen:

On May 3, 1937, the City Council voted to grant your petition and the Municipal Officers voted to sustain your appeal pertaining to the construction and use of a proposed garage at 31-37 Bedford Street, subject to full compliance with all terms of the Building Code.

This department will be pleased to receive your application for the permit and to examine plans of the proposed building in the light of Building Code requirements, at your convenience.

Very truly yours,

W. A. [Signature]
Inspector of Buildings.

37/40

April 26, 1937

Dearing Heirs,
443 Congress St.
Portland, Maine

Attention George F. Noyes

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the City Council will hold a public hearing at the Council Chamber, City Hall on Friday, April 30, 1937 at 11:00 o'clock in the forenoon upon your petition with relation to the construction and establishment of a commercial and repair garage at 31e37 Bedford Street.

Please be represented at this hearing in support of your petition.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adam C. Wighton, Chairman

IN THE CITY COUNCIL

That the petition of the Deering Heitsseeking a permit to construct, establish and maintain a commercial garage at 51-57 Bedford Street, including lots numbered 38, 39, 40, 45 and 56, be granted, subject to full compliance with all terms of the Building Code.

3743

CITY OF PORTLAND, MAINE
CITY COUNCIL
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

April 20, 1937.

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the City Council will hold a public hearing at the City Council Chamber, City Hall on Friday, April 30, 1937 at 11:00 o'clock in the forenoon upon the petition of the Deering Heirs seeking a special permit to construct and use a one story building for a commercial and repair garage at 21-37 Bedford Street.

The Inspector of Buildings was unable to issue a permit for this building because such a use of buildings or premises is not permissible under the Zoning Ordinance in the Apartment House Zone where the property is located, except by special permit of the City Council.

The petitioner has supplied the written consents to this establishment of the owners of certain neighboring property frontage.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adam P. Leighton, Chairman

May 3, 1937

That the appeal of the Dearing Heirs, pertaining to the right to repair motor vehicles incident to the expansion of a proposed commercial garage in the Apartment House Zone at 31-37 Bedford Street, including lots numbered 38, 39, 40, 45 and 46, be sustained as prayed for in the original appeal, and that the building permit, including this right, be granted to the said Dearing Heirs, subject to full compliance with all terms of the Building Code.

87/39

May 3, 1957

To the Municipal Officers

The Committee on Zoning and Building Ordinance Appeals
to which was referred the appeal under the Zoning Ordinance of the
Planning Board, seeking the right to regulate motor vehicles incident
to the curbside of a proposed commercial garage at 31-37 Bedford
Street, including lots numbered 33, 35, 37, 41, 43, and 45, a part of
the property at least being located in an Apartment House Zone, reports as follows:

It is the belief of this committee that failure to grant
this right involves unnecessary hardships and that equitable relief
may be granted in this specific case without substantially disrupting
the public interest and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be sustained
and that the permit be granted, subject to full compliance with all
terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS



City of Portland, Maine

Sustained 5/2/37
ms
37/39

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Deering Heirs
at 31-37 Bedford St. (Inc. Lots 38, 39, 40,
45, 46)

April 17, 19 37

To the Municipal Officers:

Your appellant, Deering Heirs
who are the owners of property at 31-37 Bedford Street
respectfully petitions the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c,
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct and
use a building on these premises for the repair of motor vehicles on the
ground that such a use is not ordinarily permissible in that part of the
building is proposed to be located in an Apartment House Zone.

The reasons for the appeal are as follows: It is proposed to use this
building for the sale of motor vehicles and for servicing and repairing
motor vehicles in connection with the business. To conduct the business
of selling motor vehicles without accompanying facilities for servicing
and repairing them would not be feasible.

Godwin W. Munkell
Mattapan, Mass

Deering Heirs

status returned "Not Found"

(COPY)

31/57



City of Portland, Maine

Petition to the City Council to permit

A garage for storage in connection with a
wholesale mercantile establishment (8 or more
delivery trucks.)

On the Property at 35-37 Bedford Street

August 11, 1931

To the City Council:

Your petitioner, General Rackette Company

who is the owner of property at 35-37 Bedford Street
respectfully petitions the City Council of the City of Portland to permit on this
property, a garage for storage, such use being otherwise excluded, the
property being located in a Limited Business Zone.

Attached here are the written consents to this proposed use of the owners
of seventy-five per cent of the frontage set forth in Section 10, Paragraph F of
the Zoning Ordinance.

GENERAL RACKETTE COMPANY

By

3/50

August 21, 1931

To the City Council:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the petition of the General Rackette Company with relation to the establishment of a garage in connection with a proposed mercantile building at 53-37 Bedford Street, reports as follows:

A public hearing has been held upon this petition at which no opponents appeared.

The Commissioner of Public Works reports that the written consents to this garage of the owners of neighboring property frontage required by Section 10, Paragraph f of the Zoning Ordinance have been filed with the City Clerk.

Recommended that the petition be granted subject to full compliance with the terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS,

Chairman.

(COPY)



City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by General Rackette Co. at 33-37 Bedford Street

August 11, 1931

To the Municipal Officers:

Your appellant, General Rackette Company
who is the **OWNER** of property at 33-37 Bedford Street
respectfully petitions the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to erect a
one story building 110' deep and varying in width from 48' to 60' for the
establishment of a wholesale mercantile business on the ground that a whole-
sale business is a non-conforming use in the Limited Business Zone where the
property is located.

The reasons for the appeal are as follows: The general development in
the vicinity is along the lines of general business being two or three large
general garages in the same zone in this vicinity. A part of the same build-
ing is to be used for storage of delivery trucks in connection with the whole-
sale establishment. This part of the use of the building is covered under a
separate petition filed at the same time as this appeal.

GENERAL RACKETTE COMPANY

By

31/52

Sustained 8/24/31

3/56

PUBLIC HEARING ON THE APPEAL AND PETITION OF THE GENERAL RACKETTE
COMPANY AT 35-39 BEDFORD STREET.

August 19, 1931

A public hearing on the above appeal and petition was held before
the Committee on Zoning and Building Ordinance Appeals today. Present for
the City were Councillor Craig and the Inspector of Buildings.

W. W. Griffin and James F. Macy appeared in support of the appeal
and petition. No opponents appeared.

INSPECTOR OF BUILDINGS.

August 21, 1931

To the Municipal Officers;

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of the General Rackette Company with relation to the construction of a proposed wholesale mercantile establishment at 33-37 Bedford Street, reports as follows:

A public hearing has been held upon this appeal at which no opponents appeared.

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

Recommended that the appeal be sustained and the permit granted subject to full compliance with the terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Chairman.

8/30

August 16, 1931

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the City Council will hold a public hearing at Room 35, City Hall, Wednesday, August 19, 1931 at twelve o'clock noon, Daylight Time, upon the combined petition and appeal of the General Packer Company with relation to the construction of a building at 33-37 Bedford Street.

A one story building 110' deep and varying in width from 48' to 60' for the establishment of a wholesale mercantile business and a garage in connection therewith is desired. The property is located in a Limited Business Zone where the establishment of a wholesale mercantile business and the storage of more than one commercial vehicle is not ordinarily permissible under the precise terms of the Zoning Ordinance.

A petition has been filed with the written consents of nearby property owners to cover the garage feature, and an appeal for a change in the decision of the Inspector of Buildings with relation to the wholesale mercantile establishment.

All persons interested either for or against this appeal and petition will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

ARTHUR E. CRAIG, Chairman

3/56

August 15, 1931

The General Racketts Company
C/o Mr. James F. Macy
121 Exchange Street
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing at Room 35, City Hall, Wednesday, August 19th, 1931 at 12:00 o'clock noon Daylight Time, upon your petition and appeal with relation to the construction of a wholesale establishment and garage at 33-37 Bedford Street.

You should be represented at this hearing in support of the petition and appeal as failure to be so represented will be considered equivalent to withdrawal of the appeal and so reported to the Board of Municipal Officers.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS,

ARTHUR E. CRAIG, Chairman

Floor numbers: _____
On center: _____
Span: _____

1st floor _____, 2nd _____, 3rd _____, 4th _____
1st floor _____, 2nd _____, 3rd _____, 4th _____

External walls } thickness { 1st story _____, 2nd story _____
Party walls } 1st story _____, 2nd story _____
Material of cornice? _____

If 1st or 2nd Class Building
If Apartment, Tenement or Lodging House

Dimensions of lot? _____
Descriptions of other buildings on lot? _____
Clear distance to rear lot line? _____, to one side lot line? _____, to other side lot line? _____

No. cars now accommodated on lot? _____
Other buildings on same lot? _____
Distance from nearest present building to proposed garage? _____
All parts of garage, including eaves, will be at least 2 ft. from all lot lines.
Garage will be at least _____ feet from nearest windows of adjoining property.
Will there be a heating plant within building? _____
If so, how protected? _____

If a Private Garage

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? _____
Plans filed as part of this application? _____
Estimated total cost \$ _____
Signature of owner or authorized representative? _____
No. sheets? _____
Fee? _____

DEPARTMENT OF BUILDINGS
CITY OF BOSTON, MASS.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person

Date

2/13/35

Location

29 Bedford St.

Made by

C. E. Dunton, 206 Boyle St.

Inquiry

What important points in plans for garage for interior of Washburn Bldg are at variance with Oldy Bldg?

Answer 1

See letter 7/9/35

2

3

Reply by

Hand



City of Portland, Maine

Appeal sustained

7/15/40

WMD

40/47

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by International Harvester at 31-37 Bedford Street
Co., Inc.

July 1, 19 40.

To the Municipal Officers:

Your appellant, International Harvester Co., Inc.

who is the owner of property at 31-37 Bedford Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 14, Paragraph d of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct a mercantile and repair garage one story high and about 100 feet by 200 feet on this property because such a use is not ordinarily allowable under the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: This appeal is practically for the purpose of extending action on a similar appeal for an identical proposition, filed by the Deering Hairs, former owners of the property and sustained by the Municipal Officers on August 2, 1937. It is the belief of the appellant corporation that the proposed use of the building will not be injurious, noxious or offensive to the neighborhood.

International Harvester Co., Inc.

Notice returned from
Gertrude H. Marshall, Matthews, Maine.

Appeal

July 16, 1943

International Harvester Co., Inc.
540 Deering Avenue,
Portland, Maine

Attention Mr. Tuck

Gentlemen:

On July 15, 1943 the Board of Municipal Officers voted to sustain your appeal under the Zoning Ordinance relating to the construction of a garage and the use the building and the land at 31-37 Bedford Street.

We shall be ready to examine your application, plans and specifications for the job whenever the information is ready.

Very truly yours,

Inspector of Buildings

MHC/M

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF INTERNATIONAL HARVESTER
CO., INC. AT 51-57 BEDFORD STREET

July 12, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson and Ward and Mr. Sears representing Mr. McDonald, Inspector of Buildings.

Allen Peterson of Chicago, T. E. Jenkins of Boston and W. J. Tuck of Portland all appeared in support of the appeal representing International Harvester Co., Inc.

Alfonso M. Sampson, who owns and lives at 8 Winslow Street appeared in opposition, stating his objection as being the smoke nuisance from heating apparatus, citing conditions existing from the garage of the Forest City Motor Co.

Christian K. Jensen, owner of property at 35-39 Falmouth Street opposed the proposition on practically the same grounds as Mr. Sampson, claiming there are already too many garages in the vicinity.

Warren McDonald

Appt

July 16, 1940

40/47

International Harvester Co., Inc.
540 Dearing Avenue,
Portland, Maine

Gentlemen:

Attention Mr. Tuck

On July 15, 1940 the Board of Municipal Officers voted to sustain your appeal under the Zoning Ordinance relating to the construction of a garage and the use of the building and the land at 31-37 Bedford Street.

We shall be ready to examine your application, plans and specifications for the job whenever the information is ready.

Very truly yours,

Inspector of Buildings

WALD/H

40/47

July 15, 1940

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of International Harvester Co., Inc. at 31-37 Jefferson Street, relating to the construction of a mercantile and repair garage, contrary to the precise terms of the Ordinance in the Apartment House Zone where the property is located, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

48/47

that the appeal under the Zoning Ordinance of International Harvester Co., Inc. at 31-37 Bedford Street, relating to the construction of a mercantile and repair garage contrary to the precise terms of the Ordinance in the Apartment House Zone where the property is located, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needless interference with the planned development of the property; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the use of the proposed building would not be noxious or offensive to the neighborhood.

40/47

Room 21, City Hall
July 8, 1940

International Harvester Co., Inc.
540 Deering Avenue,
Portland, Maine

Gentlemen:

Attention Mrs. Tuck

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, July 12, 1940 at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the construction and use of a proposed commercial and repair garage at 31-37 Bedford Street.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

40/47

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
July 2, 1940

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, July 12, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of International Harvester Co., Inc. relating to a proposal to construct a mercantile and repair garage at 31-37 Bedford Street, such a use being non-conforming with the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located.

The appellant corporation proposes to construct a one-story masonry building about 100 feet by 200 feet for the purpose of conducting at this location their mercantile and repair garage. The appeal is practically for the purpose of extending action on a similar appeal for an identical proposition, filed by the Deering Heirs, former owners of the property, and sustained by the Municipal Officers on August 2, 1937. Rights under this former appeal have expired because the work was not commenced and not substantially completed within one year of the date of sustaining the appeal. The appellant corporation represents its belief that the proposed use of the property will not be injurious, noxious or offensive to the neighborhood.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

RECEIVED
JUL 6 - 1940
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
July 2, 1940

RECEIVED
July 6 - 1940
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, July 12, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of International Harvester Co., Inc. relating to a proposal to construct a mercantile and repair garage at 51-37 Bedford Street, such a use being non-conforming with the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located.

The appellant corporation proposes to construct a one-story masonry building about 100 feet by 200 feet for the purpose of conducting at this location their mercantile and repair garage. The appeal is practically for the purpose of extending action on a similar appeal for an identical proposition, filed by the Deering Heirs, former owners of the property, and sustained by the Municipal Officers on August 2, 1937. Rights under this former appeal have expired because the work was not commenced and not substantially completed within one year of the date of sustaining the appeal. The appellant corporation represents its belief that the proposed use of the property will not be injurious, noxious or offensive to the neighborhood.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

Portland, July 5, 1940
The Deering Heirs, owners of the property immediately adjacent to 51-37 Bedford Street, hereby consent to the erection of the proposed building as above described.

DEERING HEIRS

George P. Heirs



City of Portland, Maine

Sustained
8/2/37
mm
37/70

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned

by Deering Heirs

at 31-37 Bedford Street (Inc. Lots 38, 39, 40
45, 46)

July 30, 1937

To the Municipal Officers:

Your appellant, Deering Heirs

who is the Owner

of property at 31-37 Bedford Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct a mercantile garage at this location despite the successful petition to the City Council pertaining to a garage at this location because in connection with the motor vehicle business to be conducted in the building repairs to motor vehicles and storage of commercial vehicles will be necessary contrary to the precise terms of the Zoning Ordinance in an Apartment House Zone where a portion of the proposed garage will be located.

The reasons for the appeal are as follows: The appellant owner is about to engage in contact with a corporation which is engaged in commercial automobile business which necessarily involves servicing and repairing motor vehicles sold or exchanged by the corporation and also necessarily involves the storage of motor vehicles on the premises. In view of the development of this particular area so far, it is the belief of the appellant owner that this feature of the business to be conducted will be in no way detrimental to surrounding property.

Deering Heirs

By: