

previously seen Rent notices to this address
When Variances were being sought which
would affect property we own in other location
in Portland. (However, I will here by
authorize Alma Barnill to sign Eleanor S.
Luciani to any petition or other document
against aforementioned proposed Variance and/or
vote against it in Eleanor S. Luciani's name
the same as being as binding as it would
be if Eleanor S. Luciani were to appear in
person to perform said actions.)

Again thanks for your interest and I
can assure you appropriate action will
be taken after investigation.

Watson E. Lucas

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MAY 14 1975

DEPT. OF BLDG INSP
CITY OF PORTLAND

W. E. Lucas

We, the undersigned, do hereby oppose a space and bulk variance to the property at 114-112 Cowle Street and 20-29, 63-71 Ashmont Street for the following reasons:

1. A 12 story building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 story structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Cowle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

NAME	ADDRESS
Quinn E. Shea	124 Oakdale St
Earl W. Shea	124 Oakdale St Portland, Me
Mr. Earle F. Keller	53 Langfellow St, Portland Me
Beatrice R. Dougherty	59 Longfellow St, Portland, Me
William J. Dougherty	" " " " "
John M. Elmer	134 Oakdale St, Portland Me
Marilyn H. Spang	67 Royce St, Portland Me
Eleanor L. Luce	A.C. - 16 Lindy St

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 JUN 1 1975
 DEPT. OF BLDG INSP.
 CITY OF PORTLAND

We, the undersigned, do hereby oppose a space and bulk variance to the procert. at 114-112 Cove Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 stor structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Cove Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

NAME	ADDRESS
Morris P. Lerman	15 Holwell St.
Lillian G. Lerman	15 Holwell St.
Brian R. Buxell	21 Longfellow St.
Judith J. Buxell	21 Longfellow St.
L. P. Gilbert	29 Longfellow St.
Joseph Buxell	21 Longfellow St.
Joseph Buxell	21 Longfellow St.
Melvin J. Fine	28 Holwell St.
Savelly Kuperman	21 Longfellow St.
Vera Kuperman	21 Longfellow St.
Guth H. Buxell	28 Holwell St.
Philip H. Buxell	45 Longfellow St.

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 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

We, the undersigned, do hereby oppose a space and bulk variance to the property at 114-142 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 stor structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coyle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

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DEPT. OF BLDG. DEPT.
CITY OF PORTLAND

NAME	ADDRESS
Benny Mack	105 Oakdale St. Portland, Me.
Dorothy Mack	105 Oakdale St. Portland, Me.
Alexander LaPiere	59 Longfellow St. City
Josephine M. LaPiere	9 Longfellow St. City
Josephine LaPiere	38 Longfellow St. City
Yerkes LaPiere	38 Longfellow St. City
Mabelle W. Johnson	46 Longfellow St. City
Murray Thack	30 Hayes St. Portland, Me.
Carol A. Cronkette	20 Hayes St. Portland, Me.
Christina C. Lightin	30 Hayes St. Portland, Me. 04103
Linda L. Pabey	34 Hayes St. Portland, Me. 04103
Charles M. Pabey	34 Hayes St. Portland, Me. 04103
James M. Grannell	11 Longfellow St. Portland, Me.
Barkner J. Grannell	11 Longfellow St. Portland, Me.
Bessie W. Shaw	62 Hayes St. Portland, Me.
Ellsworth Parker	61 Hayes St. Portland, Me.
Myron S. Gold	50 Hayes St. Portland, Me.

We, the undersigned, do hereby oppose a space and bulk variance to the property at 114-112 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 story building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
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NAME	ADDRESS
Albert J. Sears	22 Cottam Street
Beverly A. Lambert	19 Cottam St
James E. Haines	11 Cottam St
James C. Donahoe	19 Cottam St
Gene E. Lambert	12 Cottage St.
Barbara Foster	19 Cottam St
Larry Foster	10 Cottam St
Susan J. [unclear]	133 Coyle
MRS. W. B. [unclear]	108 Coyle St
David W. [unclear]	108 Coyle St

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 CITY OF PORTLAND

We, the undersigned, do hereby oppose a space and bulk variance to the property at 111-142 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
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NAME	ADDRESS
<i>William Shivers</i>	<i>39 Prospect Street, Portland</i>
<i>Carl V. Johnson</i>	<i>69 Prospect Street Portland</i>
<i>Katherine K. Johnson</i>	<i>69 Prospect St</i>
<i>Norma S. Dioletto</i>	<i>59 Prospect St</i>
<i>Theresa Rul</i>	<i>112 Park Ave, Portland</i>
<i>Edw. K. Kelce</i>	<i>447 Deering Ave</i>
<i>J. R. Kelce</i>	<i>447 Deering Ave</i>
<i>Rebecca Rice</i>	<i>435 Deering AVE</i>
<i>Eric E. Johnson</i>	<i>16 Cottage St.</i>
<i>Helen K. McDonald</i>	<i>14 Cottage St</i>

RECEIVED
 JUN 11 1975
 CITY OF PORTLAND

We, the undersigned, do hereby oppose a space and bulk variance to the property at 114-142 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 story building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
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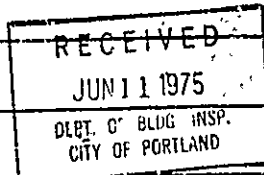
NAME	ADDRESS
Solomon Kessler	52 Ashmont St
Eleanor Kessler	52 Ashmont St
Kathleen Kessler	45 Ashmont St
Fred R. Kessler	24 Linden St
Arline Kessler	470 Coyle St
Fred Kessler	470 Coyle St
Fred Kessler	470 Coyle St
Allan C. Kessler	106 Coyle St
Allan C. Kessler	133 Coyle Street

RECEIVED
 JUN 11 1975
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

We, the undersigned, do hereby oppose a space and bulk variance to the property at 114-142 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 story building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 story structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coyle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

NAME	ADDRESS
Charles Petcher	214 Coyle St.
Jeanne Oddy	218 Coyle St.
Edna B. Oddy	218 Coyle St.
William J. Prew	217 Coyle St.
Nancy Drew	213 Coyle St.
Walter T. Prew	213 Coyle St.
Shirley B. Scott	203 Coyle St.
Judith A. Scott	203 Coyle St.
Dorinda M. Scott	203 Coyle St.
Stephen R. Allen	202 Coyle St.
Miss Anne M. Anderson	197 Coyle St.
Louise M. Hughes	167 Coyle Street
William Brown Hughes	167 Coyle St.
James J. Reddy	492 Deering Ave.
Kenneth E. Morrison	492 Deering Ave.
Vera J. Lloyd	470 Deering Ave.
Grace Clark	70 Ashmont St.



We, the undersigned, do hereby oppose a space and bulk variance to the project at 114-142 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 stor structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coyle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

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 CITY OF PORTLAND

NAME	ADDRESS
Edna Lukian	152 Ashmont St
Sharon Parvizi	149 Ashmont St
Gladys M. ...	135 Ashmont St
Philip C. Ray	131 Ashmont St
...	131 Ashmont St
Kevin P. Kling	129 Ashmont St
Graham S. ...	121 "
...	117 Ashmont St
Mary F. Chiovinato	105 Ashmont St
Reuben H. Kiser	93 Ashmont St
...	117 Ashmont St
Thomas F. Lowman Sr	107 Ashmont St
Mrs. Philip W. ...	107 Ashmont St
...	92 Ashmont St
Sharon Theriot	92 Ashmont St
Martine I. Hancock	73 Ashmont St
Deanna S. ...	55 Ashmont St

We, the undersigned, do hereby oppose a size and bulk variance to the property at 114-142 Coyle Street and 27-11, 63-11 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 stor structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coyle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

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NAME	ADDRESS
Susan C. Weeks	160 Coyle St. Portland, Me.
Lorna L. Stephens	164 Coyle St - Portland, Me.
Marjorie Stephens	164 Coyle St. Portland, Me.
Lisacos Bennett	177 Coyle St. Portland, Me.
Margaret Mandy	177 Coyle St Portland, Me.
Murray Sparks	175 Coyle St Portland, Me.
Mrs Norma Littlefield	172 Coyle St Portland, Me.
Mrs James Kirby	176 Coyle St. Portland, Me.
Adrienne Hubbard	186 Coyle St Portland, Me.
Mrs K. ...	202 Coyle St - Portland, Me.
Mar Pamela Buggs	210 Coyle St Portland, Me.
Linda Buggs	210 Coyle St Portland, Me.
Phyllis Bowman	206 Coyle St Portland, Me.
Toni G. Mosley	212 Coyle St, " "
Warren K. Mosley	212 Coyle St " "
Robert W. Goads	212 Coyle St " "
Arline M. Wood	33 Stevens Ave. " "

We, the undersigned, do hereby oppose a special bulk variance to the property at 114-142 Coyle Street and 29-49, 53-71 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is feared to 5 stor structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coyle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

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NAME	ADDRESS
Josephine S. Emanuelson	123 Coyle St.
William E. Emanuelson	123 Coyle St.
Michael E. Emanuelson	123 Coyle St.
Blair E. Lowell	123 Coyle St.
Mary A. Wacey	114 Coyle St.
John O. Stanton	108 Coyle St.
Wm. L. Luntz	112 Coyle St. Port
Jane Scherr	108 Coyle St. P.H.D.
Ethel Barney	97 Matthew St.
Maudie A. Tarr	127 Coyle St.
Opal Fryba	127 Coyle Street
Mary Griffin	133 Coyle St. Port
Elizabeth Sanderson	139 Coyle St.
Josephine McCracken	139 Coyle St.
Joe Liska	12 Abington St.
Kimball B. Kimball	150 Coyle St.
Andrew P. Liska	160 Coyle Street

re. the undersigned, do hereby oppose a special and bulk variance to the property at 114-112 Doble Street and 2707, 63-71 Ashmont Street for the following reasons:

1. A 2 story building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 story structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Jovle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

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 JUN 11 1975
 DIST. OF BLDG. INSP.
 CITY OF PORTLAND

NAME	ADDRESS
Alice E. Thornton	15 Cottage street
Thelma Kovinsky	438 Daring ave
Sherry Dunning	14 Prospect St PORT
Dorothy J. Barnes	14 Prospect St. Portland
Gene H. Blomquist	24 Prospect St
Virginia E. Murphy	38 Prospect St
Bertie R. Mulken	38 Prospect St.
Edythe H. Rich	46 Prospect St.
Carol Kucotals	54 Prospect St.
Carol R. Moroni	62 Prospect Street
Mrs Mildred Triles	67 Prospect Street City
Rudina P. Laughlin	68 Prospect St.
Maryann Mc Culley	61 Prospect St
Mrs. Ann Foye	51 Prospect St
James M. Jones	45 Prospect St
Phyllis L. Jones	75 Prospect St

We, the undersigned, do hereby oppose a space and bulk variance to the property at 114-142 Coyle Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 stor building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 stor structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 25' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coyle Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

NAME	ADDRESS
Conrad K. White	65 Longfellow St
Wm. Jackson	65 Longfellow St Portland Me
Harold Mosher	26 Hayes St Portland
George Simon	106 Oakdale St Portland Me
Judith B. Conway	106 Oakdale St Portland Me
Stanley C. Collock	141 William St Portland, Me

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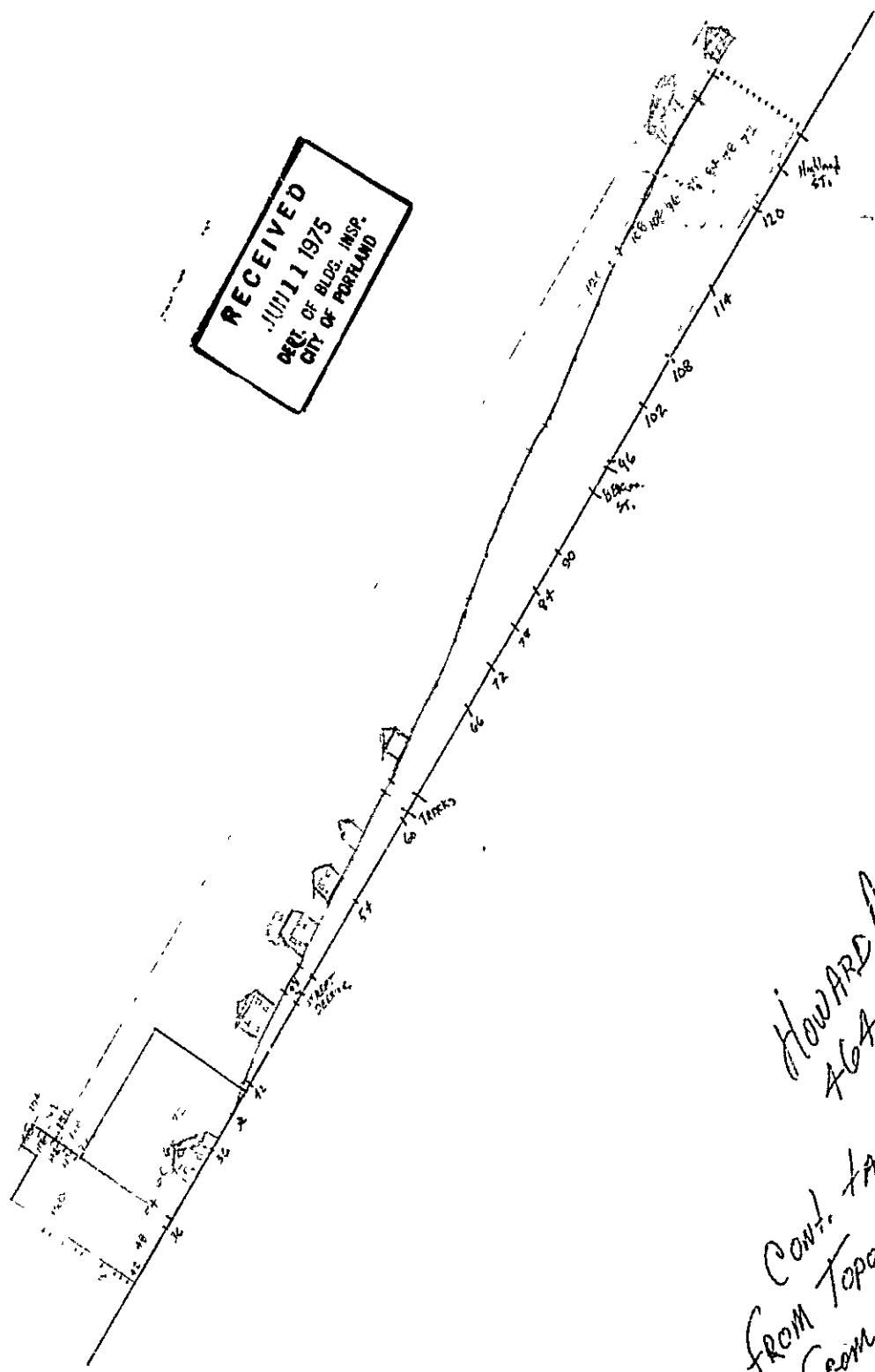
We, the undersigned, do hereby oppose a space and bulk variance to the property at 111-112 Coile Street and 29-49, 63-71 Ashmont Street for the following reasons:

1. A 12 story building in a residential area is totally out of scale with the surrounding neighborhood.
2. A 200 unit building on a 2.8 acre site presents a (people) density problem which this neighborhood cannot adequately handle.
3. Fire fighting equipment in the City of Portland is geared to 5 story structures or lower. Therefore, this building would present a fire hazard, not only to the neighborhood, but to the residents of the building as well.
4. The streets in this neighborhood are very narrow (Ashmont Street 21' wide). A traffic increase would change the residential characteristics of the neighborhood, and increased traffic would present a safety problem to the neighborhood children.
5. We do not feel that the Ashmont, Coile Street area can absorb the parking spaces which will be needed for the residents, visitors, service personnel and employees of this building. The 3 proposed businesses will also require additional parking. This volume of traffic would present an undue hardship to the neighborhood and result in eventual deterioration of the area.

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NAME	ADDRESS
<u>Arthur R. Proctor</u>	<u>46 Hayes Street</u>
<u>Edward A. Goldman</u>	<u>46 Hayes St, Portland, Me</u>
<u>Selen M. Masher</u>	<u>26 1/2 Coile St. Portland Me</u>
Arthur R. Proctor	
<u>John A. Burke</u>	<u>30 Hayes St Portland Me</u>
<u>Philip W. Mack</u>	<u>30 Hayes St Portland Me</u>
<u>Nicholas P. Stevens</u>	<u>30 Hayes St Portland</u>
<u>Yannis P. Young</u>	<u>38 Hayes St, PORTLAND</u>
<u>Ethel J. Young</u>	<u>38 Hayes St. Portland, Me.</u>
<u>Manuel H. Young</u>	<u>38 Hayes St Portland Me</u>
<u>Arthur Edw. O'Neill</u>	<u>42 Hayes St Portland Me</u>
<u>James E. O'Neill</u>	<u>42 Hayes St Portland, Me</u>
<u>Kenneth J. Brummer</u>	<u>46 Hayes St Portland Me</u>
<u>Shirley G. Brummer</u>	<u>46 Hayes St Portland Me.</u>
<u>Josephine A. Gold</u>	<u>50 Hayes St. Portland, Me.</u>
<u>Philip Schelling</u>	<u>105 Oakdale St Portland</u>
<u>Breda S. Schelling</u>	<u>105 Oakdale St. Portland</u>

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CITY OF PORTLAND



HOWARD A. NELSON
464 DEERING AVE.
CONT. TAKEN
FROM TOPOGRAPHICAL
MAP FROM PORTLAND
WORKS DEPT.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE & BULK VARIANCE APPEAL

Findings of Fact

The applicant is Peabody Construction Co. and he is interested in
114-142 Coyle Street,
the property located at 29-49, 63-71 Ashmont Street as developer/owner.

The owner of the property is Peabody Const. (Ashco Inc.) and his address is
same as above. The property is located in a B-1 Zone.

The present use of the property is vacant land.

The applicant respectfully petitions the Board of Appeals for a variance
602.F.B.5 &
from the provision of Section 602.14B.1 of the Ordinance to permit
the construction of a 12 story apartment building 170' x 170' (home for
the elderly) at the above named location.

Further Findings of Fact

Property is now occupied with 50% parking and 50% open space.
Property is surrounded by 15 abutters consisting of 1 & 2 family houses.
Ashmont St. is 25 ft. wide. Coyle St. is approx. 25 ft. wide.

Appearances

The names and addresses of those appearing in support of the application
are: Edward Fish, Pres. Peabody Const. Co., George Mitchell, att. for
Peabody Const., with Robt. Donovan as associate, Kenneth Parry, Architect,
petition & statement by Heler Rickett, Pres. Woodfords Merchant Assoc.,
statement by Harry Cummings, chmn of Planning Board, Frances Gleckman,
127 Bradley Street- member PHA, Sister Marguerite O'Conner, Diocean Bureau
of Human Rel., Mr. Miller, & Mr. Rogers of PHA.
and the names and addresses of those appearing in opposition to the application are:
Arthur LaFrance, 51 Coyle St., Philip Shilling, 105 Oakdale St., Ann Shea,
124 Oakdale St. presented petition with 183 names. Carlene Coldman, 146 Noyes,
Prof Orlando Deloque, 33 Storer St., Mrs. Josephine Emanuelson, 123 Coyle St.,
Judy Burwell, 27 Longfellow St., Howard Nelson, 464 Deering Avenue.
Alma Burrowe, Linden Street, Bryan Burell, 21 Longfellow St., Edward Goldman,
46 Noyes St, with comparative map of area, Irene Mack, 30 Noyes, Earl W. Shea,
124 Oakdale St.

Exhibits

The documentary evidence presented to the Board, including, but not by
way of limitation, plans, specification, photographs, etc. consisted of the following:
Statement to appeals Board by Stanley A. Rogers, Chmn PHA, Photos,
architect drawing, micro climate sketch, site plan map, sight visibility
sketch, sound environment sketch, transportation sketch, sketch of bus

routes, sketch of existing public facilities in the area, sketch of environmental factors, Sketch of site use, landscaping sketch, overlay of landscaping sketch, book of original proposal, site plan analysis, written statement & summary submitted to Board, From H. Nelson, large drawing of high rise compared to single dwelling, & sketch of scale homes in area, Planning report #575 given by Mr. LaFrance, application for variance before the Board by Mr. Mitchell, brief submitted by Mr. La France, Letter to the Board by Brian Burwell, comparative map of area by Edward Goldman.

REASONS FOR DECISIONS

The parcel of land in question (~~is~~/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: Lot is "U" shaped. Also relatively flat. Lot is partially undeveloped. Lot does not abut major arterial.

and also by reason of the following topographical features: none

and they (~~do~~/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

(a) ~~exists at the time of the adoption of the provisions for which a variance is sought &~~

(b) ~~exists by reason of the~~

(c) ~~exists in the~~

The carrying out of the strict letter of the provision from which a variance is sought (~~would~~/would not) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: part of the lot has an existing use.

The hardship (~~is~~/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: proposed building is 85 ft. over maximum limit of 35 feet.

Property in the same zone or neighborhood (^{#1}will/will not) be adversely effected by the granting of the variance and the granting of the variance (^{#2}will/will not) create conditions which would be detrimental to the public health or safety, because of the following: 1st decision: voting "will", Snow, Cohen, Murphy. Voting "will not", Eskilson & O'Malley. 2nd decision: Voting "will", Cohen. Voting "will not", Eskilson, O'Malley, Murphy, Snow.

SPECIFIC RELIEF GRANTED

After a public hearing held on June 11, 1975, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a space & bulk variance should not be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Thomas J. Murph

Gail D. Snow

Jacqueline Cohen

May 30, 1975

Seabody Construction Co.
535 Granite St.
Braintree, Mass. 02184

c.c. George J. Mitchell
477 Congress St.

c.c. Portland Housing Auth.
Attn: Peter W. Howe
211 Cumberland Ave.

Re: 114-142 Coyle St.
29-49, 63-71 Ashmont St.

c.c. Corporation Council

Gentlemen:

A building permit for construction of a 12 story apartment building 170' x 170' (Home for the Elderly) at the above-named location is not issuable under the Zoning Ordinance for the following reasons.

1. The maximum height allowed for a building in the E-1 Business Zone for residential use is only 2 1/2 stories or 35 feet instead of the 12 stories and 121 feet with a wing of 9 stories and 82 feet as shown. (Sec. 602.5.B.5)
2. This building will have 200 dwelling units and will therefore require under Sec. 602.14B.1 - 200 parking spaces. One space for each dwelling unit, instead of 66 spaces as indicated on the plans.

We understand you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113 City Hall, to file an appeal on forms which are available here. A fee of \$5. for a space and bulk appeal shall be paid at this office at the time the appeal is filed. If the fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality. (Sec. 602.24.C.3.b.1.)

Very truly yours,

A. Allan Soule
Asst. Director

NAS:k

CITY OF PORTLAND, MAINE

Building & Inspection Services

June 16, 1975

Peabody Construction Co.
536 Granite Street
Braintree, Mass. 02184

cc to: George J. Mitchell
477 Congress Street
cc to: Portland Housing Auth.
211 Cumberland Ave.
Att: Peter H. Howe

RE: appeal at 114-142 Coyle St., & 29-49, 63-71 Ashmont St.

Enclosed herewith is the decision of the Board of Appeals regarding your petition to construct a 12 story apartment building 170' x 170' (home for the elderly) at the above named location. Please note that your appeal was denied.

Very truly yours,

A. Allan Soule
Asst. Director of
Building Inspections

AAS:mes

enclosure

C

O

P

Y

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

5

Peabody Construction Company

Applicant

May 30, 1975

536 Granite Street, Braintree, Mass. 02184

11442 Coyle St

Mailing Address

Address of Proposed Site

Home for Elderly Persons (apartment house)

125-J-24, 6, 7, 9, 10

Proposed Use of Site

Site Identifier(s) from Assessors Maps

123,417 sq ft / 15,068 sq ft

B-1 (business)

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (x) No

Proposed Number of Floors 12

Board of Appeals Action Required: (x) Yes () No

Total Floor Area 151,728 sq ft

Planning Board Action Required: () Yes (x) No

Other Comments:

Date Dept. Review Due: June 4, 1975

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFFS — PARKING	LOADING
	B1	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓		✓
										✓							

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

12 stories — 26 Max. allowed — 66 parking spaces
 200 req. — (200 apartments require 200 parking spaces)

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: Peabody Construction Company
 Mailing Address: 536 Granite Street, Braitree, Mass. 02184
 Proposed Use of Site: for Elderly Persons (apartment house)
 Acreage of Site / Ground Floor Coverage: 123,117 sq. ft. / 15,068 sq. ft.

Date: May 30, 1975
 Address of Proposed Site: 1142 Coyle St
 Site Identifier(s) from Assessors Maps: 15-1-24, 6, 7, 9, 10
 Zoning of Proposed Site: R-1 (residential)

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors: 12
 Total Floor Area: 151,728 sq. ft.

Other Comments: _____
 Date Dept. Review Due: June 4, 1975

PUBLIC WORKS DEPARTMENT REVIEW

5/30/75
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓							
APPROVED CONDITIONALLY			✓							✓	✓	✓	✓			CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: ALL APPROVALS ARE FOR PRELIMINARY APPROVAL ONLY (AS PER CONDITIONS). REVISED SITE PLAN MUST BE SUBMITTED TO THIS DEPT. FOR FINAL APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

(Attach Separate Sheet if Necessary)

ATTACHED MEMO, REVISED SITE PLAN FOR MORE DETAILED ENGINEERING INFORMATION.

J. R. Kennedy 3 JUN 75
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allan Soule, Building Inspection Department

DATE: 6-3-75

FROM: John R. Kennedy, Department of Public Works

SUBJECT: Site Plan Review
Peabody Construction Company
Home of Elderly Persons
114-142 Coyle Street

This Department has reviewed the site plan for the subject project and recommends preliminary approval subject to the following conditions:

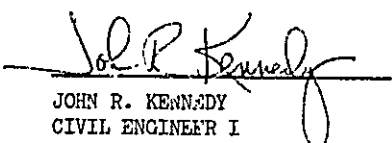
Curb Cuts: Radii at entrances should not exceed (15') fifteen feet and exact radii should be shown on final site plan.

Drainage: -Catch basins shown on radii at entrances to be moved behind street line so as not to interfere with pedestrian movement on sidewalks.
-Storm drainage system to be connected to City system with "tees."
-Construction to be in accordance with City of Portland, DPW, Specifications.

Sewer: -Sewer connection to be connected to City system with a man-hole.
-Construction to be in accordance with Plumbing Code and Public Works Specifications.

Curbing and Sidewalks: Recommend that sidewalks and curb be installed along the property to be developed on Ashmont Street and that the existing sidewalk be reconstructed and curb adjusted along property fronting on Coyle Street. If areas on Coyle Street in front of proposed site have no sidewalks and/or curb, recommend that they be constructed and/or installed.

Above approvals are preliminary only. Final site plan with engineering details must be submitted to this office for approval. Details include grades, materials, pipe inverts, rim elevations of manhole and catchbasins, etc. for the sewer and storm drainage systems; contours, existing and proposed for the site; final boundary survey; final lighting plans including intensities, pole heights, etc.


JOHN R. KENNEDY
CIVIL ENGINEER I

JRK/jmg

C.J. Donald E. Megathlin
Planning Director

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____

Mailing Address _____

Proposed Use of Site _____

Acres of Site / Ground Floor Coverage _____

Date _____

Address of Proposed Site _____

Site Identifier(s) from Assessors Maps _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Proposed Number of Floors _____

Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓	✓	✓		✓		
APPROVED-CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. H. Muller

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant: Fraser Construction Company Date: May 30, 1975
 Mailing Address: 535 Granite Street, Portland, Me. 04101
 Address of Proposed Site: 174 1/2 Logan St
 Proposed Use of Site: 128,000 sq. ft. (10,700 sq. ft. covered)
 Site Identifier(s) from Assessors Maps: 128,000 sq. ft. (10,700 sq. ft. covered)
 Acreage of Site / Ground Floor Coverage: 128,000 sq. ft. / 12,000 sq. ft.
 Zoning of Proposed Site: 128,000 sq. ft. (10,700 sq. ft. covered)
 Site Location Review (DEP) Required: () Yes (x) No
 Board of Appeals Action Required: (x) Yes () No
 Planning Board Action Required: () Yes (x) No
 Proposed Number of Floors: 10
 Total Floor Area: 1,317,000 sq. ft.
 Other Comments: _____
 Date Dept. Review Due: June 10, 1975

PLANNING DEPARTMENT REVIEW 6/5/75
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X		X	X	X	X	
APPROVED CONDITIONALLY							X	X				CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: 1. Detailed landscaping and lighting plans must be submitted prior to the issuance of a Building Permit.
 The portland Planning Department board approved the site plan at its June 10, 1975 meeting. The proposal requires height and parking variances from the Board of Appeals.
 DEP approval is not needed — due to recent statute amendment.
 (Attach Separate Sheet if Necessary)

Quentin Wickham
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, May 23, 1975

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 114-112 COYLES + 29-49, 63-71 ASHMONT Corner Coyle & Ashmont Fire District #1 #2

1. Owner's name and address Peabody Constr. Co., Braintree, Mass. Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address owner Telephone

4. Architect Kenneth Parry & Assoc Specifications yes no Plans yes No. of sheets

Proposed use of building home for elderly persons No. families

Last use No. families

Material conc No. stories Heat Style of roof Roofing

Other buildings on same lot none

Estimated contractual cost \$ Fee \$

FIELD INSPECTOR—Mr. Hoffess GENERAL DESCRIPTION

This application is for: @ 775-5451 to construct building as per plan 170' x 170'

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

Appeal Denied 6-11-75

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? yes Is any electrical work involved in this work? yes

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? yes

Signature of Applicant George Mitchell Phone # 772-1901

Type Name of above George Mitchell

ATTORNEY for: Peabody Constr. Co. Other 1 2 3 4

FIELD INSPECTOR'S COPY

and Address

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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

Peabody Construction Co., owner of property at 114-142 Coyle Street, cor. of 29-49, 63-71 Ashmont 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: the construction of a 12 story apartment building 170' x 170' (home for the elderly) at the above named location. This permit is not issuable under the Zoning Ordinance for the following reasons. (1) The maximum height allowed for a building in the B-1 Business Zone for residential use is only 2½ stories or 35 feet instead of the 12 stories and 121 feet with a wing of 8 stories and 82 feet as shown, (Sec. 602.6.B.5). (2) This building will have 200 dwelling units and will therefore require under Section 602.14B.1 200 parking spaces (one space for each dwelling unit) instead of 66 spaces as indicated on the plans.

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.

Greg J. Mitchell
APPELLANT

Attorney for
Peabody Construction Company

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
IN THE BOARD OF APPEALS

All persons interested either for or against this space and bulk variance appeal will be heard at a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, June 11, 1975 at 3:00 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.

Peabody Construction Co., owner of property at 114-142 Coyle Street & 29-49, 63-71 Ashmont 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 the construction of a 12 story apartment building 170' x 170' (home for the elderly) at the above named location. This permit is not issuable under the Zoning Ordinance for the following reasons.

1. The maximum height allowed for a building in the B-1 Business Zone for residential use is only 2½ stories or 35 feet instead of the 12 stories and 121 feet with a wing of 8 stories and 82' as shown (Section 602.6.B.5).
2. This building will have 200 dwelling units and will therefore require under Section 602.14B:1 200 parking spaces (one space for each dwelling unit) instead of 66 spaces as indicated on the plans.

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.

Thomas J. Murphy
Secretary

Abutters: TO 114-142 Coyle St. & 29-49, 63-71 Ashmont St.

106-112 Coyle St. & 49-55 Ashmont/ Ralph L & Helen D. Allen, 110 Coyle St. 04103

144-150 Coyle St., cor. 477-483 Deering Ave./- J. Eugene Cumiskey Jr.,
41 Arlington Street. 04103

467-475 Deering Ave./ Portland Chevrah Kadisha, Box 4525 Pearl St. SA 04111

459-463 Deering Ave., cor. 73-79 Ashmont/ Beatrice A. Tardiff, 459^{returned 6-1-75} Deering Ave.

57-61 Ashmont St./ Ashco Inc., c/o Diane Zglobicki, 31 Harding Ave., Falmouth

25-27 Ashmont St./ Alton B. Warren, 559 Forest Ave., 04101 ^{returned}

109-119 Coyle St./ Trinity Church of Portland, 119 Coyle St.

121-123 Coyle St./ Millard E & Josephine Emanuelson, 123 Coyle St.

125-127 Coyle St./ John C & Mary C. McKee, 2299 Stewart Ave., St. Paul, Minn. 55111

129-133 Coyle St./ Allan C & Susan J. Dermody, 190 Woodford St.

135-139 Coyle St./, Dorothy McCracken, 139 Coyle St.

141-147 Coyle St., cor 489-495 Deering Ave./ Blanche M. Labrie, 491 Deering Ave.

68-72 Ashmont cor. 24-30 Cottage St./ William B & Grace E. Clark, 70 Ashmont St.

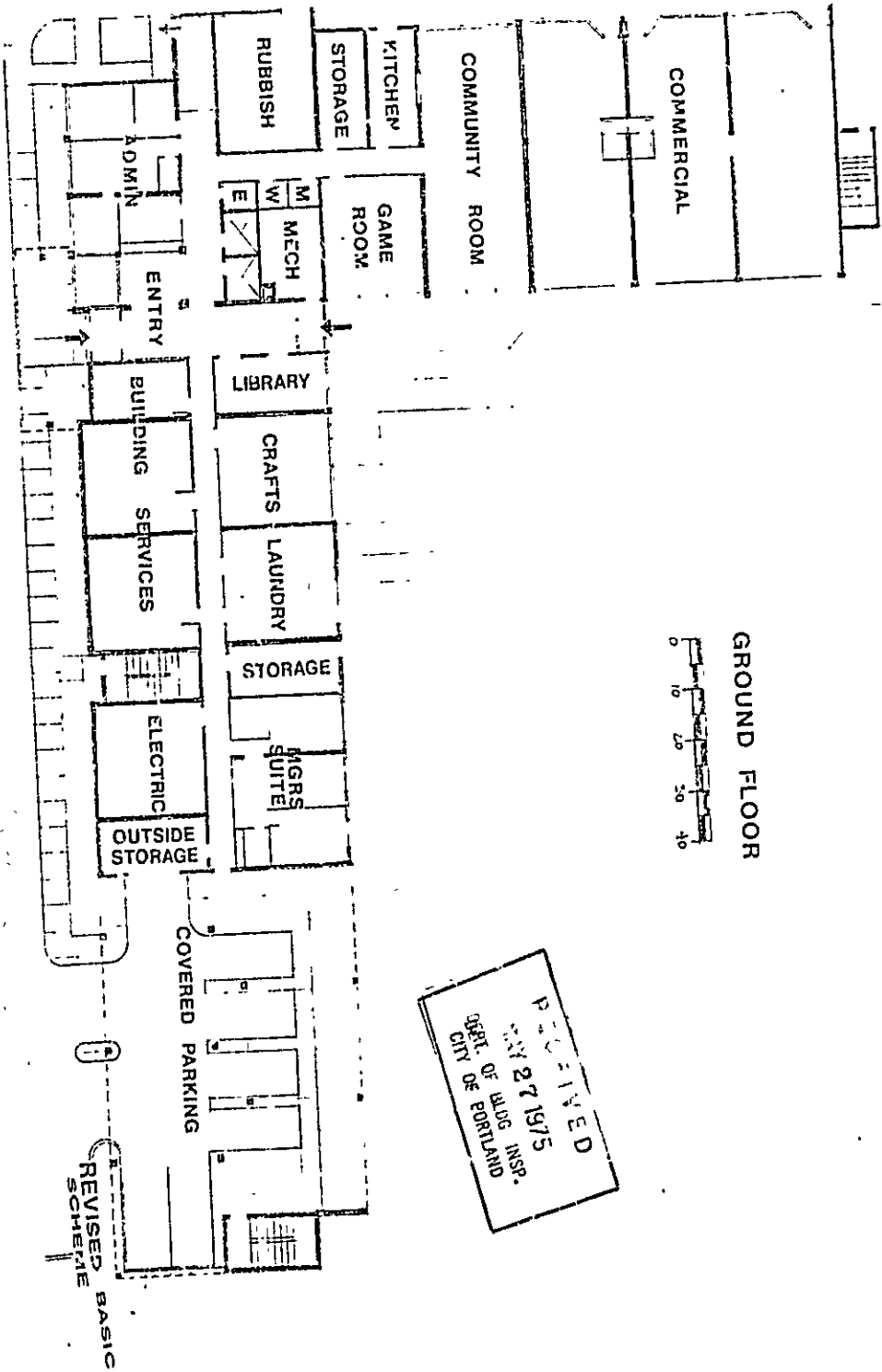
54-62 Ashmont St., cor. 25-29 Cottage St./ Myron Finkleman, 4 Belmeade Rd.

50-52 Ashmont St./ Robert & Ann R. Mack, 5 York St., Old Orchard Beach

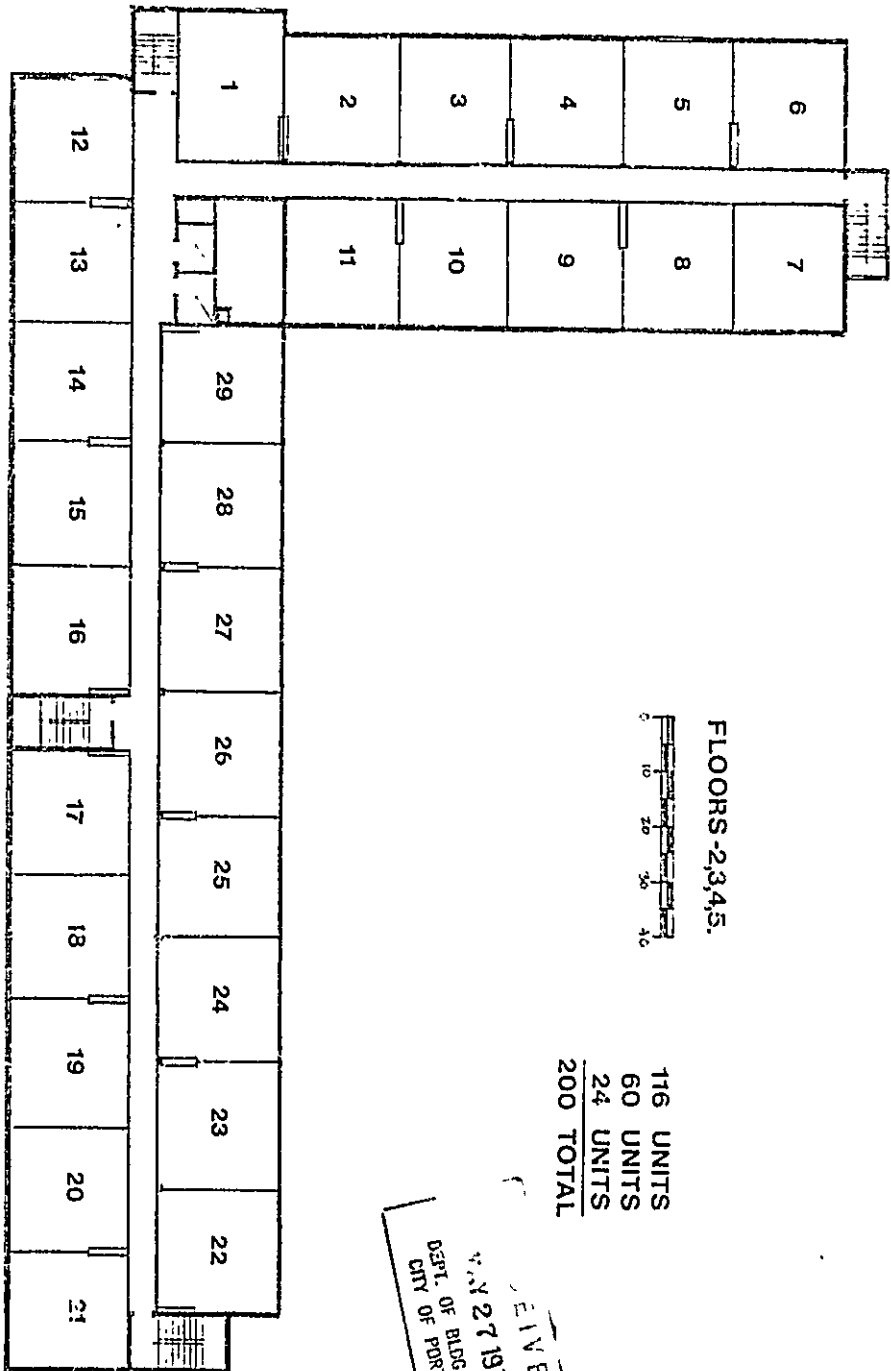
46-48 Ashmont St./ Westly B. Doughty 1001 Sawyer St., So. Portland,

26-40 Ashmont St., cor. 27-29 Linder St./ Wilma Shortz, RR 8, Crawfordsville,
Ind. 47933

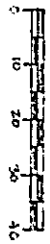
PORTLAND HOUSING



PORTLAND HOUSING



FLOORS - 2,3,4,5.



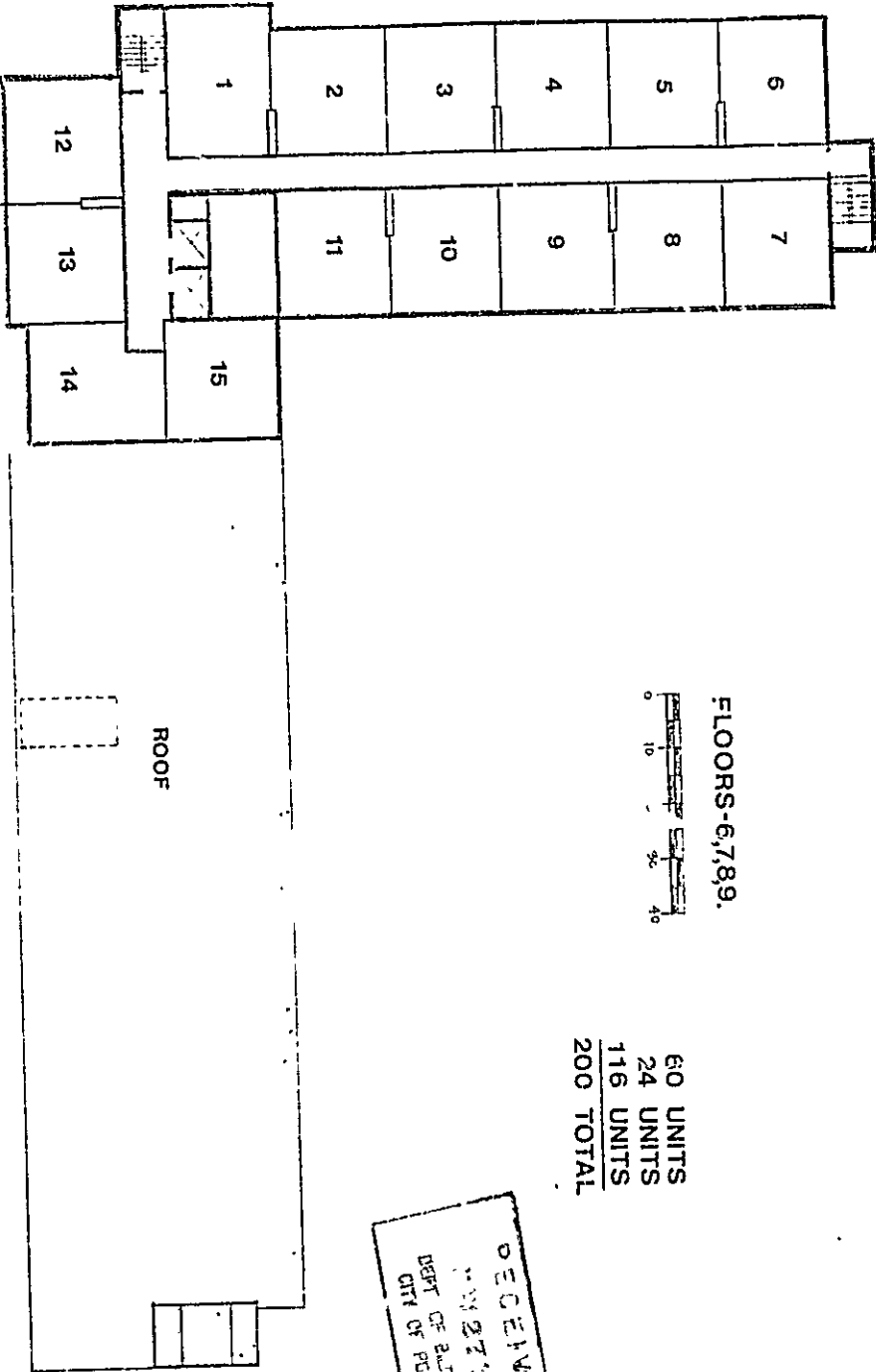
116 UNITS
60 UNITS
24 UNITS
200 TOTAL

RECEIVED
MAY 27 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

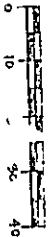
REVISED SCHEME

2

PORTLAND HOUSING



FLOORS-6,7,8,9.

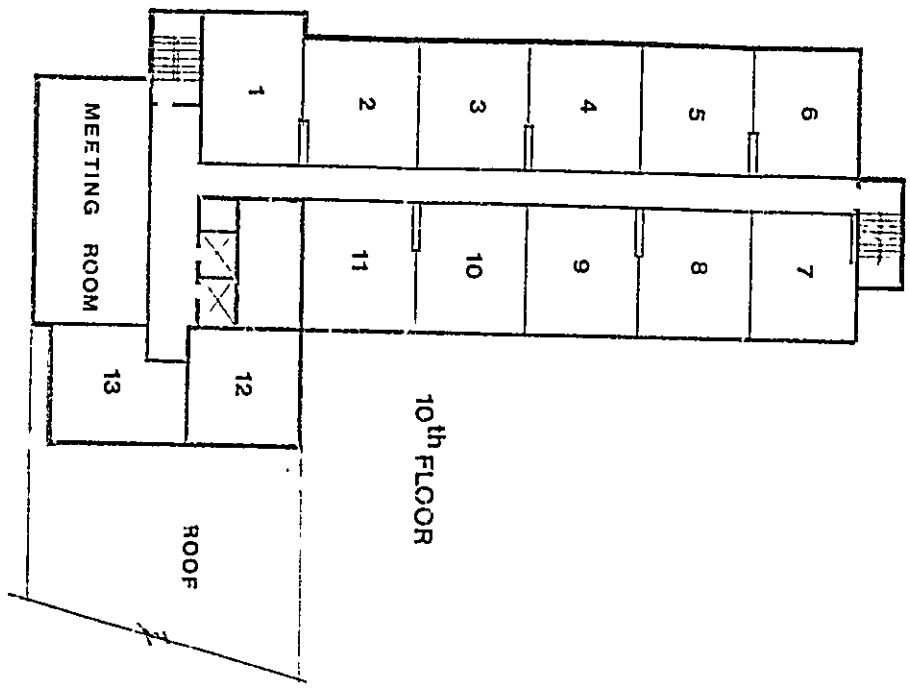


60 UNITS
24 UNITS
116 UNITS
<u>200 TOTAL</u>

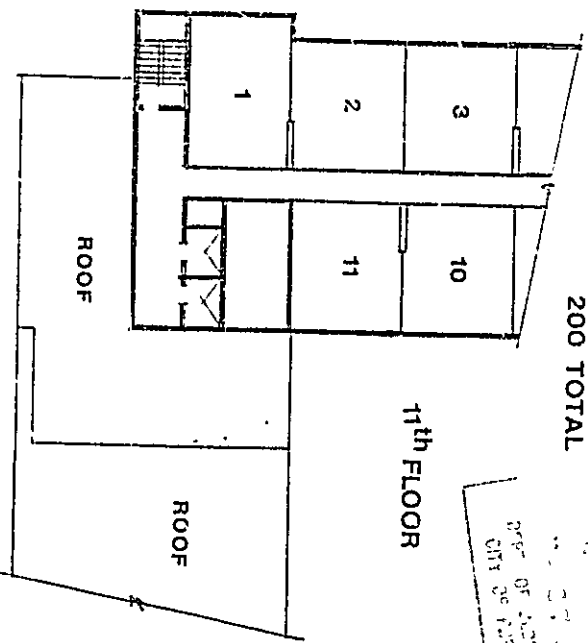
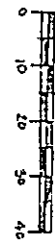
RECEIVED
MAY 27 1975
DEPT. OF BUDG. & FIN.
CITY OF PORTLAND

REVISED SCHEME
3

PORTLAND HOUSING



FLOORS 10,11.



24 UNITS
60 UNITS
116 UNITS
200 TOTAL

REVISED
DATE OF LAST REVISION
DATE OF THIS REVISION

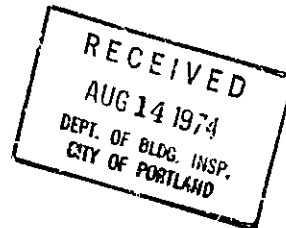
REVISED SCHEME

4

ENGINEERING SERVICES, INC.

844 Stevens Avenue
PORTLAND, MAINE 04103

August 14, 1974



Mr. Earl S. Smith
City of Portland
Building & Inspection Services
City Hall
Portland, Maine

RE: Proposed Office Building
Sanborn Motor Express Inc.
Coyle Street
Portland, Maine

Gentlemen:

We are in receipt of your letter to Allied Construction Co., Inc. with carbon copy to Sanborn Motor Express Inc. in regards to permit to construct foundation for the above referenced building.

In response to your letter, we have met with Mr. Brian Nickerson of the Portland Planning Board Staff and discussed the Site Plan Ordinance and make the following comments:

1. We presently enclose Drawing No. L-1 Landscape Plan, indicating proposed plantings as well as existing trees and shrubbery.
2. It was not anticipated to design nor add separate yard lighting for security purposes other than normal yard lighting off the building at the entrances to the building. We feel the existing city street light pole J-12 on Coyle Street as well as the existing pole 111 of Central Maine Power Co. yard rental unit in the adjacent parking lot to the east is sufficient. However, we have today discussed the possibility of adding additional C.M.P. rental fixtures from pole 111 which would be more directional towards the property in question. Discussed was the possible addition of one or two 400 watt mercury vapor fixtures. We should desire to further discuss this item with C.M.P.
3. The existing grades on the proposed site are relatively flat which is why we indicated existing spot grades rather than contours, at two foot intervals. Most of the site is well within one single two foot contour interval.

continued:

Mr. Earl S. Smith
City of Portland Building & Inspection Services
August 14, 1974
Page 2

The existing area is served by city sewer so no soil tests were conducted for sanitary sewer purposes. However, we have had borings made to determine soil conditions as well as to determine if ledge was present. Eleven samplings conducted by Tri-State Boring and Exploration revealed no ledge and that the soils consist of damp brown gravel, damp brown sand, damp gray stiff clay and silt. We have taken this into consideration in the structural design of our foundations for bearing capacities. We are also including in our submittal 1 copy each of the following drawings:

Dwg. No.1
No.F-1
No.2
No.3
No.4
No.5
No.6
No.7
No.P-1

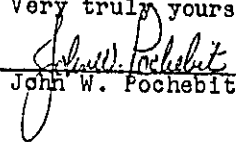
These complete the architectural ; structural design of the building as well as the plumbing. However, the door schedule and interior room finish schedule is not yet complete. The Electricals and Heating design is in process. These drawings do show intent and proposed building materials to be used.

At this particular time, we desire to obtain a building permit for the foundations only to facilitate construction schedules keeping in mind long term delivery of certain items such as structural steel, roof insulation, etc. as well as present lease dates of Sanborn's at their present quarters. We will cooperate in every way possible.

I also enclose four copies of the written statement as required by Section 504.4B2.

Is there further information that is required at this time?

Very truly yours,


John W. Pochebit

JWP/HN

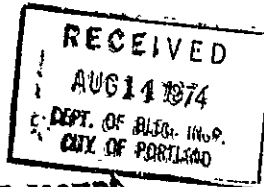
encl:

cc: Mr. Brian Nickerson
City of Portland Planning Board Staff
Allied Construction Co., Inc.
Sanborn Motor Express Inc.

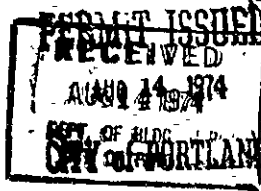
ENGINEERING SERVICES, INC.

844 Stevens Avenue
PORTLAND, MAINE 04103

August 14, 1974



Mr. Earl S. Smith
City of Portland
Building & Inspection Services
City Hall
Portland, Maine



RE: Proposed Office Building - Sanborn Motor Express Inc.
Coyle Street
Portland, Maine

WRITTEN STATEMENT AS REQUIRED BY SECTION 604.4B2
SITE PLAN ORDINANCE - MUNICIPAL CODE OF THE CITY OF PORTLAND

- (a) The proposed use of the site is a two story office building (modified split level) for Sanborn Motor Express Inc.
- (b) Total land area equal 42,032 square feet plus or minus.
Total Floor area equals 13,702 square feet.
Total Ground Coverage of Building equals 6,851 square feet.
- (c) No existing easements or proposed easements to be placed on the property.
- (d) Method of handling solid waste disposal. Privately hired services.
- (e) Availability of off site public facilities: Existing Sewer 18" combined sewer. The proposed building is designed with separate sanitary sewer line of 8" C.I. and separate storm water line of 12" for roof drainage and foundation underdrainage system. In addition, a separate 12" line is planned to drain a proposed catch basin within the parking area. The available city sewer is a 6" main. It is planned to service the building with a 2 1/2" water service.
- (f) There are no problems of storm water drainage or topography. The yard storm water is being collected in a catch basin and separately piped to the existing City Combined Sewer.
- (g) The estimate of time period required for completion of the development is six months. It is desired to undertake construction immediately upon receipt of building permit.

JWP/HN

Very truly yours,

John W. Pochebit
John W. Pochebit



APPLICATION FOR PERMIT

PERMIT ISSUED

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

0783 AUG 16 1974

ZONING LOCATION B-1 PORTLAND, MAINE, August 7, 1974 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 136-142 Coyle St Fire District #1 [], #2 []
1. Owner's name and address Sanborn Motor Express Inc, Inc Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Allied Const, 385 Stevens Ave Telephone 772-2888
4. Architect Specifications Plans 743 No. of sheets 7
Proposed use of building office building No. families
Last use No. families
Material masonry No. stories 1 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 15.00

FIELD INSPECTOR—Mr. Sam Hoffman

GENERAL DESCRIPTION

This application is for: @ 772-543 Ext. 27-
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

to construct foundation only per plan.

Stamp of Special Conditions

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

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

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is sewer main to be made to public sewer? If not, what is proposed for sewage?
Has separate notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
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? 799.

Signature of Applicant Donald Cook Phone #

Type Name of above Donald Cook 1 [] 2 [] 3 [x] 4 []

Other and Address

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
Building & Inspection Services

May 30, 1975

Peabody Construction Co.,
536 Granite St.
Braintree, Mass. 02184

c.c. George J. Mitchell
477 Congress St.

c.c. Portland Housing Auth.
Att: Peter H. Howe
211 Cumberland Ave.

Re: 114-142 Coyle St.
29-49, 63-71 Ashmont St.

c.c. Corporation Counsel

Gentlemen:

A building permit for construction of a 12 story apartment building 170' x 170' (Home for the Elderly) at the above named location is not issuable under the zoning Ordinance for the following reasons.

1. The maximum height allowed for a building in the B-1 Business Zone for residential use is only 2½ stories or 35 feet instead of the 12 stories and 121 feet with a wing of 8 stories and 82 feet as shown. (Sec. 602.6.B.5)
2. This building will have 200 dwelling units and will therefore require under Sec. 602.14B.1 - 200 parking spaces. One space for each dwelling unit, instead of 66 spaces as indicated on the plans.

We understand you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113 City Hall, to file an appeal on forms which are available here. A fee of \$5. for a space and bulk appeal shall be paid at this office at the time the appeal is filed. If the fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality. (Sec. 602.24.C.3.b.1.)

Very truly yours,

A. Allan Soule
Asst. Director

AAS:k

C

O

P

Y

CITY OF PORTLAND, MAINE

Building & Inspection Services

13-142 Coyle Street

August 12, 1974

cc to: Sanborn's Motor Express
550 Forest Avenue

C
Allied Construction
385 Stevens Avenue

Gentlemen:

O
This office is unable to issue permit to construct foundation only as per plans because the Planning Board has disapproved the site plan for the following reasons:

P
Sec. 604.6A3: The provision for on-site landscaping does not provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping. Tree plantings on the perimeter of the parking lot including along the street frontage should abate detrimental aspects of parking lot.

Y
Sec. 604.6A5: No outdoor lighting plans are shown as required. Lighting of the parking area should be sufficient for night-time security purposes but should not be of excessive intensity to create a nuisance. Lighting should be directional and should not be directed toward adjacent properties nor toward the vehicular right of way where glare hazard might result.

Sec. 604.4B: With a floor area in excess of 10,000 sq. feet, the requirements for a site plan have not been met. Missing items include contours at two foot intervals; existing soil conditions (this is normally needed for outlying areas not served by sewer - the category "man-made soils" should be considered sufficient); materials to be used; and a written statement regarding the development as required by Section 604.4B.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



APPLICATION FOR PERMIT

PERMIT ISSUED

L.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-1 PORTLAND, MAINE, August 7, 1974.

0783 AUG 16 1974

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 136 1/2 Coyle St Fire District #1 [] #2 []
1. Owner's name and address Sanborns Motor Express Inc, Inc Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Allied Const, 385 Stevens Ave Telephone 772-2888
4. Architect Specifications Plans yes No. of sheets 7
Proposed use of building office building No. families
Last use No. families
Material masonry No. stories 1 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 15.00

FIELD INSPECTOR—Mr. Sam Hoffses GENERAL DESCRIPTION

This application is for: @ 775-5451 to construct foundation only per plan.

- Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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

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

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of living 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: OK M.G.R. 8/17/74

BUILDING CODE: O.K. C.R. 8/16/74

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

Fire Dept.:

Health Dept.:

Others:






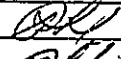

Signature of Applicant Donald Cook Phone #

Type Name of above Donald Cook 1 [] 2 [] 3 [x] 4 []


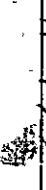
Other and Address

INSPECTOR'S COPY

NOTES

9-24-74 not started 
 10-15-74 same 
 11-20-74 same 
 12-11-74 same 
 12-16-74 same 
 1-10-75 same 
 1-21-75 same 

[Large handwritten signature]

Permit No. 
 Location 137-142 COYLE ST.
 Owner SALIBORNS EXPRESS
 Date of permit 1/6/75
 Approved 

SRM

136-142 Coyle Street

August 12, 1974

Allied Construction
385 Stevens Avenue

cc to: Sanborn's Motor Express, Inc.
550 Forest Avenue

Gentlemen:

This office is unable to issue permit to construct foundation only as per plans because the Planning Board has disapproved the site plan for the following reasons:

Sec.604.6A3: The provision for on-site landscaping does not provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping. Tree plantings on the perimeter of the parking lot including along the street frontage should abate detrimental aspects of parking lot.

Sec.604.6A5: No outdoor lighting plans are shown as required. Lighting of the parking area should be sufficient for night-time security purposes but should not be of excessive intensity to create a nuisance. Lighting should be directional and should not be directed toward adjacent properties nor toward the vehicular right of way where glare hazard might result.

Sec.604.4B: With a floor area in excess of 10,000 sq. feet, the requirements for a site plan have not been met. Missing items include contours at two foot intervals; existing soil conditions (this is normally needed for outlying areas not served by sewer - the category "man-made soils" should be considered sufficient); materials to be used; and a written statement regarding the development as required by Section 604.4B2.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

ROUTING SLIP FROM:
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 136-142 COYLE ST Office Bldg/Sanborn Exp.

Date 8/7/74

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

APPROVED

DISAPPROVED BY REASON OF: *Bad structure* 8/9/74
(quote section of pertinent ordinance or other governing factors)

604.6A3: The provision for on-site landscaping does not provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping. Tree plantings on the perimeter of the parking lot including along the street frontage should abate detrimental aspects of parking lot.

604.6A5: No outdoor lighting plans are shown as required. Lighting of the parking area should be sufficient for night-time security purposes but should not be of excessive intensity to create a nuisance. Lighting should be directional and should not be directed toward adjacent properties nor toward the vehicular right of way where glare hazard might result.

604.4B: With a floor area in excess of 10,000 sq ft, the requirements for a site plan have not been met. Missing items include contours at two foot intervals; existing soil conditions (this is normally needed for outlying areas not served by sewer - the category "man-made soils" should be considered sufficient); materials to be used; and a written statement regarding the development as required by Section 604.4B2.

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

ROUTING SLIP FROM:
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 136-142 COYLE ST

Date 8/7/74

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS ✓

HEALTH

OTHERS

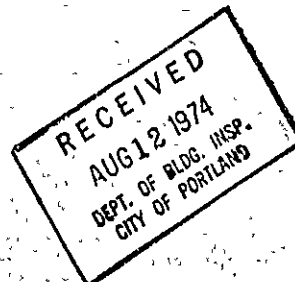
APPROVED

F. Cheresio

8-9-74

DISAPPROVED BY REASON OF:
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:



KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

ROUTING SLIP FROM:
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 136-142 Boyle St

Date 8/14/2011

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- PUBLIC WORKS
- HEALTH
- OTHERS

APPROVED H. Miller F.P.B.

DISAPPROVED BY REASON OF:
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Earl S. Smith, Plan Examiner, Building Inspection
FROM: Brian Nickerson, Planning Department
SUBJECT: Sanborn Express Office Building, Coyle Street

DATE: 8/16/74

I have received the revised plans for the Sanborn Express office building. The new landscaping plans are a significant improvement over the previous site plan.

I note that the letter from Mr. Pochebit dated August 14, 1974 mentions the possibility of additional lighting to comply with my comments in site plan review. I have inspected the site during the night and I am now less concerned about the need for night-time lighting. Excessive lighting could be a nuisance to the residential buildings on Coyle Street and two fixtures at 400 watts would tend to be excessive. If installed I would recommend only one pole with directional light at a level between 100 and 250 watts.

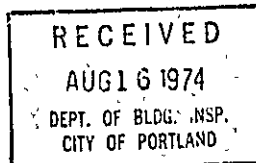
Mr. Pochebit has also submitted all other supporting information required by the Site Plan Ordinance.

The Planning Department therefore approves the site plan in accordance with the site plan ordinance and its earlier disapproval should be revised.


Brian Nickerson

BN/jk

cc: George Flaherty, Assistant City Manager
John Pochebit, Engineering Services



ENGINEERING SERVICES, INC.

844 Stevens Avenue
PORTLAND, MAINE 04103

August 14, 1974



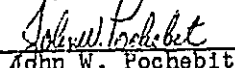
Mr. Earl S. Smith
City of Portland
Building & Inspection Services
City Hall
Portland, Maine

RE: Proposed Office Building - Sanborn Motor Express Inc.
Coyle Street
Portland, Maine

WRITTEN STATEMENT AS REQUIRED BY SECTION 604.4B2
SITE PLAN ORDINANCE - MUNICIPAL CODE OF THE CITY OF PORTLAND

- (a) The proposed use of the site is a two story office building (modified split level) for Sanborn Motor Express Inc.
- (b) Total land area equal 42,032 square feet plus or minus.
Total Floor area equals 13,702 square feet.
Total Ground Coverage of Building equals 6,851 square feet.
- (c) No existing easements or proposed easements to be placed on the property.
- (d) Method of handling solid waste disposal. Privately hired services.
- (e) Availability of off site public facilities: Existing Sewer 18" combined sewer. The proposed building is designed with separate sanitary sewer line of 8" C.I. and separate storm water line of 8" C.I. for roof drainage and foundation underdrainage system. In addition, a separate 12" line is planned to drain a proposed catch basin within the parking area. The available city water is a 6" main. It is planned to service the building with a 2 $\frac{1}{2}$ " water service.
- (f) There are no problems of storm water drainage or topography. The yard storm water is being collected in a catch basin and separately piped to the existing City Combined Sewer.
- (g) The estimate of time period required for completion of the development is six months. It is desired to undertake construction immediately upon receipt of building permit.

Very truly yours,


John W. Pochobit

TWP/HN

ENGINEERING SERVICES, INC

844 Stevens Avenue
PORTLAND, MAINE 04103

August 14, 1974



Mr. Earl S. Smith
City of Portland
Building & Inspection Services
City Hall
Portland, Maine

RE: Proposed Office Building
Sanborn Motor Express Inc.
Coyle Street
Portland, Maine

Gentlemen:

We are in receipt of your letter to Allied Construction Co., Inc. with carbon copy to Sanborn Motor Express Inc. in regards to permit to construct foundation for the above referenced building.

In response to your letter, we have met with Mr. Brian Nickerson of the Portland Planning Board Staff and discussed the Site Plan Ordinance and make the following comments:

1. We presently enclose Drawing No. L-1 Landscape Plan, indicating proposed plantings as well as existing trees and shrubbery.
2. It was not anticipated to design nor add separate yard lighting for security purposes other than normal yard lighting off the building at the entrances to the building. We feel the existing city street light pole J-12 on Coyle Street as well as the existing pole 111 of Central Maine Power Co. yard rental unit in the adjacent parking lot to the east is sufficient. However, we have today discussed the possibility of adding additional C.M.P. rental fixtures from pole 111 which would be more directional towards the property in question. Discussed was the possible addition of one or two 400 watt mercury vapor fixtures. We should desire to further discuss this item with C.M.P.
3. The existing grades on the proposed site are relatively flat which is why we indicated existing spot grades rather than contours, at two foot intervals. Most of the site is well within one single two foot contour interval.

continued:

Mr. Earl S. Smith
City of Portland Building & Inspection Services
August 14, 1974
Page 2

The existing area is served by city sewer so no soil tests were conducted for sanitary sewer purposes. However, we have had borings made to determine soil conditions as well as to determine if ledge was present. Eleven samplings conducted by Tri-State Boring and Exploration revealed no ledge and that the soils consist of damp brown gravel, damp brown sand, damp gray stiff clay and silt. We have taken this into consideration in the structural design of our foundations for bearing capacities. We are also including in our submittal 1 copy each of the following drawings:

Dwg. No.1
No.F-1
No.2
No.3
No.4
No.5
No.6
No.7
No.P-1

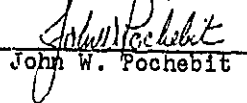
These complete the architectural and structural design of the building as well as the plumbing. However, the door schedule and interior room finish schedule is not yet complete. The Electricals and Heating design is in process. These drawings do show intent and proposed building materials to be used.

At this particular time, we desire to obtain a building permit for the foundations only to facilitate construction schedules keeping in mind long term delivery of certain items such as structural steel, roof insulation, etc. as well as present lease dates of Sanborn's at their present quarters. We will cooperate in every way possible.

I also enclose four copies of the written statement as required by Section 604.4B2.

Is there further information that is required at this time?

Very truly yours,


John W. Pochebit

JWP/HN

encl:

cc: Mr. Brian Nickerson
City of Portland Planning Board Staff
Allied Construction Co., Inc.
Sanborn Motor Express Inc.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Neal Allen, Assistant to the City Manager
FROM: A. Allan Soule, Assistant Building & Inspection Services
SUBJECT: Location: 136-142 Coyle Street
Subject: Trailer Boxes

DATE: 8-7-74

Mr. Ward of this department received an application for a building permit with plans on this date to construct a 2-story masonry office building, 62' x 109'. They told Mr. Ward that they were the ones that moved these two truck trailer boxes on the property to be used as offices for the contractor. This is legal and these boxes may be kept on the property until construction is completed. At that time they must be removed.

Allan

NAS:m

~~XXXXXXXXXX~~

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 142 Coyle street
on permit issued 6-22'70.

The Contractor is Ernest J. Asselyn.

^{NO}
1½-story frame dwelling. e

June 22, 1970

Contractor & Sewer Notified Of Sealing Of The Sewer Drain.
Dept Of Public Works.

MR. COBB

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

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

June 22 1970

Alton B Warren.
465 Congress St.
City.

Dear Sir:

(1½-story frame dwelling)

With relation to permit applied for to demolish a building or portion of building at #142 Coyie St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,




R. Lovell Brown
Director

h

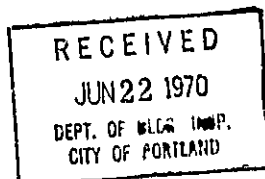
Eradication of this building has been completed. 6.22.70
No evidence of Rodent Activity at time of inspection

Contractor: Ernest J. Asselyn

68 Capisic St.



Ernest J. Asselyn





BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 22 1970

PERMIT ISSUED
JUN 22 1970 674
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 142 Coyle St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Alton B. Warren, 465 Congress St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ernest J. Asselyn, 68 Capisic St. Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use _____ Dwelling No. families 1

Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 10.00

General Description of New Work

To demolish existing 1 1/2-story frame dwelling house.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land to be used for future construction.

Sent to Health Dept. 6/22/70
Rec'd from Health Dept. 6/22/70

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO contractor**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber-Kind _____ Dressed or full-size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Alton B Warren
Ernest J. Asselyn

Signature of owner by: Ernest J. Asselyn

CS 301

INSPECTION COPY

am

NOTES

~~6-30-70
Transitional
J.A.~~

Permit No. 701674
Location 143 South St.
Owner C. E. J. Hancock
Date of permit 6/27/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

June 8 1970

Alton B. Warren
465 Congress St.
Portland Maine

Dear Sir:

With relation to permit applied for to demolish a building or
portion of building at #142 ^{2-car garage.} ~~Wyle St.~~ it is unlawful
to commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control provides:
"It shall be unlawful to demolish any building or structure unless
provision is made for rodent and vermin eradication. No permit for the
demolition of a building or structure shall be issued by the Building
Inspection Department until and unless provisions for rodent and vermin
eradication have been carried out under supervision of a pest control
operator registered with the Health Department.

The building permit for demolition cannot be issued until the
provisions of this section have been satisfied. It is the obligation
of owner or demolition contractor or both to take up with the Health
Department the matter of complying with this section, being prepared
to inform that department what registered pest control operator is to
be employed.

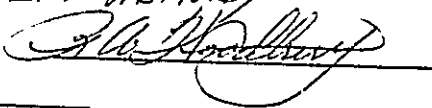
Very truly yours,



R. Lovell Brown
Director

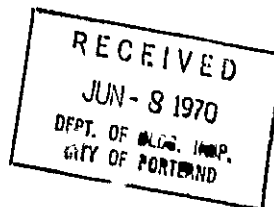
h

Eradication of this building has been completed.
NO EVIDENCE OF RODENT ACTIVITY 6-8-70



Contractor: Ernest J Asselyn

68 Capisic St.





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 8 1970

PERMIT ISSUED
JUN 8 1970
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 142 Coyle St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Alton B Warren, 465 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Ernest J Asselyn, 68 Caprice St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use 2-car garage No. families _____
 Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Apt. Bldg.
 Estimated cost \$ 300.00 Fee \$ 3.00

General Description of New Work

To demolish 2-car frame garage.
(no sewer connections.)

Sent to Health Dept. 6/8/70
Rec'd in Health Dept. 6/8/70

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO contractor**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

PROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

- Alton B. Warren
Ernest J Asselyn

INSPECTION COPY

Signature of owner

by:

Ernest J Asselyn

JM

NOTES

~~6-17-70
Renovated
A~~

~~[Large diagonal scribble]~~

Permit No. 701618
Location 143 South 1st
Owner Allen K. Munn
Date of permit 6/8/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

~~[Large diagonal scribble]~~

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

(2)

* buildings will be demolished at # 126 & 134 Coyle street
on permit issued on both 9-9-'70.

The Contractor is Ernest Asselyn-68 Capisic St.

(2)-2-story frame dwellings.

Sept. 9, 1970

Contractor & Sewer Div. Notified Of Sealing Of These Drains.

Department of Public Works

MR. COBB

