t 60 Bell St Apple T

August 6, 1942

Cases Bottling Co., BO Bellost. . Pertiani, Maine

Subject: Building Permit for Erection of Storage Building et 80 Boll St.

Centlemans

The building permit he enclosed subject to the followings

1. The motal rafters of the building are to be strengthened as indicated on the plan by Albert R. Farrington, dated August 3, 1942

2. Some of the figures on the location plan marked from survey 2. Some of the figures on the location plan marked from survey of H. I. derdandere indictinct. It is not clear that distance is shown from proposed building to the property, whether 3 feet or 5 feet. The appeal was suctained conditional upon all parts of the proposed building being at least 5 feet from the property lines, and at least 10 feet from any other buildings. The distance from the proposed building to the unishing garage is not shown in figures, but must be 10 feet, else from proposed building to property line must be a least 5 feet, as per the order. In both cases these measurements must be taken from the extrace outside of the everywhalf of the caves or any other projection from the proposed buildings. Makes mike sure that the location is such as to comply with this erder.

Yory truly yours,

00 Thomas Skinner Co.,

(Signed) Warren McDonald Inspector of Buildings.

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		. ON FO	R PERMIT	PERMIT ISSU
Manay CI	ass of Building or	Type of Structure	Leter-Censt	
	Mark Branch	•	Maine, May 28,	ALIG SK 1938
THE INSTRUCTOR OF	F BUILDINGS, PORTLA	ND. ME.		
th the Laws of the State	of Maine, the Building Co	to erect alter install the follo ode of the City of Portland, (wing building streat dans and specification	ura-equipment in accordanc ns, if any, submitted herewit
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ocation. RO Roll-St	12 Med 18 1	WardQWi		
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coposed use of	The state of the s	ottluo, cases, etc.}		No. families
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a application	is applicately to	ly to get settled the meation by way of plant of the code will be co	e question of ans, specifics	Zoning Appear. 11 tions, etc. suffici
final a wilder	tion for the permi	4 but the odizo	Scult tes bard	•
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City of Portland, Maine

Sust ou . S. Cartilla. . V. 6/17/42-42/25

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Gason Bottling to. at 80 Bell Street

May 28, 19 62

To the Municipal Officers:

Your appellant, Casco Bottling Company

who is the owners of property at & Bell Street.

respectfully petitions the Manicipal 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 Building denies a permit to cover construction of an all-metal building about 30 feet by 50 feet and one story high on these premises for the purpose of storing empty coses and bettles in connection with the business of wholesale beverage distribution, because the property is located in a Limited Business zone where such a use is not allowable under the precise terms of the loning Ordinance.

becomes necessary in the appeal of the building for storage the company in the hornoid divelopment of the business of the company. The company has acquired a large area of additional land for the development of its property. All of the lund across Bell Street is in an industrial Kome and occupied by heavy industries. It is the belief of the appoliant company that the proposed building will not be detrimental to the surrounding property and will not be choosing to the owners or occupants thereof.

Casco Bottling Company

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, that the paragraph numbered 2 of the order of June 17, 1942, sustaining conditionally the appeal under the Zoning Ordinance of Oasco Bottling Company at 80 Ball Street and relating to the construction of an additional building there, be smended so that the distance which the additional building may be from the property line shall be two feet six inches.

TELIC HEARING ON THE APPEAL UNDER THE ZOWING ORDINANCE OF CASCO BOTTLING CO. AT 30 BELL STREET

June 12, 1942

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Leightor, Councillors $E_{\rm erry}$ and Libby and the Inspector of

 $\mbox{Mr.}$ M. Levi, Treasurer of the appellant company, appeared in support of the appeal and there were no opponents present.

The proposition of furnishing a location plan and details plans of the building was explained to Mr. Levi, and the members of the committee said that they were willing to sustain the appeal on the condition that these required details were furnished before the building permit is issued.

Warren McDonald

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

that the appeal under the Zoning Ordinance of Casco Bottling Company RESO Bell Street, relating to construction of an additional building, one story high and about 30 feet by 50 feet for storage of empty cases and bottles in connection with the wholesale beverage distribution business carried on there, contrary to the precise terms of the Ordinance in the Limited Business Zone where the property is located, be sustained conditionally and that a building permit to granted to said appellant, subject to the following conditions:

1. That all terms of the Building Code be complied with.

2. That before the building permit is issued the appellant file with the application for the building permit a location plan, showing the outline of the property, the location of the existing buildings on the property, the location of the proposed building, such that no part of the proposed building will be closer than five feet to any of the property lines or closer than 10 feet to any existing building on the same property; also plans of the structure of the proposed building showing the nature and location of foundation posts or piers, the framing of the exterior walls, the framing of the roof (including the details of roof trusses, purling and the supports thereof), and the framing of the proposed floor and the supports thereof; these plans to be to a uniform scale and to show that all essential requirements of the Building Code are to be complied with.

BECAUSE enforcement, of the ordinance in this specific case would cause unnecessary hardship by needlessly proventing reasonable development of the business and property; and desirable relief may be granted without substratially derogating from the intent and purpose of the ordinance in that, due to the nature of use of the surrounding property, the proposed additional building would not be detrimental to the neighborhood.

Room 21, City Hall June 9, 1942

Casco Bottling Company, 80 Bell Street, Portland, Maine

Gentlemen:

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, June 12, 1942 at 11 o'clock in the formoon upon your appeal under the Zoning Ordinance relating to construction of an additional building at your plant at 30 Bell Street.

Please be present or be represented at this hearing in support of your appeal with full information as to the location, size and structural design of the building and its foundations.

COMMITTEE ON ZOWING AND BUILDING ORDINANCE APPEALS

Adam F. Loighton, Chairman

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

> Room 21, City Fall June 2, 1942

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Holl, on Friday, June 12, 1942 at 11 o'clock in the forenoon upon the appeal under the Zoning Ordinance of the Casco Bottling Company at 80 Bell Street relating to the erection of a building for the use of the company.

The Inspector of Buildings is unable to issue a permit to cover erection of an all-metal building one story high and about 30 feet by 50 feet to be used for the storage of empty bottles in cases or otherwise in connection with the wholesale beverage distribution business of the appellant company conducted on the same property, because the property is located in a Limited Business Zone where such a wholesale business is not allowable under the precise terms of the ordinanco.

The appellant company sets forth in its appeal as follows:

"This building for storage becomes necessary in the normal development of the business of the company. The company has acquired a large area of additional land for the development of its property. All of the land across Bell Street is in an Industrial Zone and occupied by heavy industries. It is the belief of the appellant company that the proposed building will not be detrimental to the surrounding property and will not be obnexious to the owners or

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 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

be all one place in other decidion. CITY OF PORTLAND, MAINE Record of Inquiry By telephone 2-4



APPLICATION FOR PERMIT TO BUILD

_CLASS BUILDING

State of Maine, and the Building Ordinance Location	permil to build, according to the following specifications, the Laws of the of the City of Portland:
Owner's name and address?	WardWithin Fire Limits?
Architect's name and address?	
Proposed occupancy of building (auto-	\A
Size, front? denth 2	lodgers ?
The state of touring in the state of the sta	TOCK 1
Table Of 1001 (Direct him see) 2	Thickness 2
Materia	of chimney?, of lining?
Material and size of columns	Rafters or roof beams?
Girders 6" x 8" or larger. Bridging in ever be all one piece in cross section.	Studs (outside walls and carrying partitions) 2 x 4 16" O. C. y floor and flat roof span over 8 feet. Sills and corner posts will

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The state of the s	ı
Amendment No	
0 000 150 160 1 PS	

na DERIGHT MANTE

AMENDMENT TO APPLICATION FOR PERMIT 1841

Portland, Maine, April 15, 1943 To the INSPECTOR OF BUILDINGS, CORTLAND, ME. The undersigned herebe applies for an amendment to Permit No. 41/150 pertaining to the building or structure comprised in the original application . accordance with the Laws of the State of Maine, the building Code of the City of Partland, plans and specifications, if any, submitted herewith, and the following specifications: Within Fire Limits? _____ Dist. No.-Owner's or desects name and address Orano Bureling Una, 'IR Bell Sa-Contractor's name and midress - Your Page-Planati in Soma, 12 Briggs St. Is any plumbing work love ved in this work?_____ - - Is any electrical work involved in this work?____ Increased cost of work. ___ ____ Additional fee-Dressed or Full Size?-Framing Lumber: Kind? ____ Description of Proposed Work to leve 3x8 restern, 164 CC, 186 span, two ross of 1x3 bridging, 1144/2d of sa given in might explication , all as show, on plan filed with this meandment The lasted of the garage which to the to the sea south to operate the operation. shoots of menter in holon for and sectors of their they year in this each.

Caroo Bottling Co. Approved: Chier of Bire D pertmen . Commissioner of 1 abl Works.

INSPECTION COPY

Policy of Four

John Fistari-Page & Sons 12 Briggs Street, Portland, Maine

Gentlemens

Enclosed is the building pornit essering enough of the work in genecation with an addition for the Games pottling Company at 30 Bell Direct so that you can, get started, the appeal having been sustained by the Municipal officers on April 7th, but the freming of the roof of the addition is not trong enough to noticely Building Code requirements. .. a a matter of fact the pion to not clear enough to show definitely how you propose to I'm me it. At any rate the 2.0 Joints indicated on an 18 foot open are fee deficient in strongth. Footies there is nothing on the plan to show what would hold up the ends of them in ow rd the extering building.

under these circumstances it will be necessary for you to file a new plan of the roof forming and also application for an amandment to the permit now issued so as to cover this construction work. I am issuing the points without dolay well loaving the matter of freming to be straightened out later by you because I mean that ir. Levi is in very much of a hurry.

. The pronument when filled should also carry on it the statement that the inside of the outside rails of the three car garage near the proposed addition with the exception of doors in the exterior mali mile be ecvered from floor to though boards with no-called "asboates imper" no less than three-eligibal of an ingh in thi kness soll cesented at the joints shorover the exterior 6 mago mail is closer than five for the the proposed addition.

I am not rune that I vaderstand the framing of the extension of the leading platform. Preservity you intend and juists running the six foot way, those to be supported by a 6x6 bean at the outer ends of the justa which in turn outs to supported an usus kind of a foundation not usue then seven foot from center to conter. If this is what is intended, it works out all right; if not, please file an condad plan of the freming of the postory wir that of the roof.

I understand that the concrete piers under the building are to extend at locat four foot below the grade of the ground and at least olgat inches above the surface of the ground, so that the bettems of the shills will be at least eight inches above the surface of the ground and that the sille are to be suitably anchored to the piere, since there is to be no first in the addition.

There is a note on your plant which ex5 on procent platform. If that an notifibre mediane only of strict out freque et bebreitni reduit ent fault encom tholr outer ands anny from the present bulleling to to be ind, that works out strong oneugh if the 4x3 is set with the all inch dimension upright.

If th regard to the reof fracing of the addition is Judge from your application that you plan to run and roof joints out from the accieting building to the outer edge of the loading platform as they are indicated an a six foot from the infinite and the man of the man

30,154 80



APPLICATION FOR PERMIT ISSUED

Cl.	iss of Building or T	Type of Structur	e	Permis No	* - () 4 (R 9 194
To the INSPECTOR OF	BUILDINGS, PORTLAND.	AIE. DUD	ornedes solic	11 2, 1941	
The undersigned herel sith the Laws of the State o ad the following specification	by applies for a permit to f Maine, the Building Gode	crect alter install the of the City of Portla	following building	Structure consignment	in accordan
Location 50 Ball 52	ing the contract of the contra		1 35 - 77 - 15	s? <u>no</u> Dist. N	
Owner's or bearing name	and address flanco Box	time Co on p	iniki she inini	SIDODIST. N	0
Contractor's name and add	lress John Pieters	John to Comm.	D. t	Telephone_	
Architect		THE C COLUMN IN	Br (65 55	Telephone_	_2-1743
Proposed use of building_	Bothline Stews		Pli	ans filed Yes No. o	f sheets
Other buildings on same for				No. families_	
Estimated cost \$_500.		***************************************		-	· · · · · · · · · · · · · · · · · · ·
	Description of	Present Building	to be Altered	}	75
Material rood No. s	itories Rent	Chil	t		4
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APPLICATION FOR PERMIT

PERMIT ISSUE

- APR 9 1941

Portland, Maine, Werch 21, 1941 To the INSPECTOR OF BUILDINGS, PORTLAND, ME. The undersigned hereby applies for a permit to erect after instead the following building streament and applies for a permit to erect after instead, plans and specifications, if any, substitued herewith and the following specifications: Within Fire Limits? no Dist. No. Location 80 Bell Stroet Owner's or Leave's name and address Crano Bottling Co., 80 Bell St. Contractor's name and address John Pistaki-Pego & Sons, 12 Briggs St. Proposed use of building Eattling Plant Other buildings on same lot_ Estimated cost \$. Description of Present Building to be Altered Material wood & me tho, storics | Heat | ____Style of roof___ _Roofing_ _No. familics_ Bottling Plant General Description of New Work To enclose loading platform on the northerly side of the building 6' 1/10', also extending this the full length of the building, making it 6' 2' 60'.

This application is preliminary to get settled the question of Zoning appeal. In event the appeal is sustained, the applicant will furnish full details of construction and pay fee. It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. Details of New Work Is any plumbing work involved in this work? Height average grade to top of plate. Is any electrical work involved in this work? Height avyfage grade to highest point of roof_____ Size, front____ earth or rock?... To be erected on solid or fifted land?___ Thickness, top. Material of foundation. ... Height Material of underpinning... Kind of roof_ _of lining___ _Material of chimnely No. of chinneys. ___Is gas fitting involved?____ Kind of heat, _Dressed or full size?___ Framing lumber-Kind Girt or ledger board?____ Corner post ___Max, on centers__ Material columns under girder Studs (outside walls and carrying partitions) 2x/18" O. A Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corfee posts all one prece in cross section. .., 3rd.... Joists and rafters: ______, 2nd________, 3rd_______, roof 1st floor.... On centers: _, 2nd_____, 3rd____ 1st floor____ Maximum span: If one story building with masonry walls, thickness of walls?____ _height i_ If a Garage to be accommodated___ No, cars now accommodated on same lot-Total number commercial cars to be accommodated______ Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? Miscellaneous Will above work require removal or disturbing of any shade tree on a public street?_____no-Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto Casco Bottling Co. are observed?____yes__

INSPECTION COPY

Signature of owners

Permit No. 41 /430	•	7,
Eccation 80 Bell St.	ph.	
Twier Case Botthing Co		
Date of permit 4/9/41		
Notif. closing-in	4	70
Inspn. closing in	7 15 19	
Final Notif.		
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City of Portland, Maine

appeal oustained 4/7/41 www 2

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Casco Bottling Co. a: 80 Bell Street

April 1, 19 41

Cation of bommittee monten-year Beny - " Sofear Begitter" Sofear Saitly - "

To the Municipal Officers:

Your appellant, Casco Bottling Company

who is the owner of property at 80 Bell 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 Zöning Ordinance, on the ground that the entorcement 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 Zöning Ordinance.

The decision of the Inspector of Buildings denies a permit to cover construction of a one story addition about 24 lest by 66 feet on the northerly side of the present bottling works because the existing plant is a non-conforming use in a Limited Business Zone where the property is located and any increase in volume of that non-conforming use is not ordinarily allowable under the precise terms of the ordinance.

The reasons for the appeal are as follows: This addition is intended to the driveway along this platform which is also to be extended/to enclose the driveway along this platform so as to protect the goods of the appealant company being damaged by exposure to the weather and to dust and soot blowing shout the neighborhood, and it is the belief of the appealant company that the proposed addition would not be observous or offensive to the neighborhood from ally cause. This is an amendment of the original appeal filed on Earch 21, 1941 to correct the impression in that appeal that the extended platform only was to be enclosed, not including the driveway.

Casco Bottling Company

By

UBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF CASCO POTTLING COMPANY AT 80 BELL STREET

April 4, 1941

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Mertin, Councillors Berry, Leighton, Libby and Ward and the Inspector of Eulldings.

Mr. Levi appeared in support of the appeal and a letter was received from the N. T. Fox Company supporting the appeal. There were no opponents present.

Warren McDonald

that the appeal under the Zoding ordinance of the Casco Pottling Company at 80 Bell Street, relating to the construction of a one story addition about 24 feet by 66 feet on the northerly side of the building of the appellant company, contrary to the previsions of the ordinance in the Limited Business 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 efforts of the appellant company to protect their products from dust and soot blowing about the neighborhood; and desirable relief may be granted without substantially derogating. from the intent and purpose of the ordinance in that the proposed addition would constitute an improvement to the neighborhood rather than a detriment.

avera a test

41/15

N. T. Fox Co., Inc.=

LUMBER AND BUILDING MATERIAL 24 MORRILL ST. PORTLAND, ME.



Mr. Harry F. martin, Chairman Committee on Zoning and Building Ordinance Appeals Board of Municipal Officers City Hall City of Portland, Maine.

Dear sir:

Relative to your notice dated March twenty-fourth, concerning the application for the Casco Bottling Company, at 80 Bell Street for permit to extend and enclose a loading platform at their plant.

This is to advise that we as an interested party have no objection whatsoever in this request.

> Yours very truly, N. T. FOX CO., INC.

E. E. Fox Treasurer

111/15

Room 21, City Hall opril 2, 1941

The Casco Bottling Co., 80 Bell Street, Portland, Maine

Attention Mr. Levi

Gentlemen:

The Committee on woning and Building Ordinance Appeal of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, April 4, 1941 at four-thirty o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the construction of an addition to your plant at 80 Bell Street.

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

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Harry E. Martin, Chairman

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41/15

City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Casco Bottling Co. at 80 Bell Street

March 21, 19

To the Municipal Officers:

Your appellant, Casco Bothling Co.

who is the owner of property at 60 Bell 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 entirement of the ordinance in this case involves unnecessary hardship and because relief ma, be granted without substantially derocating from the intent and purpose of the Zo: ing Ordinance.

The decision of the Inspector of Buildings denies a pormit to cover extending the existing open loading platform on the northerly side of the building which is about 6 feet by 40 feet so as to be about 20 feet longer and to enclose the ontire platform because the enclosure and extension would increase the volume of the bottling works on the property conversy to the precise terms of the Ordinance in the Limited Business Zone where the property is located since the bottling works is a non-conforming use in that zone.

The reasons for the appeal are as follows: The appellant company finds itself unable to continue this platform in the open because of the nuisance of snoke and soot coming from the neighborhood, and it is the belief of the company that the enclosure and extension of the platform would not be obmoxious or detrimental to the neighborhood,

Gasco Bottling Co.

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

Roca 21. City Hall March 24, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, at Hall on Friday, April 4, 1941 at four-thirty o'clock in the afternoon upon the appeal under the Zoning Ordinance of Casco Bottling Company at 80 Bell Street, relating to extending and enclosing the open loading

The Inspector of Buildings was unable to issue a permit to cover systemating the existing open leading platform on the northerly side of the building so as to be about 20 feet longer and to cover enclosing the entire platform because the extension and enclosure would increase the volume of the bettling works contrary to the precise terms of the ordinance in the Limited Business Zone, since the business conducted there constitutes one step in manufacture and a wholesale distribution business.

All persons to the surface of the surface of the ordinance of the precise terms of the ordinance of the surface of the surface of the ordinance of the surface of the surface of the ordinance of the precise terms of the ordinance of the ordinance of the precise terms of the ordinance ordinance of the ordinance ordinance

All persons interested either for or against this appeal will sent to the above time and place, this notice of hearing having been as required by law.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Harry E. Martin, Chairman

i.

....

",

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PROPERTY

for 3 cer garage

at 60 Bell-Street

1. In whose name is the title of the property now recorded?

1. The whose name is the title of the property now recorded?

1. The whole see the property in the vicinity of the proposed work should be a see that the property in the vicinity of the proposed work should be a see that the property in the vicinity of the proposed work should be a see that the property in the vicinity of the proposed work should be a see that the property is the property of the property and the property and

- 2. Are the boundaries of the property in the vicinity of the proposed work shows clearly on the ground, and how?

 3. Is the outline of the proposed work now staked out upon the ground?

 41. Is the outline of the proposed work now staked out upon the ground?

 41. Is the outline of the proposed work now staked out upon the ground?
- 3. Is the outline of the proposed work now staked out upon the ground? It not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
- 4. What is to be maximum projection or overhang of eaves or (rip? ______
- 5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections?
- 6. To you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building?
- 7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made?

By & O Oage

ndum from Department of Building Inspection, Portland, Maine

-- Owner Casco Bottling Co.-Contr. John Pistaki-Page & Sone---

une the rarters are so long they must not be spaced more than 18 inches to center even though they are 2x5's and as steep as 6 inches to the

(Signed) Warren McDonald Inspector of Buildings



APPLICATION FOR PERMIT PORTING HIT ICE

third Class	09.08
To the INSPECTOR OF BUILDINGS, PORTLAND, MR.	• • • •
The undersigned hereby applies for a permit to erect alter transall the following building serveral the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications:	tions, if any, submitted horseith
Book do wat a state of	
Owner's on Lessee's name and address. There Bottling Co. So Bail Street	" " " " " " " " " " " " " " " " " " "
Contractor's name and address. John Plate 21-Page & Sans, 12 Driggs St.	Telephone 3.10.0
Architect	
+ toposed use of building 3 sat parage	No. families
Other buildings on same lot Rottling Works, storehouse	
Estimated cost \$ 375.	
Description of Present Building to be Altered	Fee \$.75
Material: No. stories Heat Style of roof	
last use	_Roofing
General Description of New Work	No. families

arnet three for frame garage 30' z 24'

OR CLOSING IN IS WANTED It is understood that this germit does not include installation of heating apparatus which is to be taken out separatus. Details of New Work is any plambing work involved in this work? ______ Is any electrical work involved in this work? no Height average grade to top of plate 9 Size, front 30 t depth 24 No. stories 1 Height average grade to highest point of roof 1988 15 To be erected on solid or filled land? and a earth or rock? Material of foundation gaday socks Thickness, top bottom cellar Material of underpinning Height Thickness Kind of Roof flat Rise per foot 12 6 Roof covering Aspects Flates & Hate Lab. No. of chimneys no Material of chimneys _of lining_ Kind of heat no Type of fuel Is gas fitting involved? Framing Lumber-Kind howlook Dressed or Full Size? Gransed Corner posts 4x6 Sills 4x6 Girt or ledger board? Material columns under girders_____ __Size__ Max. on centers. Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section. Joists and rafters: 1st floor dine On centers: 1st floor____ 1st floor_____, 2nd___ Maximum span: If one story building with masonry walls, thickness of walls?___ 2x6 tie every other pr. of reflers If a Garage No. cars now accommodated on same lot___ to be accommodated Will automobile repairing be done other than ruleur repairs to cars habitually stored in the proposed building? Miscellaneous Will above work require removal or disturbing of any shade tree on a public street?____ Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto



City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by The Casco Bottling Co.at 80 Boll Street

March 4,

1940.

To the Municipal Officers:

Your appellant. The Casco Bottling Co.

of property at 80 Bell Street who is the Onitor

respectfully petitis is 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 entorcement 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 permits to cover construction of a loading platform with roof over approximately 6' x 40' on the northerly side of the existing wholesale bottling works and to cover the northerly side of the existing wholesale bottling works and to cover onstruction of two frame garages, each about 20' x 35', and each to house construction of two frame garages, each about 20' x 35', and each to house not more than three motor trucks, because both of these jobs are contrary to the terms of the Zoning Ordinance in the Limited Business Zone where the property is leasted in that they are additions and ordered at the terms of the contract of a nonproperty is located in that they are additions and enlargements of a non-conforming subplemals business and provide for the storage of more than one

The reasons for the appeal are as follows: The appealant company/endeavoring to make provision for natural expansion of their business which is located across the streat from heavy industries which are located in an Industrial Zone. It is their belief that the proposed addition and garages will not be detrimental to the surrounding property.

THE CONTRACTOR OF THE PROPERTY OF THE PROPERTY

The Casco Bottling Co.

copyraturned from that month, we.

APPEAL UNDER THE ZOMING ORDINANCE OF CASCO BOTTLING CO. AT 80 BELL STREET

March 18, 1940

A public hearing on the above appeal will be held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson, Ward and Martin and the Inspector of Euildings.

Mr. Levi of the appellant company appeared in support of the appeal and there were no opponents present.

Warren McDonald

Room 21, City Hall, March 13, 1940

Casco Bottling Co., 80 Bell Street, Portland, Mains

Gantlemen:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hail, on Friday March 15th, 1940, at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to construction of a loading platform and two frame garages on your property at & Bell Street.

Please be presenteur be represented at this hearing in support of your appeals

> COMMITTEE ON CONING AND BUILDING UNDINANCE APPEALS

> > a. Earle Eskilson, Chairman

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

> Room 21, City Hall March 5, 1940

To Whom It May Concern:

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, March 15, 1940, at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Casco Bottling Co. at 80 Bail Street, relating to a proposed loading platform about six feet by 40 feet with roof on the northerly side of the building there used for buttling and who scale distribution of beverages, and to the construction of two securate wooden-frame one-story buildings, each about 20 feet by 35 feet, and cach proposed to be used for storage of not more than three motor trucks in connection with this besiness.

The Inspector of Buildings was unable to issue permits for sither of these jobs, because additions to the present use of the buildings and property are not vilowable under the precise terms of the Zoning Ordinance, since there uses do not conform with the provisions of the Ordinance in the Limited Business Zone where the property is located, and because the storage of more than one commercial vehicle is not allowable in such a zone.

All persons interested either for or against this appeal will be heard at the above time and riago, this notice 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

That the appeal under the Zoniag Ordinance of the Cole of Bottling Co. at 80 Bell Street, relating to the construction of a toading platform and of two separate buildings for the storage of actor trucks, contrary to the Ordinance in the Maited Business Zone where the property is located, be sustained and that building permit be granted the said appealant Company subject to full compliance with all terms of the Building Code;

BECAUCE enforcement of the Ordinance in this specific case would cause unnecessary hordship by needloss interference with the development of the business on the property; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the proposed new work would not be objectionable or detrimental to the surrounding property.

March 18, 1940

To the Municipal Officers;

The Committee on Zoning and Euilding Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of the Casco Eottling Co. at 80 Beil Street, relating to the construction of a loading platform and two separate buildings for the storage of motor trucks community to the provisions of the Ordinance in the Limited Business Zone where the property is located, reports that the appeal ought to be sustained:

CUADITITEE ON CONING AND BUILDING ORDINANCE MPRALB

March 20, 1940

Casco Bottling Co., 80 Beil Street, Portiand, Maine

Gontlemen:

On March 18, 1940 the Municipal Officers voted to sust in your Zoning appeal relating to the construction of a Londing platform and two three car garages on your property at 80 Bell Street.

I understand that you do not intend to build the garages before summer, so the final application for these two buildings can wait. As soon as you have filed the final application for the loading platform and with it a location sketch showing the location of the pratform in relation to the building, the property lines and Bell Street; also all froming of floor and roof and the foundation of the platform as proposed, we shall be able to cheek them against the Building Cods and doubtless issue the permit promptly.

Very truly yours,

Inspector of Buildings.

HeD/W.

P.S. It is not allowable for you to proceed with either the loading platform or the two garages until you actually have depermit therefor in your possession and posted upon the premises.



APPLICATION FOR PERMIT Permit No.

Class of Building or Type of Structure There was

Portland, Maine, Karch L. 1910

To the INSPECTOR OF BUILDINGS, PORTLAND, MB.

	e to the contract of the contr				
	The undersigned hereby applies	for a namel to seed	adameter (In Act)	laudum Building starratum	unmiament in accordance
	The unuclighed hereby applies	jor a permu to crect i	mier thatam the joi	овиц вининд жидет	-adversament to accounting
:+7.	the Luws of the State of Maine, th	a Building Code of al	he City of Doutland	nlows and specifications	if any exhautered becausely
MATTE	the pains of the plane of atmite! to	S DHIIGHIE COUS D) II	ne cuy oj romana,	pigns unit specifications	if mill suchmines untervies
-4.7	the following specifications:		en a de la fermación	in the second of the contract	and the second second

Location EO Bell Street	· · · · · · · · · · · · · · · · · · ·		no Dist. No
Owner's or Eessee's name and address	The Cases Bottl	ing Co. 80 Bell St.	Telephone_2-4529
Contractor's name and address	not l'et		Telephone
Architect		Plan	ns filedNo, of sheets
Proposed use of building	·		No. families
Other buildings on same lot	-		
Estimated cost \$	•		Fee \$
		Building to be Altered	•
MaterialNo. stories			
Last use			No. families
	Jeneral Description		

To exect two frume garages, each 20' x 35' on this property

This application is preliminary to get settled the question of Zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor, Details of New Work Is any plumbing work involved in this work?___

Is any electrical work invol	ved in this work!	Freign	it average grade to top	or prace	
Size, frontie	pthNo.	storiesfleigh	it average grade to high	est point of roof	
To be erected on solid or fil	led land?		earth or rock?		
Material of foundation.	· · · · · · · · · · · · · · · · · · ·	_Thickness, top	bottomcella		
Material of underpinning_		Height		hickness	 :
Kind of Roof.	Rise per foo	tRoof co	vering		
No. of chimneys	Material of chim	neys		of lining	
Kind of brat					
Framing Lumber-Kind		Dressed	or Full Size?		
Corner posts	SillsGirt	or ledger board?		Size	
Material columns under gi	rders	Size	Max.	on centero	
Studs (outside walls and a span over 8 feet. Sills an	carrying partitions) 2: d corner posts all one	k4-16" O. C. Girders piece in cross section	s 6x8 or larger. Bridg 1.	ing in every floor and fl	at roof
Joints and rafters:	1st floor	, 2nd	, 3rd	, roof	
On centers:				, roof	
Maximum span:	1st floor.	, 2nd	, 3rd	, roof	
If one story building with	masonry walls, thicks	ness of walls?		height?	
		If a Garage		1	
No. cars now accommodate	ed on same lot.		, to be accommodated	6	
Yotal number commercial	and the second s				
Will automobile repairing		inor repairs to cars l		proposed building?.	0

Will above work require removal or disturbing of any shade the onta public street?

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

are observed? Yes Signature of owney By The Physico Bottling Co.

A series of the series of the



Origina PER M. IJASI	
Amendment No. 1	VIJ.

AMENDMENT TO APPLICATION FOR PERMIT 2 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, MI	Portland, Maine, April 2, 1910
The undersigned hereby applies for an amendment is prised in the original application in accordance with the Land specifications, if any, submitted herewith, and the following	to Permit No. 49/198 persaining to the building of structure com- ans of the cate of Maine, the Building Code of the City of Portland, plans wing specifications:
Location FO Ball Street	Within Fire Limits) no Dist. No.
Owner's or Lessee's name and address Casco P	of Filing Co., So Boll De
Contractor's name and address _ John Pisteki-P	ero A fone, 12 Prings St. 2.17(1)
Plans filed as part of this Amendmentyma	No. of Sheets 1
Is any plumbing work involved in this work?	la any electrical work involved in this work?
Increased cost of work150	Additional fee 425
Framing Lutaber: Kind? hemlock	Dressed or Full Size? Gressed
	a of Proposed Work proal sustained 5/18740
To build loading platform 60 x 400 on not	rtnorgy aldo at his letter the second and the second
v Councition concrete piore, flat re-	of, 18 rise to foot, asphalt reoring Olass C Ond.
•	
· · · ·	Casoo Bootling Co.
	ニー・カス・スケー ひがった かいはず 温度であるが カー・スカーガ
Approved:	and the state of the contract the state of t
Approved:	Signature of Owner by J. Page
	Signature of Owner by J. Page Approved: 4/2/40

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Marca 20, 1940

Ceuse Dattling Co., 60 Bell Street, Portland, Maine

Gentlement

On March 18, 1940 the Municipal Officers voted to sustain your Zoning appeal relating to the construction of a loading platform and three dar garages on your property at 30 Bell Street.

I understand that you do not intend to build the garages before summer, so the final application for these two buildings can wait. 3s coon as you have filed the final application for the los ag platform and with it a location sketch showing the location of the platform An relation to the building, the property lines and Bell Street; else all framing of fir and roof and the foundation of the platform as proposed, we shall able to check them against the Building Code and doubtless issue the permit promptly.

Very truly yours,

inspector of Buildings.

E.S. Is not allowable for you to proceed with either the load-Thereive in your presentan and posted upon the premises.

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

November 14, 1995

SMITH DAVID THREE FERN AVE FALMOUTH ME 04105

Re: 78-80 Bell St

CBL: 150- - C-009-001-01

DU: 4

Dear Mr. Smith:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

to co	rrect the following subsching	;	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		116.30
	INT - 1ST FLR - THERE IS NO SECOND MEANS OF EGRE	SS	111	TN	113 50 EACH UNIT
2.	THERE IS NO THE	DETECTORS	ARE REQ	UIRED IN	116.30
3.	INT - ENTIRE -				116.50
4.	INT - THE SPRINKLER SYSTEM IS BLOCKED	BY CEILING	TILE		116.50
5.	INT - ALL UNITS -				116.50
6.	INT - LAUNDRY AREA -	•			116.50
7.	EXT - FIRE ESCAPE - PROPER GUARD RAILS & BALUSTERS	ARE NEEDED	e =t-	iale V Of	the

The above-mentioned conditions are in violation of Article V of the The above-mentioned conditions are in violation of Afficie v of the Municipal Code of the City of Portland, Maine, and must be corrected within 30 days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

Arthur Rowe

Code Enforcement Officer

Tammy Minson

Code Enfc. Offr./ Field Supv.

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389 Congrets Street • Postland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936