

80 Bell St Appl. # 7

August 6, 1932

Casco Bottling Co.,
80 Bell St.,
Portland, Maine

Subject: Building Permit for Erection of
Storage Building at 80 Bell St.

Gentlemen:

The building permit is enclosed subject to the following:

1. The metal rafters of the building are to be strengthened as indicated on the plan by Albert R. Farrington, dated August 3, 1932.

2. Some of the figures on the location plan marked "from survey of H. I. Jordan" are indistinct. It is not clear what distance is shown from proposed building to the property, whether 3 feet or 5 feet. The appeal was sustained 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 existing garage is not shown in figures, but must be 10 feet, also from proposed building to property line must be at least 5 feet, as per the order. In both cases these measurements must be taken from the extreme outside of the overhang of the eaves or any other projection from the proposed building. Please make sure that the location is such as to comply with this order.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings

CC Thomas Skinner Co.,

APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Water Const.

Portland, Maine, May 24, 1942

AUG 8 1942



INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 30 Fall Street Ward 9 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Cases Bottling Co., 30 Fall St. Telephone 2-1620
Contractor's name and address not in Telephone _____
Proposed use of building warehouse (bottling cases, etc.) No. families _____
Other buildings on same lot Wig. plant, 2 car garage, storage
Estimated cost \$ 500 Fee \$ 1.00

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
No. families _____

General Description of New Work

erect one story all metal building app. 30' x 30' x 15' high,

This application is preliminary only to get settled the question of Zoning Appeal. If the appeal is successful, full information by way of plans, specifications, etc. sufficient to show whether or not the Building Code will be complied with, will be filed with the final application for the permit and the build' permit fee paid.

conditionally 6/17/42

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

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories 1 Height average grade to highest point of roof _____
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof pitch Rise per foot _____ Roof covering metal
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat no Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
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 _____, 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

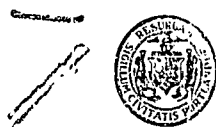
Are now accommodated on same lot _____, to be accommodated _____
Number commercial cars to be accommodated _____
Mobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Work require removal or disturbing of any shade tree on a public street? no
In charge of the above work a person competent to see that the State and City requirements pertaining thereto

Signature _____

COPY



City of Portland, Maine

Just around
corner
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 Casco Bottling Co. at 60 Bell Street

May 26, 19 42

To the Municipal Officers:

Your appellants, Casco Bottling Company

are the owners 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 enforcement of the ordinance in this case involves unnecessary hardship, and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to 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 cases and bottles 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 Zoning Ordinance.

The reasons for the appeal are 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 obnoxious to the owners or occupants thereof.

Casco Bottling Company

By:

.....

3rd floor
9/8/43
S. J. C. C.

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

copy sent to Mr. C. C. on 9/11/43

42/25
PUBLIC HEARING ON THE APPEAL UNDER THE ZONING 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 Berry and Libby and the Inspector of Buildings.

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 by 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

*Sustained
Conditionally*

6/17/42

Don

4/25

that the appeal under the Zoning Ordinance of Casco Bottling
Company, 4830 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 be granted to said appellant, subject to the following con-
ditions:

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 out-
line 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 build-
ing 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 founda-
tion 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 preventing reasonable development
of the business and property, and desirable relief may be granted without
substantially 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 forenoon upon your appeal under the Zoning Ordinance relating to construction of an additional building at your plant at 80 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 ZONING AND BUILDING
ORDINANCE APPEALS

Adam F. Leighton, Chairman

79
277
all
4/2/42

42/25

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

Room 21, City Hall
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 Hall, 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 ordinance.

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 obnoxious to the owners or occupants thereof."

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

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

854
878/4
90
874

Verbal in person

By telephone 2-44-79

Date 7/26/42

Location 80 BROAD ST

Made by Leonard Bottling Co - 2m to eny

Inquiry: 1 May add metal Pldg 30' x 50'
to be attached to this property
Pldg 12-27x7-2+90-2 and attached to present
bottling Pldg - question of load
also.

91. Hly. m. str
10-7-4
9.33x1000
6.65x300

Answer: 1

Spec. use of area necessary
of area of 8800 sq ft is not financially
not allowable since based on
is maximum area and more
addition would make total of 10,300.
Fire wall allowable w/ perhaps
separation between bldgs.
Gold m. str. the above description

Reply by

Wm D 7/26/42





APPLICATION FOR PERMIT TO BUILD

CLASS BUILDING

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. *Portland, Maine,* _____ 19__

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location _____ Ward _____ Within Fire Limits? _____

Owner's name and address? _____

Contractor's name and address? _____

Architect's name and address? _____

Proposed occupancy of building (purpose)? _____

No. families? _____ apartments? _____ lodgers? _____

Size, front? _____, depth? _____, No. stories? _____, height, average grade to highest point of roof? _____

To be erected on solid or filled land? _____ earth or rock? _____

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

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____

Kind of heat? _____ Material of chimney? _____, of lining? _____

Size of Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____

Material and size of columns under girders? _____ on center? _____

Lodge board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will

be all one piece in cross section.



Original Permit No. 11729
Amendment No. 3

AMENDMENT TO APPLICATION FOR PERMIT ⁵ 1941

Portland, Maine, April 14, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 11729 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 78 East Street Within Five Limits? no Dist. No. _____
Owner's or lessee's name and address Oxaco Bottling Co., 78 East St.
Contractor's name and address John Page-Picard & Sons, 12 Briggs St. 2-1749
Plans filed as part of this Amendment yes No. of Sheet 1
Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Increased cost of work _____ Additional fee 2.25
Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

Addition to have 3x8 rafters, 16" CG, 18' span, two rows of 1x3 bridging, instead of as given in original application all as shown on plan filed with this amendment. The inside of the garage which covers this addition will be covered with sheets of ~~1/2" plywood~~ and ~~be not less than 3/8" in thickness.~~

Oxaco Bottling Co.

Approved:

Signature of Owner J. P. Picard

Chief of Fire Department

Approved: 465741-1000

Commissioner of Public Works

Inspector of Buildings

INSPECTION COPY

Rept. 91180-1

April 3, 1941

John Piatasi-Pago & Sons,
12 Briggs Street,
Portland, Maine

Gentlemen:

Enclosed is the building permit covering enough of the work in connection with an addition for the Grace Bottling Company at 80 Ball Street so that you can get started, the appeal having been sustained by the Municipal officers on April 7th, but the framing of the roof of the addition is not strong enough to satisfy Building Code requirements. As a matter of fact the plan is not clear enough to show definitely how you propose to frame it. At any rate the 2x8 joists indicated on an 18 foot span are far deficient in strength. Besides there is nothing on the plan to show what would hold up the ends of them in toward the existing building.

Under these circumstances it will be necessary for you to file a new plan of the roof framing and also application for an amendment to the permit now issued so as to cover this construction work. I am issuing the permit without delay and leaving the matter of framing to be straightened out later by you because I know that Mr. Leal is in very much of a hurry.

The amendment when filed should also carry on it the statement that the inside of the outside walls of the three car garage near the proposed addition with the exception of doors in the exterior wall will be covered from floor to roof boards with so-called "asbestos lumber" no less than three-eighths of an inch in thickness well cemented at the joints wherever the exterior garage wall is closer than five feet to the proposed addition.

I am not sure that I understand the framing of the extension of the loading platform. Presumably you intend 2x8 joists running the six foot way, these to be supported by a 6x8 beam at the outer ends of the joists which in turn would be supported on some kind of a foundation not more than seven feet from center to center. If this is what is intended, it works out all right; if not, please file an amended plan of the framing of the platform with that of the roof.

I understand that the concrete piers under the building are to extend at least four feet below the grade of the ground and at least eight inches above the surface of the ground, so that the bottoms of the sills will be at least eight inches above the surface of the ground and that the sills are to be suitably anchored to the pier, since there is to be no floor in the addition.

There is a note on your plans "1x4 on present platform". If that means that the timber intended to support the joists of the platform addition on their outer ends away from the present building is to be 1x4, that works out strong enough if the 1x4 is set with the six inch dimension upright.

With regard to the roof framing of the addition I judge from your application that you plan to run 2x6 roof joists out from the existing building to the outer edge of the loading platform as they are indicated on a six foot span, the balance

40

38

80 38, 1 54



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure _____

Permit No. 0480

APR 9 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, April 2, 1941

Supersedes application of 3/21/41

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

Location 80 Ball Street Within Fire Limits? no Dist. No. _____

Owner's or lessee's name and address Casco Bottling Co., 80 Ball St. Telephone _____

Contractor's name and address John Pistaki-Page & Sons, 12 Bridges St. Telephone 2-1743

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building Bottling Plant No. families _____

Other buildings on same lot _____

Estimated cost \$ 500. Fee \$ 75

Description of Present Building to be Altered

Material wood & metal No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use Bottling Plant No. families _____

General Description of New Work

To build one story frame addition on end of existing building 18' x 66' (to enclose loading platform) extending existing platform 20' to end of building
4x8 header over 10' door openings

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the presence of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete piers 7" DC Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof flat Rise per foot 1 1/2" Roof covering Asphalt roofing Class C Ind. Lat.

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat no Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind hardlock Dressed or full size? dressed

Corner posts 4x6 Sills 6x6 Girt or ledger board? _____ Size _____

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 platform 2nd _____ 3rd _____ add platform _____

On centers: 1st floor 16" 2nd _____ 3rd _____ roof 16" 16"

Maximum span: 1st floor 6' 2nd _____ 3rd _____ roof 10' 6'

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

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

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 are observed? yes

Signature of owner By Casco Bottling Co.

SECTION COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. _____

Class of Building or Type of Structure Third Class APR 9 1941

Portland, Maine, March 21, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 80 Bell Street Within Fire Limits? NO Dist. No. _____

Owner's or Lessee's name and address Casco Bottling Co., 80 Bell St. Telephone _____

Contractor's name and address John Pistaki-Paga & Sons, 12 Briggs St. Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Bottling Plant No. families _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ _____

Description of Present Building to be Altered

Material wood & masonry stories _____ Heat _____ Style of roof _____ Roofing _____

Last use Bottling Plant No. families _____

General Description of New Work

To enclose loading platform on the northerly side of the building 6' x 40', also extending this the full length of the building, making it 6' x 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? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x 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 _____, 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 _____

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 are observed? yes

Signature of owner Casco Bottling Co.
Wm. J. P. Jones

INSPECTION COPY

Permit No. 41/430
 Location 80 Bell St.
 Owner Caseo Bottling Co
 Date of permit 4/9/41
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 5/8/41
 Cert. of Occupancy issued None

NOTES

4/16/41 - Framing of
 addition started. Insulated
 of replacing 4" x 6" plate
 of cedar with 2" x 4" work
 roof with asphalt shingles
 4" x 6" the 4" x 6" will be left
 in place and 2" x 4" s
 spiked on each side
 of 4" x 6" being well insulat
 to 4" x 6" plates for each
 case. - A.D.S.
 4/23/41 - Work done
 D.S.S.
 4/30/41 - Roof framed. A.D.S.
 5/8/41 - Work completed.

No.	Date	Description of Work	Inspector	Remarks
1	4/16/41	Framing of addition started		
2	4/23/41	Work done		
3	4/30/41	Roof framed		
4	5/8/41	Work completed		



City of Portland, Maine

Appeal sustained
4/7/41
WMD
4/15

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

April 1, 19 41

Action of Committee
Morton - yes
Bang - "
Ward - "
Bogert - "
Lisby - " } 5 years

To the Municipal Officers:

Your appellant, Casco Bottling Company
are
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 Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denied a permit to cover construction of a one story addition about 24 feet 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 enclose an existing loading platform which is also to be extended to enclose the driveway along this platform so as to protect the goods of the appellant company being damaged by exposure to the weather and to dust and soot blowing about the neighborhood, and it is the belief of the appellant company that the proposed addition would not be obnoxious or offensive to the neighborhood from any cause. This is an amendment of the original appeal filed on March 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:

411/15
PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF GASCO BOTTLING 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 Martin, Councillors Berry, Leighton, Libby and Ward and the Inspector of Buildings.

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

411/15

, that the appeal under the Zoning Ordinance of the Casco Bottling Company at 80 Ball 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 provisions 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.

41/15

— N. T. Fox Co., Inc. —

LUMBER AND BUILDING MATERIAL

24 MORRILL ST.
PORTLAND, ME.



March 26, 1941

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

ALL ORDERS TAKEN AND AGREEMENTS MADE CONTINGENT UPON STRIKES, FIRES, ACCIDENTS, DELAYS OF CARRIERS, OR OTHER CAUSES BEYOND OUR CONTROL.

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
E. E. Fox
Treasurer

EEFr

*Rec'd 4/4/41
2nd*

41/15
Room 21, City Hall
April 2, 1941

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

Attention Mr. Levi

Gentlemen:

The Committee on Zoning 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



City of Portland, Maine

41/15

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 48

To the Municipal Officers:

Your appellant, Casco Bottling Co.

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 Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to 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 entire platform because the enclosure and extension would increase the volume of the bottling works on the property contrary 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 smoke 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 obnoxious or detrimental to the neighborhood.

Casco Bottling Co.

Eyt

90280

41/15

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

Room 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, City 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 platform on the northerly side of the plant.

The Inspector of Buildings was unable to issue a permit to cover extending the existing open loading 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 bottling 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 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

Harry E. Martin, Chairman

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 3-car garage Date 1/25/49
at 80 Bell Street

1. In whose name is the title of the property now recorded? M. L. Linn
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes by stakes
3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? Yes
4. What is to be maximum projection or overhang of eaves or drip? 8"
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? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
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? Yes

By J. P. Page

Memorandum from Department of Building Inspection, Portland, Maine

Owner Casco Bottling Co.-Contr. John Pictari-Page & Sons-----4/26/40

Since the rafters 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

ling Co. , 80 Bell St.

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 25, 1940

APR 27 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~the~~ the following building structure ~~or~~ ^{or} equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 80 Bell Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Wagon Bottling Co., 80 Bell Street Telephone _____
 Contractor's name and address John Platoni-Page & Sons, 12 Briggs St. Telephone 2-1743
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building 3 car garage No. families _____
 Other buildings on same lot Bottling Works, storehouse
 Estimated cost \$ 375. Fee \$.75

Description of Present Building to be Altered

Materials _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect three car frame garage 30' x 24'

Appeal sustained 3/18/40

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

NOTIFICATION BEFORE LATENESS OR CLOSING-IN IS WANTED
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WANTED

Details of New Work

Is any plumbing work involved in this work? no
 Is any electrical work involved in this work? no Height average grade to top of plate 9'
 Size, front 30' depth 24' No. stories 1 Height average grade to highest point of roof 15'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete posts Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof flat Rise per foot 1/6" Roof covering asphalt roofing Glass 0 lbs. lbs.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind hemlock Dressed or Full Size? dressed
 Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
 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 4x6 2nd _____ 3rd _____ roof 2x6
 On centers: 1st floor _____ 2nd _____ 3rd _____ roof 2'
 Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof 12'
 If one story building with masonry walls, thickness of walls? 2x6 tie every other pr. of rafters

If a Garage

No. cars now accommodated on same lot none, to be accommodated 3
 Total number commercial cars to be accommodated 3
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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 are observed? yes

Signature of owner John Platoni
 Signature of contractor John Platoni



City of Portland, Maine

Sustained

3/18/40

mm

40/13

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 Bell Street

March 4, 1940.

To the Municipal Officers:

Your appellant, The Casco Bottling Co.

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 14, Paragraph d of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies 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 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 located in that they are additions and enlargements of a non-conforming wholesale business and provide for the storage of more than one commercial vehicle.

The reasons for the appeal are as follows: The appellant company/endeavoring to make provision for natural expansion of their business which is located across the street 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 Casco Bottling Co.

Treas.

*Copy returned from
Mildred W. Ashley - Portland, Me.*

64760

APPEAL UNDER THE ZONING 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 Buildings.

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

Warren McDonald

40/13

Room 21, City Hall,
March 13, 1940

Casco Bottling Co.,
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 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 80 Bell Street.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

40/13

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 Esli 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 bottling and wholesale distribution of beverages, and to the construction of two separate wooden-frame one-story buildings, each about 20 feet by 35 feet, and each proposed to be used for storage of not more than three motor trucks in connection with this business.

The Inspector of Buildings was unable to issue permits for either of these jobs, because additions to the present use of the buildings and property are not allowable under the precise terms of the Zoning Ordinance, since these 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 place, 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

476/13

That the appeal under the Zoning Ordinance of the C. C. Bottling Co. at 80 Bell Street, relating to the construction of a loading platform and of two separate buildings for the storage of motor trucks, contrary to the Ordinance in the Limited Business Zone where the property is located, be sustained and that a building permit be granted the said appellant Company 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 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.

4013

March 18, 1940

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of the Cascades Bottling Co. at 8J Bell Street, relating to the construction of a loading platform and two separate buildings for the storage of motor trucks, contrary to the provisions of the Ordinance in the Limited Business Zone where the property is located, reports that the appeal ought to be sustained:

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

March 20, 1940

Casco Bottling Co.,
80 Beal Street,
Portland, Maine

Gentlemen:

On March 18, 1940 the Municipal Officers voted to sustain your Zoning appeal relating to the construction of a loading platform and two three car garages on your property at 80 Beal 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 platform in relation to the building, the property lines and Beal Street; also all framing of floor and roof and the foundation of the platform as proposed, we shall be able to check them against the Building Code and doubtless issue the permit promptly.

Very truly yours,

Inspector of Buildings.

Hcd/w.

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



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, March 4, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 80 Bell Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address The Casco Bottling Co. 80 Bell St. Telephone 2-4529
 Contractor's name and address not set Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect two frame 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 involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ Depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind _____ Dressed or Full Size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 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 _____, 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 none, to be accommodated 6
 Total number commercial cars to be accommodated 6
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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 are observed? yes

Signature of owner by The Casco Bottling Co.

REPRODUCTION COPY



Original Permit No. **PERMIT ASSUED**
Amendment No. **1**

AMENDMENT TO APPLICATION FOR PERMIT **APR 2 1940**

Portland, Maine, April 2, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 40/198 pertaining to the building of structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 80 Bell Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Casco Bottling Co., 80 Bell St.
 Contractor's name and address John Pitaraki-Pepe & Sons, 12 Briggs St. 2-1743
 Plans filed as part of this Amendment. yes No. of Sheets 1
 Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Increased cost of work. 1.50 Additional fee .25
 Framing Lumber: Kind? hemlock Dressed or Full Size? dressed

Description of Proposed Work: Special sustained 2/18/40

To build loading platform 6' x 40' on northern side of building
 foundation concrete piers, flat roof, 1" rise to foot, Asphalt roofing Class C Und.
 Leds. 4x6 corner posts, sills, 4x8, floor joists 2x8 (full size) 16" 6' span
 rafters 2x6, 2' 00, 6' span - plate 4x6, 6' span

Approved: _____
 Chief of Fire Department

INSPECTION COPY Commissioner of Public Works.

Casco Bottling Co.
 Signature of Owner By J.P. Page
 Approved: 4/4/40 _____
 Inspector of Buildings

March 20, 1940

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

Gentlemen:

On March 18, 1940 the Municipal Officers voted to sustain your Zoning appeal relating to the construction of a loading platform and two three car garages on your property at 60 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 platform in relation to the building, the property lines and Bell Street; also all framing of floor and roof and the foundation of the platform as proposed, we shall be able to check them against the Building Code and doubtless issue the permit promptly.

Very truly yours,

Inspector of Buildings.

P.S.

It is not allowable for you to proceed with either the loading platform or the two garages until you actually have a permit therefor in your possession 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

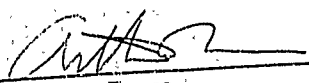
Dear Mr. Smith:

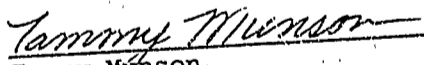
We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

- | | | |
|----|---|--------|
| 1. | INT - 1ST FLR -
THERE IS NO SECOND MEANS OF EGRESS | 116.30 |
| 2. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 116.50 |
| 3. | INT - ENTIRE -
THE STAIRS HAVE NO HANDRAILS | 116.30 |
| 4. | INT - -
THE SPRINKLER SYSTEM IS BLOCKED BY CEILING TILE | 116.50 |
| 5. | INT - ALL UNITS -
FIRE-RATED DOORS ARE NEEDED | 116.50 |
| 6. | INT - LAUNDRY AREA -
FIRE-RATED DOOR IS NEEDED | 116.50 |
| 7. | EXT - FIRE ESCAPE -
PROPER GUARD RAILS & BALUSTERS ARE NEEDED | 116.50 |

The above-mentioned conditions are in violation of Article 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 Munson
Code Enfc. Offr./ Field Supv.