

266-280 CANCO ROAD





I-2 INDUSTRIAL ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, October 22, 1962

PERMIT ISSUED

OCT 23 1962

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 266-250 Canco Road Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Casco Broadcasters Corp., 645a Congress St. Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Utility Tower Co., Mayfield, Ky. Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Radio Tower No. families \_\_\_\_\_

Last use Radio Tower No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 2000. Fee \$ 6.00

### General Description of New Work

To dismantle existing radio tower and erect a temporary radio tower 150 feet high in new location ~~xx~~ on same property.

Permit Issued with Letter

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

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

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

### If a Garage

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

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

APPROVED:

*with letter by AGJ*

### Miscellaneous

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

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

Casco Broadcasters Corp.

1301

INSPECTION COPY

Signature of owner

By:

*William H. Stacey*

EXEC. VICE PRES.

*PH*

NOTES

7/18/62 - work done  
E P P



on

Permit No. 62-1444

Location 266-380 Queen Hwy

Owner Allen Boardman Corp.

Date of permit 10/29/62

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. 1/8/63

Cert. of Occupanc. issued \_\_\_\_\_

Staking Out Notice \_\_\_\_\_

Form Check Notice \_\_\_\_\_

11/17/62



RE RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 7, 1959

PERMIT ISSUED

0181

DEC 4 1959

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Casco Road (northerly side opposite end of Mosedale street) (Assess. Nos. 149A3 & A6-153A1 & A15) Within Fire Limits? no Dist. No.
Owner's name and address Casco Broadcasters Corp, 223 Lisbon St. Lewiston Me Telephone
Contractor's name and address J. E. Roberts Construction Co., Inc. 1024 Washington Ave Telephone 3-6576
Architect
Proposed use of building Transmitter Specifications Plans Yes No. of sheets 1
Last use " " " " No. families
Material frame No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 300.00 Fee \$ 2.00

General Description of New Work

To construct 1-story frame addition 6' x 11'6" on side of existing building, as per plan.

Permit Issued with Letter

Appeal sustained 12/3/59

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

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent? Yes
Height average grade to top of plate 10' Height average grade to highest point of roof 11'
Size, front 6' depth 11'6" No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation 9" sonotubes at least 4" below grade Thickness, top bottom cellar
Material of underpinning 6' apart Height Thickness
Kind of roof shed Rise per foot 3" Roof covering Asphalt Class C Und. Lab.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind hemlock. Dressed or full size? dressed Corner posts 4x4 Sills 4x8
Size Girder Columns under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
Studs (outside walls and carrying partitions) 2x4-1" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd, 3rd, roof 2x8
On centers: 1st floor 16", 2nd, 3rd, roof 16"
Maximum span: 1st floor 6', 2nd, 3rd, roof 11'6"
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:
[Signature lines]

Miscellaneous

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

J E Roberts Construction Co. Inc.

Signature of owner by:

[Signature]

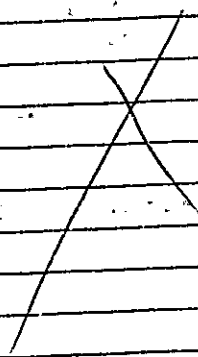
INSPECTION COPY

FM

NOTES

12/16/59 - Done except for weatherboarding. P.S.S.

12/18/59 - Work done P.S.S.



Permit No. 59/1816

Location Quinn's Road - W.F.O.B.

Owner Quinn's Road W.F.O.B.

Date of permit 12/14/59

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/18/59

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

*Granted 12/3/59*  
*59/108*

DATE: December 3, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DEERINL REALTY CO.

AT CANCO ROAD (ASSESSOR'S LOT NOS. 149-A-3 & 6)

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

Franklin G. Hinckley  
Joseph T. Gough  
Harry M. Shwartz

Yes

333

No

( )

( )

( )

Record of Hearing:

No opposition.



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

November 17, 1959

149-A-3& 6)

Deering Realty Co., owner of property at Canco Road (Assessor's Lot Nos. /  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respect-  
fully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:  
Construction of a one story addition 6 feet by 11½ feet on side of existing radio transmitter house  
at this location. This permit is presently not issuable because the radio tower and transmitter  
house are non-conforming in the R-5 Residence Zone in which the property is located and any  
increase in volume of a non-conforming use is forbidden by Section 17-B of the Zoning Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the  
strict application of the provisions of the Ordinance would result in undue hardship in the  
development of property which is inconsistent with the intent and purpose of the Ordinance; that  
there are exceptional or unique circumstances relating to the property that do not generally apply  
to other property in the same zone or neighborhood, which have not arisen as a result of action of  
the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions  
of the Ordinance or not; that property in the same zone or neighborhood will not be adversely  
affected by the granting of the variance; and that the granting of the variance will not be contrary  
to the intent and purpose of the Ordinance.

Deering Realty Co.

By *Alvin P. Royte*  
APPELLANT

DECISION

After public hearing held December 3, 1959, the Board of Appeals finds that all of the above  
conditions do exist with respect to this property and that a variance should be granted  
in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should  
be granted in this case.

*Frank J. Sargent*  
*Harry M. Bennett*  
*Arthur J. Jones*  
BOARD OF APPEALS

November 23, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 3, 1959, at 4:00 p.m. to hear the appeal of Deering Realty Co. requesting an exception to the Zoning Ordinance to permit construction of a one story addition 6 feet by 11½ feet on side of existing radio transmitter house located on Canco Road (Assessor's Lot Nos. 149-A-3 & 6).

This permit is presently not issuable because the radio tower and transmitter house are non-conforming in the R-5 Residence Zone in which the property is located and any increase in volume of a non-conforming use is forbidden by Section 17-B of the Zoning Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



November 30, 1959

Casco Broadcasters Corp.  
Att: Mr. M. L. Stone  
645 Congress Street  
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing on Thursday, December 3, 1959, at 4:00 p.m. in the Council Chamber of the City Hall, Portland, Maine, to hear the appeal of Deering Realty Co. under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hincxley

Chairman

AP-Casco Road (Assessor's Lot Nos. 1A9-A-3)

November 2, 1959

Casco Broadcasters Corp.  
Att. Mr. H. L. Stone  
615 Congress Street

✓cc to: Corporation Counsel

Gentlemen:

Building permit for construction of a one story addition 6 feet by 11½ feet on side of existing radio transmitter house at the above named location is not issuable because the radio tower and transmitter house are non-conforming in the R-5 Residence Zone in which the property is located and any increase in volume of a non-conforming use is forbidden by Section 17-B of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights concerning this discrepancy as soon as a recent amendment to the Ordinance making it possible for the Board of Appeals to consider such a request becomes effective. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

November 23, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 3, 1959, at 4:00 p.m. to hear the appeal of Deering Realty Co. requesting an exception to the Zoning Ordinance to permit construction of a one story addition 6 feet by 11½ feet on side of existing radio transmitter house located on Canco Road (Assessor's Lot Nos. 149-A-3 & 6).

This permit is presently not issuable because the radio tower and transmitter house are non-conforming in the R-5 Residence Zone in which the property is located and any increase in volume of a non-conforming use is forbidden by Section 17-B of the Zoning Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



1-2 INDUSTRIAL ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Radio  
Portland, Maine, October 22, 1952

0-143  
Plan of Building

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 266-280 Casco Rd. Within Fire Limits?  Dist. No. \_\_\_\_\_  
 Owner's name and address Casco Broadcasters, Corp., 645a Congress St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Freeman Richardson, Gorham, Maine Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Transmitter house No. families \_\_\_\_\_  
 Last use Transmitter house No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 5.00  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To relocate existing ~~xx~~ transmitter house to new location on same property.  
~~Temporary~~ Temporary concrete block foundation.

### Permit Issued with Letter

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

### Details of New Work

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

### If a Garage

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

### Miscellaneous

Will work require disturbing of any tree on a street? \_\_\_\_\_  
 Will there be in charge of the above work \_\_\_\_\_  
 See that the State and City requirements pertaining to trees are observed? yes  
 Casco Broadcasters Co.

APPROVED:  
with letter by Agil

INSPECTION COPY Signature of owner By: William H. Stone  
Elec. Vice Pres.

124

NOTES

11/16/62 partial form  
 child marks East side of  
 P.P.T.  
 11/18/62 - work done  
 E.P.P.

~~11/19/62 - work done  
 E.P.P.~~

~~11/20/62 - work done  
 E.P.P.~~

~~11/21/62 - work done  
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~~11/22/62 - work done  
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~~1/31/63 - work done  
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Permit No.	601-14113
Location	266-380 Quaker Run
Owner	Oliver B. ...
Date of permit	7/9/29/62
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	11/16/62
Cert. of Occupancy Issued	
Staking Out Notice	
Form Check Notice	

11/16/62

11/18/62

11/20/62

11/22/62

11/24/62

11/26/62

11/28/62

12/1/62

12/3/62

12/5/62

12/7/62

12/9/62

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1/21/63

1/23/63

1/25/63

1/27/63

1/29/63

1/31/63

AP- 266-280 Canco Road

Oct. 29, 1962

Casco Broadcasters Corp.  
645a Congress Street

Gentlemen:

Building permits for relocating radio transmitter house and tower on same property at the above named location are issued herewith. It is understood that this work is only of a temporary nature pending establishment of broadcasting facilities at another location. For this reason permit is being issued without full information as to construction of tower and its foundation. Nevertheless, it is understood that the erection is to be done in a substantial and safe manner.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Canco Road (Assessors Nos. 149A3, A6  
152A1 and A15)  
Date of Issue Jan. 23, 1957

Issued to Casco Broadcasters Corp.,

This is to certify that the building, premises, or part thereof, at the above location, built—altered—  
—changed as to use under Building Permit No. 66/2251, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Tract of land 100' x 170' Building  
on northerly side of Canco Road, bordering buffer strip  
Limiting Conditions: end of Rosedale St. being parts  
Appeal sustained 11/2/56 of above lots

Transmitter house  
Radio antenna tower

This certificate supersedes  
certificate issued

Approved:

1/23/57  
(Date)

*Carl Smith*  
Inspector

*Wainwright*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from  
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

December 21, 1956

AP Canco Road (Northerly side opposite end of Rosedale St., parts of Assessors' Lot Nos. 149A3 & A6, 153A1 & A15)—Construction of transmitter house

J. E. Roberts Construction Co.,  
1024 Washington Ave.  
Casco Broadcasters Corp.  
223 Lisbon St.,  
Lewiston, Maine

Gentlemen:

Building permit for the transmitter house is issued to the contractor, herewith, subject to the following conditions in the absence of complete details of the plans and application. If these conditions are not understood, or, if you are unable or unwilling to comply with them, it is important that the particular part of the work involved shall not be started and this office contacted quickly with additional information to show compliance with the Building Code.

1. The concrete piers to support the small outside platform are to be no less than nine inches in diameter, top and bottom, as well as the piers under the main building so indicated on the plans. It may be that ledge will be encountered at a less depth below the surface than the four feet required normally. All piers must extend either four feet or to solid ledge if ledge is encountered at a less depth. All piers are required to extend no less than six inches above the surface of the ground and the wooden posts for the exterior platform are to be anchored to the piers as well as the sills of the building.

2. When the forms are in place for the piers (all forms are required to extend to the bottom of the excavation in each case,) and after the forms are in place and before any concrete is placed in them, notice to this department is required at this time and no concrete is to be placed until our inspector has attached his sticker of approval to the permit card, which should be posted in some conspicuous place visible from the street.

3. No less than 1x3 cross bridging is required between each pair of roof joists as well as between the floor joists, the latter being indicated on the plan, but not the former.

4. The exterior platform is to be outlined on three sides with no less than 4x6 (solid lumber, not 2-2x6s), lap spliced, of course, at the corners. There are only two intermediate floor joists in this exterior platform but they are to be supported upon no less than 2x3 nailing strips spiked to the inside face of the outer sill, the bottom edge of the nailing strip to be even with the bottom of the sill.

J. E. Roberts Construction Co.,  
Casco Broadcasters Corp. \_\_\_\_\_ 2

December 21, 1956

5. Since this building was allowed by successful appeal under the Zoning Ordinance, a certificate of occupancy is required from this department before the building is actually put to use. For that purpose it is required that notice be given for readiness of final inspection when all features controlled by the Building Code have been completed. This would not include installation of the equipment.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/B

4B



(RC) REVISION OF PERMIT

# APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Third Class

Portland, Maine, Dec. 21, 1956  
supersedes 10/18/56

0225  
DEC

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the following building structure~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: Assessors No. s 149A3 & A6, 195A1 & A15

Location Casco Road (Northernly side opposite end of Rosedale St.) Within Fire Limits? Dist. No. ....

Owner's name and address Casco Broadcasters Corp., 223 Lisbon St., Lewiston Telephone .....

Lessee's name and address .....

Contractor's name and address J. E. Roberts Construction Co., 1024 Washington Telephone 3-6576

Architect .....

Proposed building transmitter house

Last use .....

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 950. Fee \$ 4.00

### General Description of New Work

To construct 1-story wooden frame transmitter house 11' 4" x 13' 4" as per plans.

Permit Issued with Letter.

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

### Details of New Work

Is any plumbing involved in this work? no ... Is any electrical work involved in this work? yes

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

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

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

Size, front depth No. stories at least 4' below grade earth or rock? .....

Material of foundation reinforced concrete posts Thickness, top 9" bottom 6" in diameter cellar .....

Material of underpinning Height Thickness .....

Kind of roof shed Rise per foot see plan Roof covering Asphalt Class C Jnd Lab .....

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

Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x4 Sills 6x8 .....

Size Girder Column under girders Size Max. on centers .....

Kind and thickness of outside sheathing of exterior walls? .....

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

Joists and rafters: 1st floor 2x8, 2nd, 3rd, roof 2x8

On centers: 1st floor 12", 2nd, 3rd, roof 24"

Maximum span: 1st floor 11', 2nd, 3rd, roof 11'

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

### If a Garage

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

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

**APPROVED:**

.....

.....

.....

### Miscellaneous

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

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

Casco Broadcasters Corp.,  
J. E. Roberts Construction Co.

Signature of owner by: .....

INSPECTION COPY



NOTES

12/26/56 - Form inspect  
 made *ELL*

12/31/56 - 2nd Inspect  
 work done *ELL*

1/9/57 - Framing completed  
*ELL*

1/22/57 - Work done,  
 door changed, no other  
 no platters is needed.  
 Cost to be issued  
*ELL*

Permit No. 56/2251

Location *Casey Road*

Owner *Casey Land Co.*

Date of permit 12/21/56

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspr. 1/22/57

Cert. of Occupancy issued 1/23/57 *WV*

Staking Out Notice

Form Check Notice 1/26/56 12/40

1/23

*(Large handwritten X mark)*

AP-Casco Road (Assessors Lot Nos. 149-A-3 & 6)

December 4, 1959

J. E. Roberts Construction Co., Inc.  
1024 Washington Avenue

cc to: Casco Broadcasters Corp.  
Att. Mr. W. L. Stone  
465 Congress Street

Gentlemen:

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a one story addition 6 feet by 11½ feet on side of existing radio transmitter house at the above named location is issued herewith based on plan filed with application for permit but subject to condition that the 4x8 sills are to be set with the 8 inch dimension upright with floor timbers notched over 2x3 nailing strips spiked to the sides of the sills. Concrete piers are to extend at least four feet below grade or to ledge if that is found at a lesser depth.

Very truly  
yrs,

Albert  
Inspector

AJS/jg



AP-Casco Road (Assessor's Lot Nos. 149-A-3 & 6)

October 9, 1959

J. E. Roberts Const. Co., Inc.  
1024 Washington Avenue  
Casco Broadcasters Corp.  
223 Lisbon Street  
Lowiston, Maine

Gentlemen:

Building permit for construction of an addition 6 feet by 11 1/2 feet on side of existing radio transmitter house at the above named location is not issuable under the Zoning Ordinance because the radiotower and transmitter house are non-conforming in the R-5 Residence Zone in which the property is located and an increase in volume of a non-conforming use is forbidden by Section 17-B of the Ordinance.

Under the present Zoning Ordinance the Board of Appeals has no authority to sustain an appeal involving a business use in a residential zone so that recourse to the Appeal Board is not available in this instance. However, there is at present before the Municipal Officers for consideration a proposed amendment to the Zoning Ordinance which would permit the Board to consider appeals involving an increase in existing non-conforming uses. If and when the proposed amendment is adopted, it will become effective thirty days after the date of its adoption, after which time it will be possible to file an appeal concerning the discrepancy involved in this case.

Should you be interested in exercising your appeal rights if and when a change in the Ordinance makes it possible to do so, we will be glad to keep you informed as to the progress of the proposed amendment so that an appeal can be filed as soon as it is possible for action to be taken on it.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

AP-Canco Road (Assessor's Lot Nos. 145-A-3 & 6)

November 2, 1959

Casco Broadcasters Corp.  
Att. Mr. H. L. Stone  
645 Congress Street

cc to: Corporation Counsel

Gentlemen:

Building permit for construction of a one story addition 6 feet by 11 1/2 feet on side of existing radio transmitter house at the above named location is not issuable because the radio tower and transmitter house are non-conforming in the R-5 Residence Zone in which the property is located and any increase in volume of a non-conforming use is forbidden by Section 27-3 of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights concerning this discrepancy as soon as a recent amendment to the Ordinance making it possible for the Board of Appeals to consider such a request becomes effective. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

# UTILITY TOWER COMPANY



DAY WI 3-5578  
NITE WI 3-4820

AM • FM • TV • TWO WAY COMMUNICATION • MICROWAVE RELAY TOWERS • INSTALLATION  
ANTENNAS • COAXIAL LINES • GROUND SYSTEMS • LIGHTING EQUIPMENT • POWER MAINTENANCE

POST OFFICE BOX 7022  
3110 NORTHWEST 38TH  
OKLAHOMA CITY, OKLA.  
December 19, 1956

Mr. Warren McDonald  
Inspector of Buildings  
Department of Building Inspection  
City of Portland, Maine

Dear Mr. McDonald

Please find enclosed sketch drawings of the Type 220 Utility guyed tower showing typical plain and base sections pertaining to lengths of bracing, dimensions, size of tubing as requested for your information in regard to the 200 ft. Type 220 Utility guyed tower to be erected for the Gasco Broadcasting Company on Ganco Road, Portland Maine.

All typical tower sections materials are cut to length, laid in special jig and welded as per Certified Welders. When the welding of the tower section is completed it is inspected and approved by the inspector before prime painting and shipping of same.

You will find this type section structure one of the stronger for antenna structures in the field. The above type towers have been shop and field tested through out the United States and abroad.

We hope the enclosed and previous information sent you will meet your approval.

Thanking you for your cooperation.

Yours very truly

UTILITY TOWER COMPANY

*C. E. Nelson*  
C. E. Nelson, Owner

CEN:bd  
enclosure

RECEIVED

DEC 20 1956

CITY OF PORTLAND

December 14, 1956

AP Canco Road (Part of Assessors' Lot Nos. 149A3 and A6;  
153A1 and A15--Construction of transmitter house and  
radio and antenna tower

Mr. Faust Couture  
Casco Broadcasters Corp.  
223 Lisbon St.  
Lewiston, Maine

Dear Mr. Couture:-

Progress is reported on your job at Canco Road in that we issued this morning an advance permit to the Utility Tower erectors to allow excavation and construction of foundations only. Weather permitting they hope to construct the foundations early next week. Mr. Onley of the Utility Co. applied for the advance permit.

As a result of Mr. Royce's good services yesterday and the phone call to Mr. Nelson, we have, this morning, a wire which clears up everything except the detailed plans which Mr. Nelson hoped to send by air mail this afternoon (Friday).

That all may be clear, let me explain about future permits. The application combining tower and building, filed by Mr. Fitzgerald on October 18th, was merely a convenience in a preliminary way to get the zoning question settled. He gave us an estimated cost of \$1200, which obviously did not include the tower, and he paid a building permit fee of \$5.00. To get the matter completely straight there is now necessary application for a permit to construct the superstructure of the tower. That can be filed by your company or by Utility. With the application must be given the total cost of the tower and the cost of its installation complete. On that estimated cost will be based the building permit fee at \$1.00 per thousand. As soon as that application is filed and the additional plan received from Mr. Nelson, we should be in a position to issue the permit for the superstructure of the tower at once. We hope to receive Mr. Nelson's plan on Monday. It is hoped that all can be in order so that the permit for the superstructure may be issued before the erectors get the foundations completed--thus no delay.

A new application for permit is necessary for the transmitter house. You have indicated that you may change the type of construction of the house. With that application should be stated or shown by plan how the building is to be built with its foundations etc. and an estimated cost of the complete building including materials, labor etc. but not including the equipment to go into the building. The building permit fee will then be assigned and adjusted against the fee which Mr. Fitzgerald paid on the estimated cost of \$1200. If the estimated cost is the same for the transmitter house as now proposed, no additional fee on that score will be due.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHD/G

CLASS OF SERVICE  
This is a fast message unless its deferred character is indicated by the proper symbol

# WESTERN UNION

## TELEGRAM

SYMBOLS  
DL=Day Letter  
NL=Night Letter  
IT=International Letter Telegram

(21)

The filing time shown in the date line on domestic telegrams is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination.

BA204 KB099

1956 DEC 14 PM 12 42

K OCC122 PD=FAX OKLAHOMA CITY OKLA 14 1056AMC=  
WARREN MCDONALD INSPECTOR OF BUILDINGS DEPARTMENT OF  
BUILDING INSPECTION CITY OF PORTLAND MAINE#  
THIS IS TO CERTIFY THAT ALL SHOP WELDING PERFORMED IN  
CONNECTION WITH THE 200 FT. TYPE 220 TOWER MANUFACTURED  
BY UTILITY TOWER MANUFACTURING & FAB. CO. OF OKLAHOMA CITY  
OKLAHOMA FOR CASCO BROADCASTING CO TO BE ERRECTED ON CANCO  
ROAD PORTLAND MAINE HAS BEEN PERFORMED BY WELDING  
OPERATORS WHO HAVE BEEN CERTIFIED QUALIFICATION PROCEDURE  
OF AMERICAN WELDING SOCIETY. METHOD OF FASTENING PRE  
FABRICATED UNIFORM SECTIONS TO EACH OTHER AND TO BASE  
SECTION USING 3/4" GALV. BOLTS. ALL GUY LINE, HARDWARE AND  
ANCHORS RATED 1-1/2 TIMES SAFETY ABOVE MAXIMUM LOADING

**SERVICE**  
A message  
with a deferred char-  
acter is indicated by the  
proper symbol.

# WESTERN UNION TELEGRAM

**SYMBOLS**  
DL = Day Letter  
NL = Night Letter  
LT = International  
Letter Telegram

1201

W. P. MARSHALL, PRESIDENT

The filing time shown in the date line on domestic telegrams is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination.

1956 DEC 14 PM 12:42

OF TOWER=

UTILITY TOWER COMPANY C E NELSON=

200 220 3/4" 1-1/2=

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE



CLASS OF

This is a fee

November 29, 1956

AP Canco - old - reservation lot Nos. 14903 & 46; 19241 - AP - construction  
of transmitter house and radio antenna tower

Canco Broadcasters Corp.  
223 Lisbon St.  
Lewiston, Maine

Copies to: Mr. Joseph Montefusco  
1041 Washington Ave.  
John C. Fitzgerald, Esq.  
65 Exchange St.  
Canco Broadcasters for the  
Tower Manufacturers

Gentlemen:-

No doubt you have received notice of granting of zoning appeal on the above job on Nov. 2, 1956. Since the season of bad weather is approaching, and we have heard nothing since your design data was filed on Oct. 10th, it seemed best to communicate with you to make sure that you understand the full situation as to satisfying the Building Code before permits can be issued. These were discussed at some length with your representative, but perhaps that discussion has been forgotten.

Your application for the permit was filed in a preliminary way to get settled the zoning question on the basis that if the appeal were successful full detailed information by way of plans and specifications would be filed. A separate permit should be applied for to cover the construction of the transmitter house. With this application should be filed plans more complete than the specifications filed here on Sept. 24th. These plans should be filed by way of blueprints with all of the information on them printed from the original and should show all of the details controlled by the Building Code, since these must all be checked as to compliance with the Code before a permit can be issued. Please have someone make the plans who is familiar enough with building construction and our Code to put down all the details the first time. The sections which you filed are incomplete as regards the details for foundations, platforms and steps outside of the door which is indicated as three feet above the ground, complete details of floor and roof framing, including ties to the masonry walls, kind of roofing etc., also as to whether or not there will be any heat in the building; also its precise location with relation to the tower and to the precise lines of your leasehold.

As explained to you in the office, there is no doubt of the Utility Tower Manufacturing and Fabricating Co. as to their reputation or ability to design and erect the tower. However, we are required to have sufficient actual details as to materials, sizes etc. so that any part of the design could be checked if we so desired.

The plans and specifications in our record do not meet that requirement. In somewhat similar cases we have had some difficulty in convincing such manu-

November 29, 1956

facturers that we actually must have the detailed drawings by which the tower is manufactured based on the company's structural design completely enough for our records to show exactly how the tower was built and how the design was arrived at. This information should be by way of blueprints with all of the information on them printed from the original.

We have the manufacturer's Specifications and General Information which make evident that their design methods and stresses follow precisely those of the AISI specification which is allowed by our Code. Some discrepancies are not which may be mistakes in typing. Under Allowable Unit Stresses, Item 2 Compression there is the statement: "(1/r is never greater than 150 in secondary members)....". Should this not be 120 instead of 150? Item 6 is entitled "Eccentric Load". Presumably this refers to the subject of combined stresses rather than purely to eccentricity.

The statement of design required by the Building Code to be signed by Verle G. Duvall. We need some identification of Mr. Duvall as to his capacity (perhaps his engineer's seal or license number in some state), and information to establish what position he holds in the manufacturer's organization to make clear that he is taking responsibility for the design in the name of the manufacturing company. It is evident that you must procure the design plans from the manufacturer, and it would be best to have the statement of design appear on the plans which were received here with similar identifications of the signer of the statement.

If there is welding involved in the tower, we take it that the statement of design attached to the plans covers responsibility for the design of the welded joints in accordance with the recommendations of the American Welding Society which is our standard.

If there is shop welding involved, we shall need a blanket statement as to the qualifications of the welding operators, as follows:

This is to certify that all shop welding performed in connection with a certain 200-foot radio antenna tower manufactured by Utility Tower Manufacturing and Fabricating Co. of Oklahoma City for Concasters Corp. to be erected on Concast Road (part of Assessors' Lot Nos. 149A3 and A6 and 153A1 and A15) in Portland, Maine has been or will be performed by welding operators who have been certified under the qualification procedure established by the American Welding Society.

(Title)

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMC/D

P. 4. Of course we will need details and design of foundations of the tower supported by an authoritative statement of design.  
Please bear in mind that in order for your zoning appeal to remain valid and effective work would have to be actually started in a substantial way before six months from date of granting of appeal.

OFFICE WI 3-8578

NIGHT WI 3-4820



**Utility Tower Co.**

Manufacturers Representative in TV, AM, FM, and  
Microwave Relay Towers and their installation

Box 7022

VERNON ONLEY

3140 N. W. 38TH  
OKLAHOMA CITY, OKLA.

Exhibit #4

SPECIFICATIONS AND GENERAL INFORMATION

THE UTILITY TOWER MANUFACTURING AND FABRICATING COMPANY has taken advantage of the ability to understand the theories and complex problems involved in the design and manufacture of a towers with a specific function. In so doing, this has enabled us to produce better towers to meet every need, constructed of better materials by experience workmen to exacting specifications.

LOADING

1. When calculating the exposed surface, no effect for shielding because of the leeward portions of the tower by the windward frames is taken into account.
2. All towers are designed for 120 mile winds with no ice and 95 mile winds with 1/2" radial ice load. For 120 mile winds we use the wind pressure of 50 lbs. per sq. ft. on all rectangular surfaces. For towers that are greater than 200' in height we increase their value by 3 lbs. per sq. ft. for each additional 100' in height. On cylindrical surfaces we use 2/3 (50 lbs. per sq. ft.) because of the streamlined flow of air which is 33.3 lbs. per sq. ft., except the flow on cables is not considered to be streamlined.
3. Open face towers of triangular structure the total area is taken into account in order to arrive at the exact amount of projected area.
4. The initial tension weight and wind pressure on guys are taken into account. 1/2 of the forces will be applied to the guy anchors and 1/2 to the tower. Sag and deflection and initial tension are calculated in order that the guy force may be uniformly distributed along the tower in such manner that the tower will bend uniformly so deflection will be proportioned to height of the tower.
5. The wind loading on the guys and on the tower is applied in such a manner that its maximum stress can be calculated in order to obtain the maximum strength in the guy and in the tower.
6. The weight of the tower and all dead loads are applied at the same time the wind loads are at a maximum to obtain the material used in design.
7. Strict adherence to all AREA Specifications is maintained in the manufacture and erection of all types of UTILITY TOWERS.

ALLOWABLE UNIT STRESS AND MATERIAL

All legs, bracing and other structural parts are so proportioned that the unit stress in pounds per square inch shall not exceed the following values:

UTILITY TOWERS are made entirely of structural steel except for bolts, welds, and insulators.

1. TENSION
  - Structural steel net section . . . . . 20,000
  - Butt welds, section through throat . . . . . 20,000
  - Bolts and other threaded parts, on nominal area at root of thread. . . 20,000
2. COMPRESSION
  - For axially loaded columns with values of L/R not greater than 120 . . . . . 17,600 = 0.485  $\frac{1}{2}$   $\frac{2}{2}$

(1/r in UTILITY TOWERS is never greater than 120 in leg members)

**COMPRESSION (cont.)**

For axially loaded columns (bracing and other secondary members)  
with values of  $l/r$  greater than 120 . . . . .  $\frac{18,000}{1 + \frac{l^2}{12,000 r^2}}$

( $l/r$  is never greater than 150 in secondary members) in which  $L$   
is the unbraced length of the secondary member and  $R$  is the cor-  
responding radius of gyration of the section, both in inches.

Butt Welds . . . section through throat (crushing) . . . . .	20,000
3. BENDING	
Stress on extreme fibers of pins . . . . .	30,000
4. SHEARING	
Single Shear unfinished bolts . b . . . . .	10,000
Double Shear unfinished bolts . . . . .	20,000
Single Shear turned bolts . . . . .	15,000
Double Shear turned bolts . . . . .	30,000
5. BEARING	
Turned bolts in reamed holes . . . . .	Single 40,000 Double Shear 32,000
Unfinished bolts . . . . .	25,000 20,000

6. Eccentric Loading - - For members subject both to direct loads and to bend-  
ing loads the following formula is used:

$$\frac{f_a}{F_a} + \frac{f_b}{F_b} \text{ less than one}$$

$F_a$  axial stress that would be permitted by this specification if axial  
stress existed only.

$F_b$  bending unit stress that would be permitted by specification if  
bending stress existed only.

$f_a$  axial unit stress (actual) axial stress divided by area of the member.

$f_b$  bending unit stress (actual) bending moment divided by section modulus  
of member.



# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Dec. 20, 1956

126 A1

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Casco Road (Northernly side end of Rosedale St.) Assessor Nos. 119A3 and A6; 153A1 & A1 Within Fire Limits? No Dist. No. \_\_\_\_\_

Owner's name and address Casco Broadcasters Corp., 223 Lisbon St., Lewiston, Me. Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Utility Tower Mfg. Co., Oklahoma City, OKLA. Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building radio tower No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 7,000. Fee \$ 7.00

## General Description of New Work

To erect 200 foot high radio antenna tower

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

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

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

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

## If a Garage

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

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

APPROVED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Miscellaneous

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

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

Casco Broadcasters Corp.

Signature of owner by: William A. Royte

INSPECTION COPY







# APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation

Portland, Maine, December 13, 1956

12000  
D5

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: Assess. Nos. 149A3 and A6; 153A1 & A2

Location Casco Road (Northernly side opposite and of Resedale St.) Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Casco Broadcasters Corp., 223 Lishon St., Lewiston, Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Utility Tower Mfg. Co., Oklahoma City, Okla. Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

### General Description of New Work

Advance permit to excavate and construct foundations only for 200 foot high radio antenna tower. Location sketch ~~xxxx~~ received Dec. 14, 1956 and the foundations to be in accordance with the details of a plan by Utility Tower Mfg. Co. of Oklahoma City, Okla. drawn by Chief Engineer V. G. Duvall. Approved by C. E. Nelson

*No work to proceed beyond foundations until permit for superstructure is issued M.D. 1/4/57*

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

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

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber—Kind \_\_\_\_\_ Dried or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

Or. centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

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

### If a Garage

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

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

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Miscellaneous

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

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

Utility Tower Mfg. Co.,  
Casco Broadcasters Corp.

Signature of owner BY: *[Signature]*

INSPECTION COPY

HC

NOTES

17/1/56 - Working on clearing  
at the E.P.P.

17/2/56 Formulation  
has been made P.S.S.

17/2/26/56 - Sp. Construction  
Permit issued etc

Permit No.	56/2200
Location	Canoe Bay
Owner	Canoe Bay Development Corp
Date of permit	17/2/56
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

General description of work to be done

Location of new work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Location of old work

Zoning Board of Appeals

November 1, 1956

Mr. Robert B. Hotaling, Planning Director

APPEAL OF JOSEPH MONTEFUSCO FOR CONSTRUCTION  
OF A STRUCTURAL STEEL RADIO ANTENNA ON PROPERTY  
ADJACENT TO CANCO ROAD

*Wm. H. Hotaling*

C  
O  
P  
Y

The Planning Staff has reviewed this proposal, which is a substitution for a previous proposal to locate the radio tower in the vicinity of Washington and Maine Avenues. A site check of the new proposal indicates that this location is to be much more desired from the point of view of the relationship of the tower to surrounding land uses. The tower will be partially located in an Industrial Zone and partially in an adjacent Residential C Zone. The Residential C Zone in this particular instance is essentially a vacant land area.

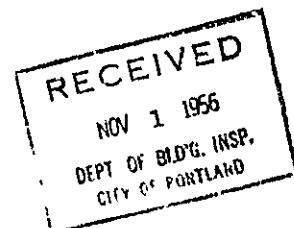
One obstacle which will have to be overcome should this location be approved is that of the City granting the appellant access over City-owned land from Canco Road to the proposed tower site. This proposed use, however, appears to be in the general spirit of the original buffer strip which was originally established along Canco Road when the street was constructed.

In view of the above it appears that this Canco Road location is an appropriate location for the radio tower provided the necessary access is granted by the City Council.

Respectfully submitted,

RBH:yds

Robert B. Hotaling  
Planning Director



October 18, 1956

AP Northerly side of Canco Road, opposite the end of Rosedale St.,  
—proposed radio antenna tower and transmitter house  
on parts of Assessors' Lot Nos. 149A3 & A6 &  
153A1 & A15 and zoning appeal relating  
thereto

John C. Fitzgerald, Esq.  
Atty. for Casco Broadcasters Corp.

Copy to Corporation Counsel

Mr. Joseph Montefusco  
1041 Washington Ave.

Gentlemen:

Building permits for erection of a structural steel radio antenna tower and a one-story transmitter house about 10 feet by 12 feet and certificate of occupancy to allow use of a tract of land approximately 400 feet by 400 feet bordering the "buffer strip" on the northerly side of Canco Road about opposite the end of Rosedale St., being parts of lots numbered by the Assessors 149A3 & A6, and 153A1 & A15, are not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Ordinance applying to such zones, such a use of land and buildings is not allowable.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed to each of you an outline of the appeal procedure.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B

Enclosure to each addressee: Outline of appeal procedure

13



(RC) RESIDENCE ZONE - C

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Tower & Transmitter House

Portland, Maine, October 18, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: Assess. Nos. 149A3 & A6; 153A1 & A-15

Location Casco Road (Northernly side opposite end of Rosedale St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Casco Broadcasters Corp., 223 Lisbon St., Lewiston Telephone 2-3262

Prospective Lessees Joseph Montefusco, 1041 Washington Ave.

Lessee's name and address Casco Broadcasters Corp., 223 Lisbon St., Lewiston Telephone \_\_\_\_\_

Contractor's name and address not let Maine Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 4

Proposed use of building Transmitter house and radio tower No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 1200. Fee \$ 5.00

### General Description of New Work

To construct concrete block and steel transmitter house 10' x 12' and radio tower as per plans;

*Part of Assn 149A3 & A6, 153A1 & A15*

*Continued Route and Preliminary sketch for tower 12' x 12' by Walter applications for tower trans 11/2/56*

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

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

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

### If a Garage

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

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

APPROVED:



### Miscellaneous

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

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

Casco Broadcasters Corp.

Signature of owner

By:

*[Handwritten Signature]*  
*attorney*

City of Portland, Maine  
Board of Appeals  
—ZONING—

*Sustained  
11/2/56*

*56/101*

October 18, 1956

To the Board of Appeals:

Your appellant, Joseph Montefusco, who is the owner of property at Lots 149A3 & A6, and 153A1 & A15 <sup>Canco Road</sup>, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for erection of structural steel radio antenna tower and one-story transmitter house about 10 feet by 12 feet and certificate of occupancy to allow use of tract of land approximately 400 feet by 400 feet bordering the "buffer strip" on the northerly side of Canco Road about opposite the end of Rosedale Street, being parts of lots numbered by the Assessors 149A3 and A6, and 153A1 and A15 is not permissible under the Zoning Ordinance in the Residence C Zone where this property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Joseph Montefusco  
By *J. M. Montefusco*  
Appellant

After public hearing held on the 2nd day of November, 1956,

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

*Ben Nelson*  
*William F. Brown*  
*Arthur H. Keable*  
*James W. Locke*  
BOARD OF APPEALS



DATE: NOVEMBER 2, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Joseph Montefusco  
AT Canco Road - Lots 149A3 & A6, and 153A1 & A15

Public hearing on the above appeal was held before the Board of Appeals

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Ben B. Wilson  
John W. Lake  
William H. O'Brien  
Ruth D. Walsh  
Sumner T. Bernstein

Yes	No
✓	○
✓	○
✓	○
✓	○
○	○
○	○
○	○

Record of Hearing:

OPPOSED:

Mrs. John Roberts, 12 Lawrence Avenue  
Mrs. Inez Scott, 1050 Washington Avenue  
Mr. Bennett B. Fuller, 1063 Washington Avenue  
Mrs. Eileen F. Morse, 52 Lawrence Avenue  
Petition in file.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Zoning Board of Appeals  
FROM: Mr. Robert B. Hotaling, Planning Director  
SUBJECT: APPEAL OF JOSEPH MONTEFUSCO FOR CONSTRUCTION  
OF A STRUCTURAL STEEL RADIO ANTENNA ON PROPERTY  
ADJACENT TO CANCO ROAD

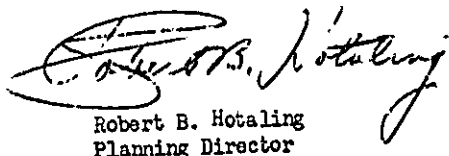
DATE: November 1, 1956

The Planning Staff has reviewed this proposal, which is a substitution for a previous proposal to locate the radio tower in the vicinity of Washington and Maine Avenues. A site check of the new proposal indicates that this location is to be much more desired from the point of view of the relationship of the tower to surrounding land uses. The tower will be partially located in an Industrial Zone and partially in an adjacent Residential C Zone. The Residential C Zone in this particular instance is essentially a vacant land area.

One obstacle which will have to be overcome should this location be approved is that of the City granting the appellant access over City-owned land from Canco Road to the proposed tower site. This proposed use, however, appears to be in the general spirit of the original buffer strip which was originally established along Canco Road when the street was constructed.

In view of the above it appears that this Canco Road location is an appropriate location for the radio tower provided the necessary access is granted by the City Council.

Respectfully submitted,

  
Robert B. Hotaling  
Planning Director

RBH:yds

Notica of hearing sent to John C. Fitzgerald, 85 Exchange Street  
with carbon copy to Joseph Montefusco

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

October 23, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 2, 1956, at 10:30 a. m. to hear the appeal of Joseph Montefusco requesting an exception to the Zoning Ordinance to authorize erection of a structural steel radio antenna tower and one-story transmitter house about 10 feet by 12 feet and certificate of occupancy to allow use of a tract of land approximately 400 feet by 400 feet bordering the "buffer strip" on the northerly side of Canco Road about opposite the end of Rosedale Street, being parts of lots numbered by the Assessor 149-A-3 and 149-A-6, and 153-A-1 and 153-A-15.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Ordinance applying to such zones, such a use of land and buildings is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

PETITION

TO: BEN B. WILSON, CHAIRMAN, BOARD OF APPEALS  
CITY OF PORTLAND,  
MAINE

We, the undersigned residents and resident tax-payers, in  
voice our opposition, by our affixed signatures, to this  
to the allowance of the Appeal taken pursuant to Section  
the Zoning Ordinance by Joseph Montefusco and filed with  
Board of Appeals by the said Joseph Montefusco, in which  
the said Joseph Montefusco requests an exception to the  
Ordinance applicable to property located in a Resident (C)  
where according to Section 10 A of the Zoning Ordinance  
to such Zones, none of the uses applied for by said Joseph  
fusco and filed by the said Joseph Montefusco are allowed.  
For the purpose of this Petition, we subscribers hereto  
specific reference to property located at number 1151-12  
Washington Avenue (rear thereto), at the rear of 13-75 Main  
and lying at the end of unaccepted Drake Street (Assessor's  
numbers 408-D-6 and 407-E-26). And more specifically, we  
hereto have specific reference to property described as  
bordering the bumper strip on the northerly side of Oak  
about, opposite the end of Rosedale Street being parts of  
numbered by the assessor's office 149-A-3 and 149 A-6 and  
and 153-A-15.

We the undersigned by our affixed signatures expressly  
that this is not a case where an exception should be granted  
feel that the allowance of this Appeal would substantially  
from the true intent and purpose of the Zoning Ordinance and  
Appeal, if allowed, would be against the Public Health, safety,  
convenience and welfare, or the neighborhood, and would not  
encourage the most appropriate use of the land and would not  
conserve property values and such Appeal if allowed, would be  
allowing such building and use thereof to be or become intoxicating,  
noxious, offensive and detrimental to this neighborhood and  
we as resident and resident tax-payers hereby indicate that an  
allowance of this Appeal by the said Board of Appeals would not be  
prescribing appropriate conditions and safeguards in this case.  
Wherefore, we respectfully pray, that the Appeal of the said  
Joseph Montefusco and filed by the said Joseph Montefusco with the  
said Board of Appeals be respectfully denied.

Name	Address
Thomas L. Fuller	1063 Washington Avenue Portland
Frederick R. Fuller	1063 Washington Avenue
Margie A. Gray	78 Maine Ave
Virginia E. Hanson	65 Maine Avenue Portland
Florence M. Roberts	12 Lawrence Avenue
Eileen F. Morse	52 Lawrence Avenue
Stephen E. Morse	62 Lawrence Ave
Robert J. Florig	36 Lawrence Ave
Harley E. Rutland	57 Ray Street
Mary A. Miller	35 Lawrence Ave
Archie M. Miller	35 Lawrence Ave
Christina Gray	28 " "
Cynthia White	28 " "
Walter J. ...	27 Lawrence Ave
Anne Clowes	" "
Blair J. Richardson	14 Lawrence Ave
Robert M. ...	" "
Janice Tabun	24 Lawrence Ave

Carleth M. Noyes	17 Ray Street
Elizabeth M. Rutland	47 Ray Street
Manley West	17 Lawrence Ave
Ottalie West	19 Lawrence Ave
Mrs. A. A. St. Clair	11 Ray St
Albert A. St. Clair	9 Ray St
Sylvia L. Nicks	23 Ray St
Franklin L. Miles	23 Ray St.
Demodocus Beckolis	25 Ray St
Ellen T. Eichholtz	44 Ray St
Faith M. Rogers	67 Ray St.
Charles C. Rogers	67 Ray St
M. Catherine Anderson	97 Ray St.
Mr. Henry R. Quinn	105 Ray St.
Grace W. Wetmore	108 Ray St.
Viola M. Hanson	120 Ray St.
Emily M. Astor	169 Ray St.
Margorie Bryant Harrington	181 Ray St.
Merlon W. Birley	42 Lawrence Ave.
Shirley A. Bailey	42 Lawrence Ave
Ant. E. Fox.	1000 Washington Ave



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

October 23, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 2, 1956, at 10:30 a. m. to hear the appeal of Joseph Montefusco requesting an exception to the Zoning Ordinance to authorize erection of a structural steel radio antenna tower and one-story transmitter house about 10 feet by 12 feet and certificate of occupancy to allow use of a tract of land approximately 400 feet by 400 feet bordering the "buffer strip" on the northerly side of Canco Road about opposite the end of Rosedale Street, being parts of lots numbered by the Assessor 149-A-3 and 149-A-6, and 153-A-1 and 153-A-15.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Ordinance applying to such zones, such a use of land and buildings is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K