

New St. Ansgar Evangelical ^{Lutheran} Church at 509-523 Woodford

1- Zoning: R-5 Zone

- a- Use O.K.
- b- Rear yard of 20 feet required, but minimum clearance of 15 1/2' from chimney and 16 1/2' from corner of building to be provided
- c- Side yard on side street - O.K.
- d- Side yards O.K.
- e- Front yard O.K.
- f- Height O.K.
- g- Lot Area 40% of 16,466' = 6,586'
 - 73 x 37 = 2701'
 - 17 x 26 = 442'
 - 17 x 25 = 425'
 - 5 x 12 = 60'

3628' to be occupied - OK
 h- Off-street parking: - Fixed seating in sanctuary - to be less than 250 persons so off-street parking required. Apparently none to be provided.

37	16,466
<u>73</u>	<u>40</u>
111	658640
259	26
<u>2701</u>	<u>17</u>
25	<u>182</u>
<u>17</u>	<u>26</u>
<u>175</u>	<u>442</u>
425	



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, March 13, 1961

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 Woodford Street Within Fire Limits? Dist. No.
Owner's name and address St. Ansgar's Evangelical Church, 14 Sherman St. Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Church No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

To construct 1-story brick building 85' x 37' as per plans

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.

Permit sustained 3/30/61

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 Rev. Alfred A. Fant, 100 Glenwood Ave.

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? or 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
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?
Will there be in charge of the above work a person competent to observe the State and City requirements pertaining thereto and observed?

INSPECTION COPY

Signature of owner

Alfred A. Fant
St. Ansgar's Ev. Lutheran Church

PH

UNIVERSITY OF TORONTO

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

is connected to the murder

Abstract

Form Check Notice

NOTES

June 7, 1957

Inq. 505-507 Woodford St., corner of Columbia Road

Mr. Robert L. Getchell
9a Forest Ave.

Dear Mr. Getchell,

Replying to your reminder by letter of June 3 of your former inquiry concerning the use of the Dr. Limanni property at the above location as to what would be the limitations under the Zoning Ordinance Revision of 1957 for construction of buildings in use with the property for a church and parish house, amid the confusion that naturally surrounds application of a new law containing so many extensive complications, I will do the best I can to give you an informative answer in proportion to the detailed information which you gave me. If errors appear at a later date, we shall be indeed sorry but, of course, the Ordinance, as it then exists, will have to prevail.

Because of the load of work which this new situation places on this department at the very height of the building season, your inquiry is perhaps the last we shall be able to answer without rather definite information on paper by way of at least a preliminary plan. Because of our several discussions about this matter, an exception is being made in this case. However, if you desire more detailed information please furnish at least preliminary plans and give us time enough to provide the right answer.

It is assumed that the proposed church buildings would face Woodford St., that one of them might be a parish house and that either the church or the parish house might have to be counted as a two story building. If these assumptions are not correct, you cannot rely on the accuracy of all of the following information.

- under the above assumptions the front yard of the property would run parallel to Woodford St., from the Columbia Road street line to the lot line towards Rosemont Ave.; the rear yard would similarly run from the street line of Columbia Road to the same lot line toward Rosemont Ave.; side yards on either side of the lot would run between the front yard and the rear yard.
- the minimum depth of front yard would be 20 feet.
- the minimum depth of rear yard would be 20 feet.
- the minimum width of side yard toward Columbia Road would be 15 feet; if the height of building has to be classified as two stories width of side yard toward Rosemont Ave. would be 7 feet; if you desired to set the buildings (on the same basis of two stories) 18 feet from the street line of Columbia Road, the least width of side yard toward Rosemont Ave. would be six feet (this is because the total width of both side yards for a two story building is 24 feet).
- complications will arise if you desire to build two separate buildings (perhaps one for church and one for parish house) because each building will have to have its own side yards and if either was a two story

Mr. Robert L. Getchell

2

June 7, 1957

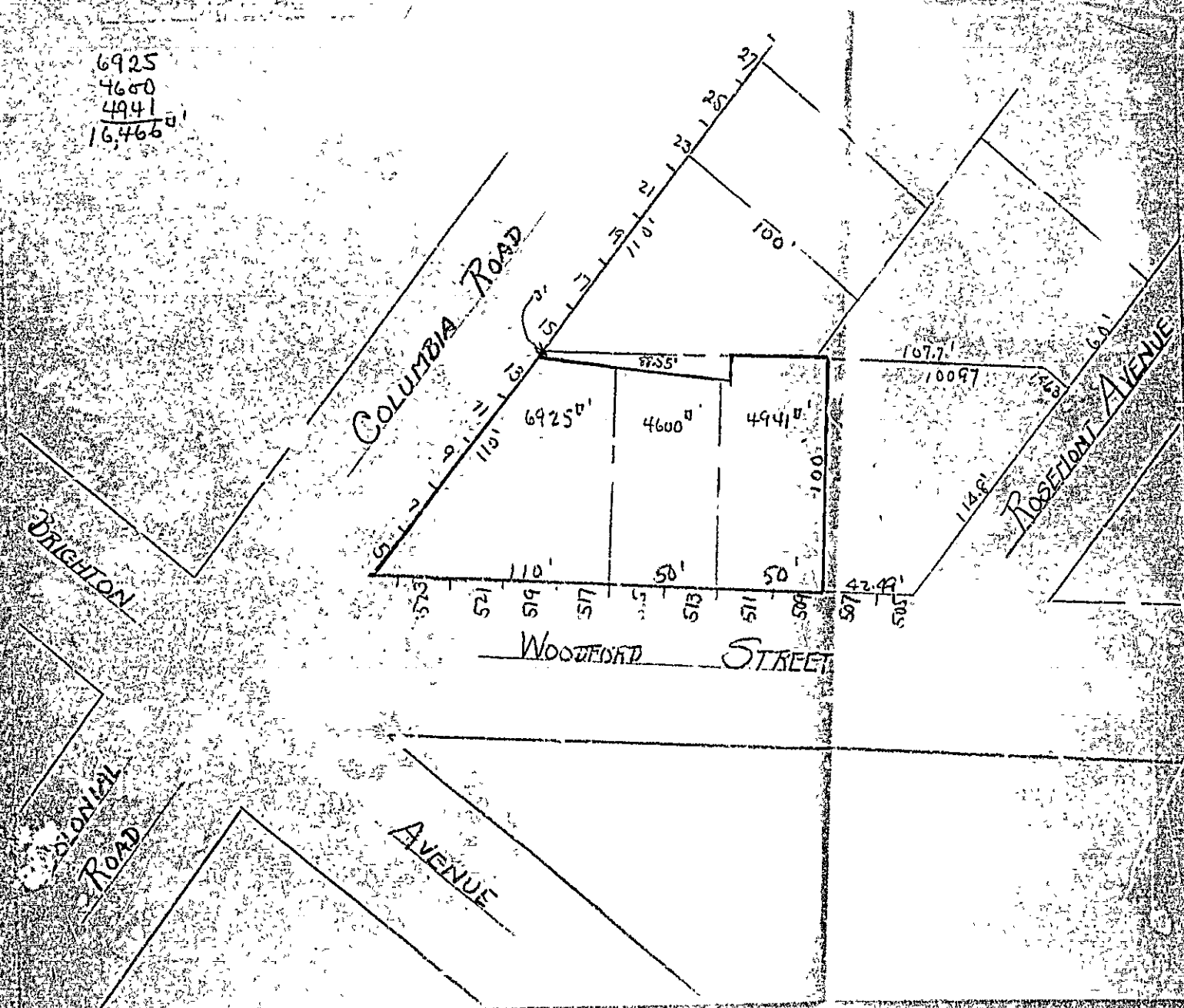
- building the space between the buildings would have to be 24 feet.
- the buildings could not exceed two and one-half stories or 35 feet in height above the ground, but a steeple or spire could exceed this limited feet.
- the area of ground covered by the buildings could not exceed 40 percent of the area of the lot.
- a triangular shaped open space would be required at the intersection of Woodford St. and Columbia Road, the triangle to be determined by measuring back 25 feet along the street line of Woodford St. from the intersection of the two street lines (intersection of their tangents if the corner is rounded), then measuring 25 feet along the street line of Columbia Road, then joining the two points thus found to form the triangle.
- off-street parking for churches and customary accessory uses is stipulated where the sanctuary or principal place of assemblage for worship exceeds 250 persons where there are fixed seats, and where the area in the sanctuary or principal place of assemblage for worship exceeds 2500 square feet--one parking space for each 10 fixed seats beyond 250 or for each 100 square feet beyond the 2500 square feet of area. Off-street parking is normally required to be on the same lot with the principal use but may be permitted by the Board of Appeals to be on some other lot in the neighborhood if that lot is owned or under lease to those controlling the church use, and if the other lot is located at a distance not more than 300 feet from the church lot, measured along lines of public access. The Board of Appeals is also authorized in specific cases of practical difficulty or unnecessary hardship to modify the requirements for off-street parking where it can be clearly demonstrated that such modification will not inconvenience the public or increase congestion in the streets.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHed/B

6925
 4600
 4941
 16466



City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: (207) 874-8704

Location of Construction:		515 Woodford St		Owner: St Ansgar Evangelical		Phone:	
Contractor Name:		Kenneth Reuschke		Lessee/Buyer's Name:		Phone:	
Proposed Use:		Church		Address:		883-4378	
Proposed Project Description:		Interior Renovations -- Add Railing to Balcony		COST OF WORK:		PERMIT FEE:	
				\$ 500		\$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A4 Type 35	
				Signature: [Signature]		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Taken By:		Mary Gresik		Date Applied For:		10 February 1997	

This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
Permits do not include plumbing, septic or electrical work.
Permits are void if work is not started within six (6) months of the date of issuance. False information will invalidate a building permit and stop all work.

St Ansgar Evangelical Lutheran Church
515 Woodford St
Portland, ME 04103

CERTIFICATION
I certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the code official's authorized representative shall have the authority to enter all property for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all property for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all property for work described in the application is issued.

Signature of Applicant: Kenneth Reuschke		ADDRESS:		DATE: 10 February 1997		PHONE:	
Signature of Official: [Signature]		ADDRESS:		DATE:		PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: 970		PERMIT	
Permit Issued: FEB 11		CITY OF PORTLAND	
Zone: CBL: 184		R-5	
Zoning Approval: OK		Special Zone or	
<input type="checkbox"/> Shoreland		<input type="checkbox"/> Wetland	
<input type="checkbox"/> Flood Zone		<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Site Plan map			
Zoning Appeal		<input type="checkbox"/> Variance	
<input type="checkbox"/> Miscellaneous		<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Interpretation		<input type="checkbox"/> Approved	
<input type="checkbox"/> Denied			
Historic Preservation		<input type="checkbox"/> Not in District or Landmark	
<input type="checkbox"/> Does Not Require Review		<input type="checkbox"/> Requires Review	
Action:		<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved with Conditions		<input type="checkbox"/> Denied	
Date: 2/10/97		[Signature]	
CEO DISTRICT 4		A. Power	