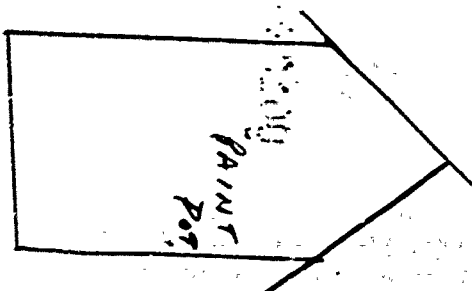


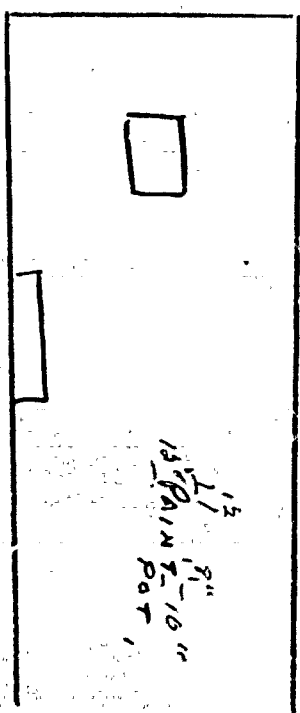
1236-1240 CONGRESS STREET

THE
SHAW-WALKER

1234 CONGRESS ST.



EAST ← CONGRESS WEST →



FRONT

CONGRESS ← EAST → WEST

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CITY OF PORTLAND



OUR NEW HOME
JAN. 2
PAINT 801

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CITY OF PORTLAND

375

CHECK LIST FOR SIGNS

Date -

4/18/79

Checked By

R. G. W.

Location - 1236 CONG. ST.

- ✓ Zone Location - B-2
- ✓ Fire Zone - N
- ✓ Sign & Review Committee - over 8" in least dimension - No
- ✓ Area of sign - 6' x 4' = 24 sq ft
- ✓ Area of existing signs - 23 sq ft + 4 sq ft = 27 sq ft TOTAL
- ✓ Material - 4" x 4" J. & A. Co. 260 sq ft MAX ALLOWED
- Design -
- ✓ Facing adjoining Residence Zone - No
- ✓ Flashing or Steady light -
- If on State road - check with State -

Attached Sign -

- ✓ Height above level of roof - 0

Detached or pole sign -

- Height -
- Required yards (single pole OK - 2 poles a structure) 40"
- setback
- Corner clearance -
- Footings -
- Certificate of Design -

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000253

APR 19 1979

ZONING LOCATION B-5 PORTLAND, MAINE, April 18, 1979

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 1236 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address .. Paint Pot. - same Telephone ... 772-2371
2. Lessee's name and address Telephone
3. Contractor's name and address Maine sign & Display-29xx Portland St Telephone ... 773-9714
4. Architect Specifications Plans 04101 No. of sheets
Proposed use of building .. Retail paint Store No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$... 7.40

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other sign

To erect sign on bldg., 4 x 6 as per plans. 1 sheet of plans.

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

ZONING: OK 4/18/79

BUILDING CODE: WJ

Fire Dept.:

Health Dept.:

Others:

Will work require disturbing of any tree on a public street? ..

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

Signature of Applicant L. M. D. Hill Phone # ... same

Type Name of above .. Maine sign & Display 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

4-19-79 Sign up - Guy's 2nd one

NOTES

Permit No. 79/256

Location 1236 Longview St.

Owner Carol Miller

Date of permit 4-18-79

Approved 4-19-79

[The rest of the form contains horizontal lines for notes and a large 'X' mark.]

Location	Date	Time	Observer	Remarks
1236				

Date of permit 4-18-79

Approved 4-19-79



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION B-1 PORTLAND, MAINE, ..12-20-78...

PERMIT ISSUED

DEC 20 1978

001066

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION ...1236 Congress Street.....001066... Fire District #1 ☐ #2 ☐
1. Owner's name and address . Kevin McDonnell - Sam Telephone . 772-2371
2. Lessee's name and address Telephone
3. Contractor's name and address . Maine sign & Display- Portland St. Telephone
4. Architect Specifications Plans No. of sheets ..2..
Proposed use of building . retail sales of paint No. families
Last use ..beverage warehouse..... No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$..... Fee \$..17.30

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To erect Pole sign 4xx4 replaces existing
Dwelling Ext. 234 4x4 pole sign, and to erect 2 wall signs
Garage 7 sq. ft. as per plan.
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

[Signature] Stamp c. Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: *[Signature]* 12/18/78

BUILDING CODE: *[Signature]* 12/20/78

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

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

Signature of Applicant *[Signature]* Phone #

Type Name of above 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES
11379 says up → need these
to be an existing sign (4x4) -

Location 1236 Congress St.

Owner Frederic M. Donald

Date of permit 12-20-78

Approved

20

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Mr. Kevin

DATE: 12/22/78

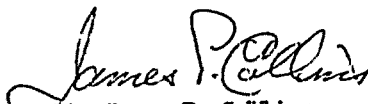
FROM: Fire Prevention Bureau

SUBJECT: 1236 Congress St.

(paint sales)

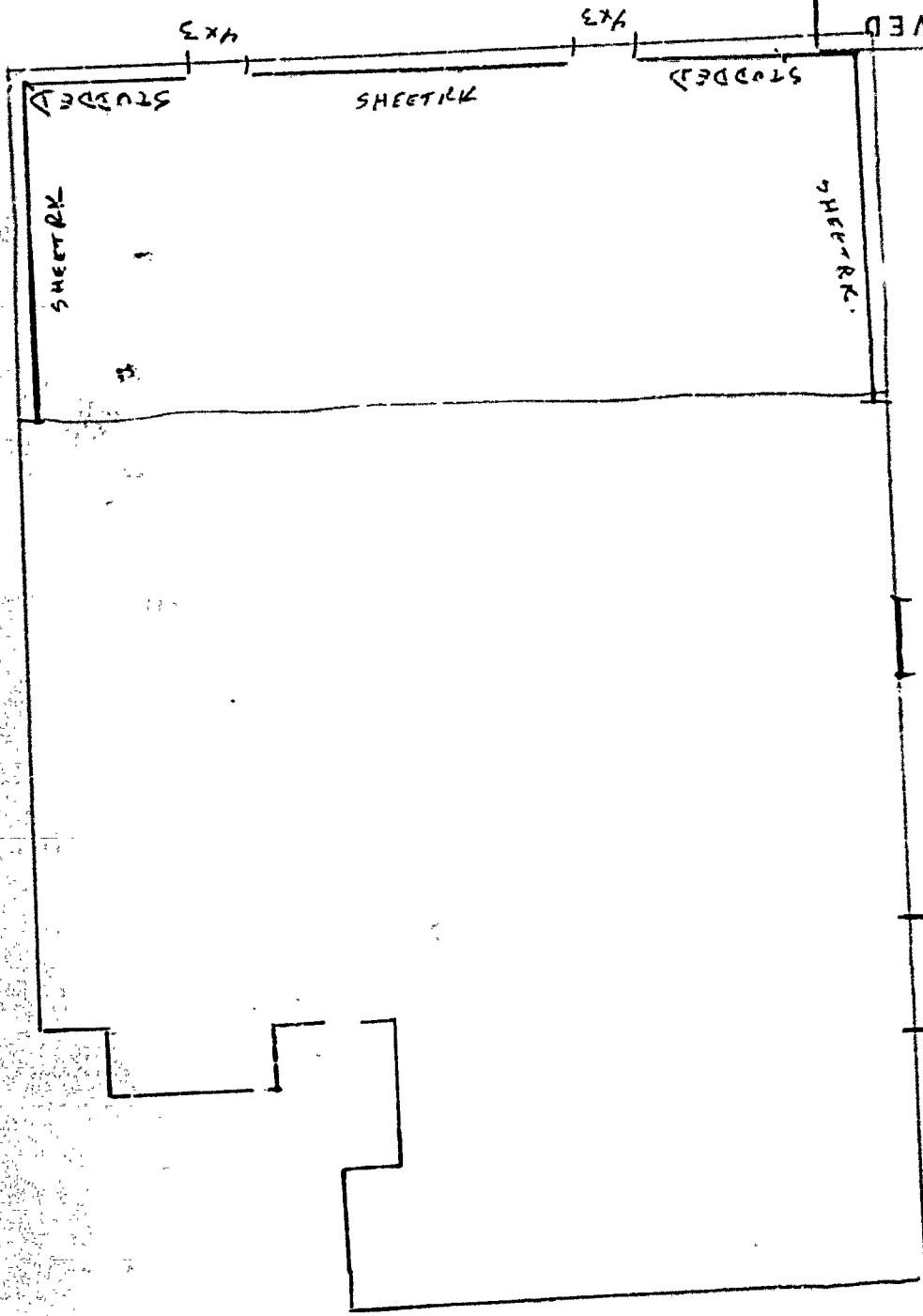
Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) The area used for paint storage of paints shall not exceed 500 sq. ft. and shall not exceed 4 gallons per sq. ft. storage.
- 2) The storage area shall be equipt with ventillation adaqueate for the area.
- 3) The storage area shall have partitions having a fire rating of at least two (2) hours.
- 4) No Smoking signs shall be placed in all areas where paints and solvents are stored.
- 5) Fire extinguishers of the proper class shall be placed throughout.


Lt. James P. Collins
Fire Prevention Bureau

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CITY OF PORTLAND

SEWALL ST THOMPSON'S PT.



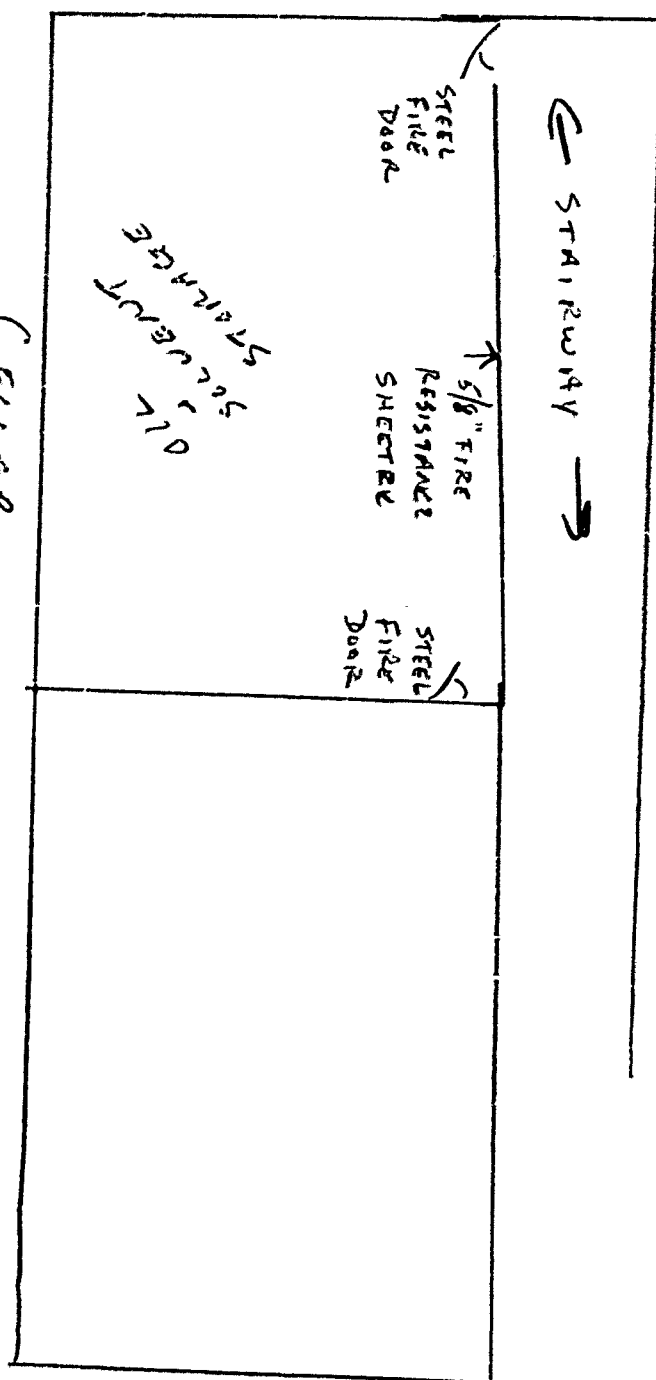
WEST

EAST

CONGRESS ST.

RECEIVED
DEC 19 1978
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

C ELLER





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION 13-2

PORTLAND, MAINE, Dec. 20, 1978

PERMIT ISSUED

DEC 22 1978

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 1236 Congress St.

1. Owner's name and address Kevin McDonnell Fire District #1 ☐ #2 ☐
2. Lessee's name and address Telephone 772-2371
3. Contractor's name and address Frank C. Morang - Pettengill Rd. Gray Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building retail sales of paint No. families
Last use Beverage warehouse No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,000 Fee \$ 12

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451

Dwelling

Ext. 234

To change use from beverage warehouse to retail sales of paint as per plan

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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 center: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: MA McDonnell DATE 12/18/78

BUILDING INSPECTION—PLAN EXAMINER

ZONING: OK

BUILDING CODE: OK

Fire Dept: OK

Health Dept: OK

Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?

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

Signature of Applicant Kevin McDonnell

Type Name of above Kevin McDonnell

Phone #

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

1-23-79 Work Completed - No C.O.
until F.D. gets final OK -
HAD them come in for permit -

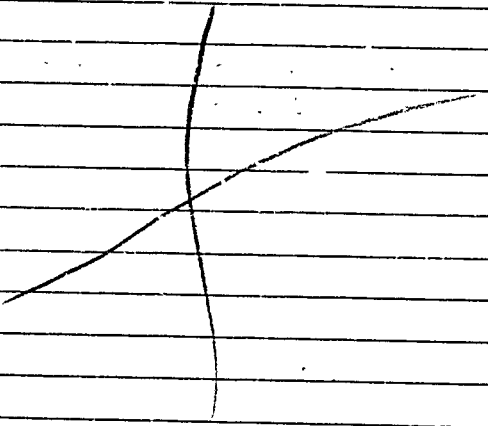
Permit No. 28/1077

Location 1436 Longwood St.

Owner Kevin Mac Donnell

Date of permit 12-22-78

Approved *[Signature]* Change of use to paint





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 5, 19 76
Receipt and Permit number A8079

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1236 Congress St.

OWNER'S NAME: Beverage Warehouse ADDRESS: same

OUTLETS: (number of)		FEES
Lights	_____	
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	
FIXTURES: (number of)		
Incandescent	<u>2</u>	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	<u>3.00</u>
SERVICES:		
Permanent, total amperes	<u>100</u>	
Temporary	_____	<u>3.00</u>
METERS: (number of)	<u>1</u>	<u>.50</u>
MOTORS: (number of)	_____	
Fractional	_____	
1 HP or over	_____	
RESIDENTIAL HEATING:		
Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	
APPLIANCES: (number of)		
Ranges	_____	Water Heaters _____
Cook Tops	_____	Disposals _____
Wall Ovens	_____	Dishwashers _____
Dryers	_____	Compactors _____
Fans	_____	Others (denote) _____
TOTAL	_____	
MISCELLANEOUS: (number of)		
Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)
TOTAL AMOUNT DUE: 6.50

INSPECTION:
Will be ready on _____, 19____; or Will Call x

CONTRACTOR'S NAME: Caron & Waltz
ADDRESS: Pleble St. So. Portland
TEL.: 799-2228

MASTER LICENSE NO.: on file

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS

Permit Number 8077

Location 236 Conover St

Owner: Boeing Warehouse

Date of Permit 11-5-76

Final Inspection

By Inspector

Permit Application Register Page No. 78

INSPECTIONS: Service ✓ by HERBERT
Service called in 11-22-76
Closing in _____ by _____

Service called in 11-22-76

Closing-in _____ by _____

PROGRESS INSPECTIONS:

CODE
COMPLIANCE
COMPLETED
DATE 11-22-76

DATE: _____

REMARKS:

[illegible]

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 2-16 Sewall St.

Issued to **Mr. Joseph Boulos**

Date of Issue **June 10, 1976**

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. **76/0296**, 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

Entire Bldg.

APPROVED OCCUPANCY

Retail Beverage Outlet

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

6.1.10.1.76 *C. Allen*
(Date) Inspector

[Signature]
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.

1236 Congress Street

April 23, 1976

Joseph Boulos
89 Exchange Street
Portland, ME 04111

cc: Richard P. Hammond
621 Sawyer Street
So. Portland, ME 04106

Building permit to change the use of the building at the above named location with alterations, from a bakery to a retail beverage outlet, is being issued subject to the following requirements.

1. This permit does not include a new sign, as shown, on the ridge of this building. No new signs are allowable unless approved by the Board of Appeals, except for the small sign now existing over the building saying, "Rice Bakery Company", which may be changed to read, "Beverage Warehouse" or some other appropriate name.
2. We cannot accept your plan showing a parking lot layout as it is too vague as to the number of cars, curb cuts, etc. No parking or loading is allowed on this lot until approval has been granted by this department and the Public Works Department. If any parking takes place without City approval, we will immediately take appropriate action to correct the situation.
3. The application does not state that there will be storage within this building. If any amount of storage occurs as to the cases of beverages, we will need to know where they will be located, and the structure members of the building will need to be inspected by this department.

If you have any questions on the above, do not hesitate to contact this office.

Very truly yours,

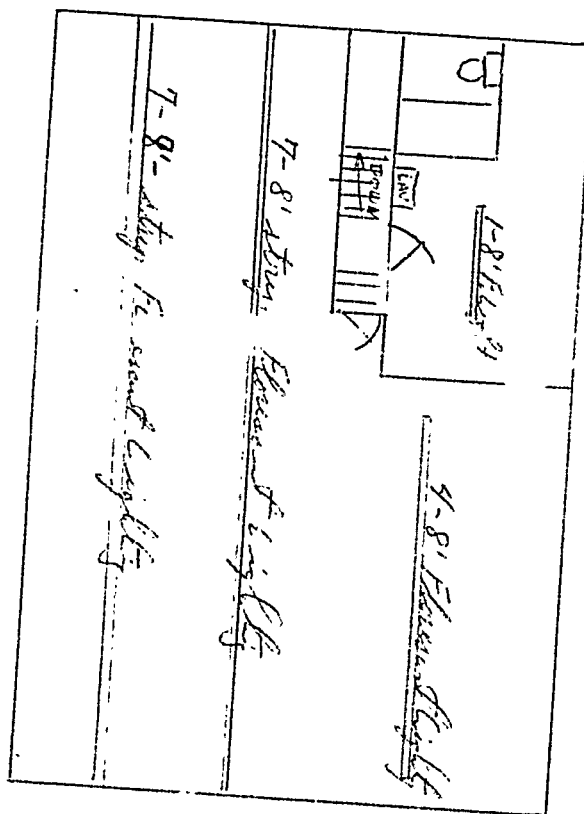
A. Allan Soule
Assistant Director

AAS/mt

Richard J. Hamilton, Inc.



4/19/76



Lightly layout

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CITY OF PORTLAND

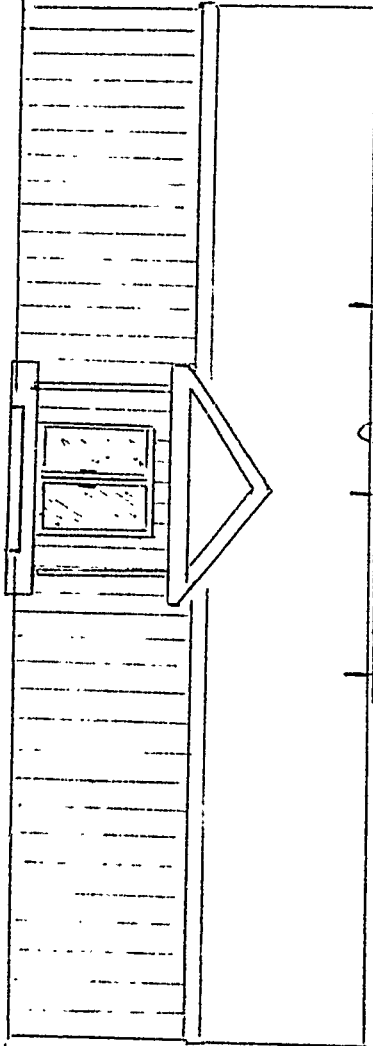
RECEIVED
APR 21 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Richard P. Hammond, Inc.

Building and Remodeling

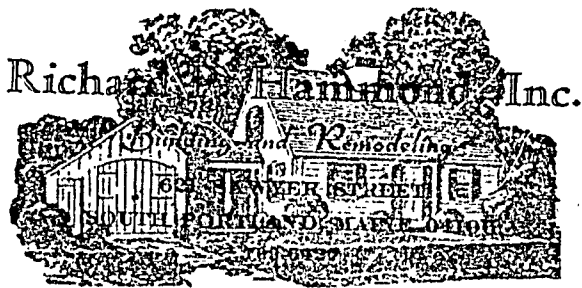
621 SAWYER STREET
SOUTH PORTLAND, MAINE 04106
700-0427

4/19/76



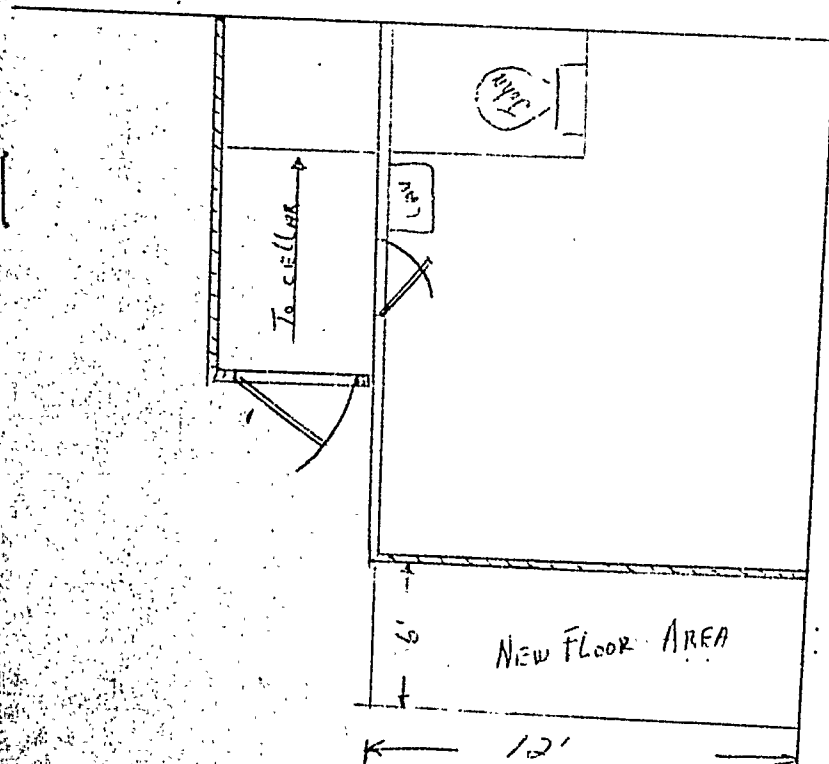
Beverage Warehouse

Finish Front



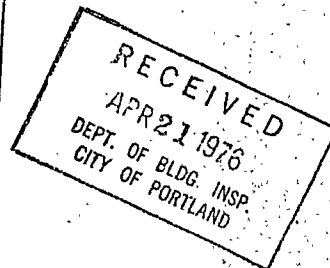
4/19/76

New Wall Layout



New walls

New door



2-16 Sewall Street
cor. Congress St.

June 1, 1976

Mr. Joseph Boulos
Joseph Boulos Associates
89 Exchange Street
Portland, ME 04111

Dear Mr. Boulos:

As per the requirements set forth by the Public Works Department and the Planning Department, to have a parking lot on the corner street at the above named location, you may proceed as they directed. I would call to your attention that the Planning Department has stated in their requirements that there be no left hand turn onto Congress Street, and exit only onto Congress Street. Any questions on this should be discussed with the Planning Department.

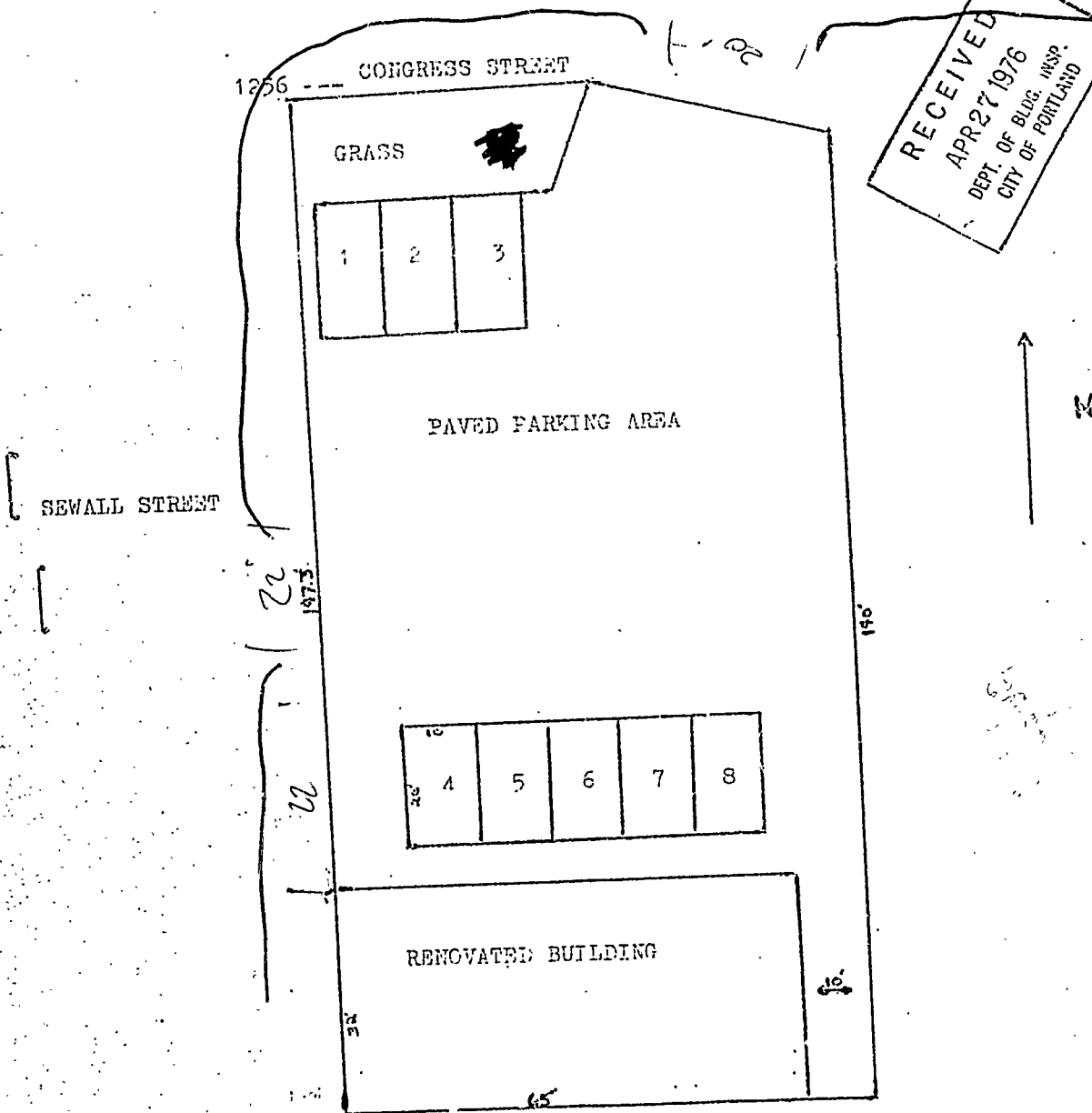
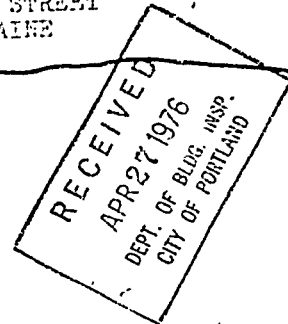
This Department requires that parking spaces on the plot plan marked 1, 2 & 3 shall be at least 10' from Congress Street as required for the R-6 Residential Zone in which this property is located. I would suggest that you put a bumper guard along the front of these three parking spaces.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mt

APPLICANT: JOSEPH BOULOS ASSOCIATES
89 EXCHANGE STREET
PORTLAND, MAINE



- 1) Map (see above)
- 2) Scale: 1" = 20'
- 3) Boundaries as set forth
- 4) Ground floor sq. ft. = 2176
- 5) The use will be as a retail outlet.
- 6) Land area = 10,590 sq. ft.

" THE BEVERAGE WAREHOUSE" will occupy the premises.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0296

APR 23 1976

ZONING LOCATION

PORTLAND, MAINE, 4/21/76

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 1236 Congress St.

1. Owner's name and address Joseph F. Boulos 89 Exchange St. Fire District #1 ☐ #2 ☐

2. Lessee's name and address Telephone 772-1333

3. Contractor's name and address Richard P. Hammond 621 Sawyer St. Telephone

4. Architect Specifications Plans S.P. No. of sheets

Proposed use of building retail beverage outlet No. families

Last use bakery No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost 16,000

FIELD INSPECTOR—Mr.

This application is for:

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

@ 775-5451

Ext. 234

GENERAL DESCRIPTION

To change the use with alterations as ~~EXHIBIT~~ as per plans

Fee 14.00 pd.

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING: 6.16.41.23/26. C.B.A.

BUILDING CODE: ..

Fire Dept.: ..

Health Dept.: ..

Others: ..

DATE

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

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

Signature of Applicant

Type Name of above Joseph Boulos

Phone # 772-1333

1 ☐ 2 ☐ 3 ☐ 4 ☐

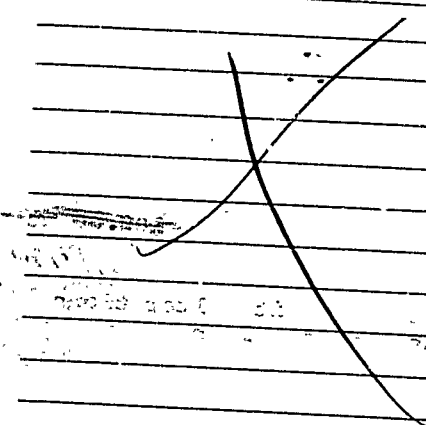
Other and Address

FIELD INSPECTOR'S COPY

NOTES

5-3-76 work started
 5-10-76 work going well
 5-11-76 work completed ~~on~~ ~~structure~~ ~~not~~ ~~marked~~ ~~off~~ ~~the~~ ~~parking~~ ~~lot~~
 6-11-76 C.O.C. ~~the~~ ~~flag~~ ~~issued~~ - Allen

Permit No. 76/0296
 Location 1334 Central St.
 Owner Jack H. Paul
 Date of permit 4/23/76
 Approved



For 11/20
 Price - 1/2



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 26, 1976, 19
Receipt and Permit number A 1614

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 1236 Congress St. (Old Rice Bakery)

OWNER'S NAME: Joseph Boulos

ADDRESS: _____

OUTLETS: (number of)

Lights _____

Receptacles _____

Switches _____

Plugmold _____

TOTAL 1-30 (number of feet)

FEES

FIXTURES: (number of)

Incandescent _____

Fluorescent _____

TOTAL _____ (Do not include strip fluorescent)

Strip Fluorescent, in feet _____

SERVICES:

Permanent, total amperes _____

Temporary _____

METERS: (number of) _____

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric (total number of kws) _____

APPLIANCES: (number of)

Ranges _____

Cook Tops _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners _____

Signs _____

Fire/Burglar Alarms _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Heavy Duty, 220v outlets _____

Emergency Lights, battery _____

Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____

INSTALLATION FEE DUE: _____

DOUBLE FEE DUE: _____

TOTAL AMOUNT DUE: _____

3.00

INSPECTION:

Will be ready on _____, 19____; or Will Call xxx

CONTRACTOR'S NAME: Mancini

ADDRESS: 179 Sheridan

TEL: _____

MASTER LICENSE NO.: 2436

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Anthony Mancini

INSPECTOR'S COPY

Permit Number 101
Location 1236 Congress St.
Owner Joseph Baelos
Date of Permit 4-21-76
Final Inspection 5-27-76
By Inspector Zelke
Permit Application Register Page No. 55

Service called in _____

Closing in 5-2-16 by 1.627

ADDRESS INSPECTIONS: 5-13-76 1 1

**CODE
COMPLIANCE
COMPLETED**
DATE 6-27-76

DATE:

REMARKS:

AK

1236-1240 Congress Street
cor. 2-12 Sewall Street

April 29, 1976

Charles Rogers
20 Stroudwater Road
Portland, ME 04102

cc: Joseph F. Boulos
24b Juniper Ledge
Yarmouth, ME 04096

Magno Drywall, Inc.
15 O'Brien Street
Portland, ME 04101

Following is the decision of the Board of Appeals regarding your petition to construct a 65' x 31' addition on the left side of the existing building at the above named location. Please note that your appeal was "Withdrawn."

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mt

1236-1240 Congress Street
cor. 2-12 Sewall Street

April 5, 1976

Charles Rogers
20 Stroudwater Road
Portland, ME 04102

cc:: Joseph F. Boulos
24b Juniper Ledge
Yarmouth, ME 04096

Magno Drywall, Inc.
15 O'Brien Street
Portland, ME 04101

Building permit to construct a 65' x 31' addition on the left side of the existing building at the above named location, is not issuable under Section 602.17.B of the Zoning Ordinance in the R-5 Residential Zone in which this property is located, as this addition would constitute an increase in the existing non-conforming use (retail & wholesale business).

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Non-Conforming Use appeal shall be paid at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Section 602.24.E)

Very truly yours,

A. Allan Soule
Assistant Director

AAS/nt

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A NONCONFORMING USE APPEAL

Charles Rogers, owner of property at 1236-1240 Congress Street
cor. 2-12 Sewall Street

under the provisions of Section 602.24 E of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a 65' x 31' addition on the left side of the existing building at the above named location. This permit is not issuable under Section 602.17.B of the Zoning Ordinance in the R-5 Residential Zone in which this property is located, as this addition would constitute an increase in the existing non-conforming use (retail & Wholesale business).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E(1) of the Zoning Ordinance have been met, (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

+ Charles L. Rogers
APPELLANT

602.24 E Nonconforming Uses.

1. Authority.

The Board of Appeals may, subject to the procedures, standards and limitations set forth in Section 602.24 C (3)(b)(1) of this Ordinance, authorize such variances from the provisions of the following sections of this ordinance relating to nonconforming uses:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

GAGAN & DESMOND

Attorneys at Law

846 Main Street

P.O. Box 336

Westbrook, Maine 04092

James E. Gagan
Daniel J. Desmond

April 23, 1976

Area Code 207
Telephone 854-9761

Earle W. Eskilson, Chairman
Portland Board of Appeals
City Hall
Portland, Maine

Re: Non-Conforming Use Appeal

Dear Mr. Eskilson:

This letter is to confirm a conversation that I had this date with the Building Inspector's office in Portland. I called, on behalf of Charles Rogers and Joseph Boulos Associates, to withdraw their petition now pending before the Board of Appeals and scheduled to be heard again, with additional information, on Wednesday, April 28, 1976. This petition was originally heard at a Public Hearing held on Wednesday, April 14, 1976, at 3:00 p.m.

Since that meeting the parties involved have greatly lessened the scope of their plans for the property in question. The new plans do not include construction of an addition to the existing building. Construction of the addition was the reason for the petition. Mr. Boulos of Joseph Boulos Associates consulted Mr. Allan Soule, Deputy Director of the Building Inspector's office relative to the new plans and renovations at the above location and it was his opinion that the plans were of such a nature and scope that no appeal is necessary.

On behalf of my clients and myself, I wish to thank you for your consideration and the consideration of your Board at the Public Hearing which was held on April 14, 1976. Everyone was most cooperative and we appreciate your giving us the time and opportunity to gather more information relative to the construction of the addition that was planned at that time and its subsequent use. However, my client feels that the renovations planned at this time for the existing building, although lesser in scope than originally planned, will greatly improve the appearance of the building and lot in question and consequently upgrade the general appearance of that neighborhood and broaden the tax base at that location.

Very truly yours,

Daniel J. Desmond
Daniel J. Desmond

DJD/ml

cc: Mr. Joseph Boulos
Mr. Allan Soule

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS
A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is Charles Rogers and he is interested
in the property located at 123 & 1240 Congress Street
cor. 2-12 Sewall Street as owner.
The owner of the property is same and his address is
20 Stroudwater Road. The property is located in a R-5
Zone. The present use of the property is _____.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.17.B of the Ordinance to permit
the construction of a 65' x 31' addition on the left side of the
existing building at the above named location

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Daniel Desmond, Atty. - represents Joseph Boulos and
Charles Rogers

and the names and addresses of those appearing in opposition to the application are:

Joseph Doyle, 5 Davis Street
Howard Heller, Congress Street

Exhibits

The documentary evidence presented to the Board, including, but not
by way of limitation, plans, specification, photographs, etc. consisted of the
following: letter of opposition from Walter & Mabel Foss

REASONS FOR DECISIONS

The parcel of land in question (is/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: _____

and also by reason of the following topographical features: _____

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

The aforesaid physical conditions (strike out inapplicable references).

- (a) existed at the time of the enactment of the provision for which a variance is sought; or
- (b) were created by natural forces; or
- (c) were a result of governmental action.

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

The hardship (is/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____

Property in the same zone or neighborhood (will/ will not) be adversely effected by the granting of the variance and the granting of the variance (will/will not) create conditions which would be detrimental to the public health or safety, because

SPECIFIC RELIEF GRANTED

After a public hearing held on _____, the Board of Appeals find that all of the conditions required by the Ordinance (do/dc not) exist with respect to this property and that a nonconforming use 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.

Withdrawn

Receipt—Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

ck
#129

07277 K

3/31/76 19

Received from Joseph H. Bowler a fee

of 1500 00 1100 Dollars \$15.00

for permit to alter apartment for

at 1236 Congress St. Est. Cost \$

R. Lowell Brown
Inspector of Buildings

Per sk

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRE-SERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt.



APPLICATION FOR PERMIT

B.O.C.A. ~~U~~ ^E GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, March 31, 1976

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 1236 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Charles Rogers Stroudwater Portland Telephone 774-9228
2. Lessee's name and address Charles Rogers Stroudwater Portland Telephone 774-9228
3. Contractor's name and address Magnus Dry Wall Harvard St. Telephone 774-9228
4. Architect Specifications Plans No. of sheets
Proposed use of building retail outlet selling softdrinks, beer, wine No. families 1
Last use bakery No. families 1
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 120.00 nt.pd
Estimated contractual cost \$ 30,000 15.00 appeal fee pd.

FIELD INSPECTOR—Mr.

This application is for:

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

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

GENERAL DESCRIPTION

To change the use from bakery to retail outlet selling softdrinks beer, and wine
Alterations

Stamp of Special Conditions

Withdrawn 4-28-76

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other: ☐

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage? yes
Has septic tank notice been sent? yes Form notice sent? yes
Height average grade to top of plate yes Height average grade to highest point of roof yes
Size, front depth No. stories solid or filled land? earth or rock? yes
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering Kind of heat fuel
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 yes
On centers: 1st floor 2nd 3rd roof yes
Maximum span: 1st floor 2nd 3rd roof yes
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

DATE

MISCELLANEOUS

Will work require disturbing of any tree on a public street? yes

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

Signature of Applicant

Type Name of above

Joseph F. Boulos

Phone #

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Nonconforming Use appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, April 14, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Charles Rogers, owner of property at 1236-1240 Congress Street, corner of 2-12 Sewall Street, under the provisions of Section 602.24.E of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a 65' x 31' addition on the right side of the existing building. This permit is not issuable under Section 602.17.B of the Zoning Ordinance in the R-5 Residential Zone in which this property is located, as this addition would constitute an increase in the existing non-conforming use (retail & wholesale business).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.E.1 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

To the Members of the Board of

Appeals:

Just a few minutes ago, I received this notice from your secretary! And I am hastening to reply, so that this will register our very vigorous and strong opposition to any business building being erected for any business whatsoever on the property 1236-1240 Congress St and for that matter into the now dilapidated old bakery building on Sewall St. We were so in hopes it would be torn down, (as it should be) and that in time the Ramada Inn might fulfill the promise that the picture they drew of that corner at the time they were about to build, might develop into fruition.

For the last 20 years we have opposed in every way possible any exception to the zoning ordinance around us - all to no avail. But now that the city has had its way up to our very threshold, almost, we surely hoped it would be the end.

We all built our homes on Davis St. (or in some cases bought them) believing firmly in the faith of a zoning ordinance. We also, all of us on Davis St. love our homes - devote all our energy to keeping them as neat and attractive as possible and it would be a shame if our faith in that belief should be utterly destroyed.

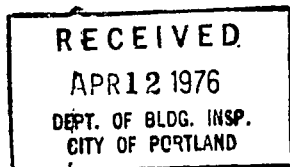
We, in our home, also the people who live downstairs and love the location as much as we do, have to look upon 1236 - 1240 Congress St. also the old building on Sewell St, whenever we look out our windows, so you can realize our strong opposition to it.

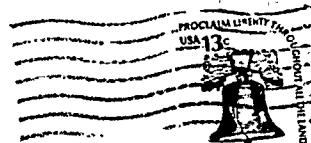
I hope so much that Mr & Mrs John Sylvester of 18 Davis St are at home to register their opposition as I know of no two people who love their home, and have put all their energy & life into making it so attractive. They expected to be away soon after Apr 1st and I'm so afraid they will be. If they are and you don't hear from them, you can take my word that they would also protest this as much as we do.

We are just begging that for once, you keep faith with the zoning ordinance.

We won't be home until the 1st week in May or we'll surely protest in person.

Most sincerely
Walter R Foss and
Mabel J Foss.





City of Portland, Maine
Building & Inspection Services
Room 113 City Hall,
Portland Maine

Att: Ms Jacqueline Cohen. Important 04/111

RAMADA INN

PROPOSED 65' X 31'
ADDITION →

EXISTING
BLDG.

SEWALL ST.

CONGRESS ST.

20

18

16

14

12

10

8

6

4

2

1230

1232

1234

1236

1238

1240

6/16/

Joseph Boulos Associates

89 EXCHANGE ST.
PORTLAND, MAINE 04111
(207) 772-1333

March 30, 1976

Mr. Alan Soule
Deputy Director Building Inspections
Portland City Hall
Portland, Maine

Dear Mr. Soule:

Referencing the property now owned by Mr. Charles Rogers located at No. 1236 Congress St. Portland and more properly described as lots 3 and 4 (B) page 190 in the tax assessors map of the city of Portland; I am requesting a permit to renovate the existing 2,000 square ft. building and add to it a wood-frame addition of approximately 2,000 square ft.. This addition would be an ell and measure approximately 30'x65' as shown in the enclosed drawing.

The structure would be used as a retail outlet selling soft drinks, beer, and wine. There would not be any consumption on the premises.

We are aware that the property is presently in an R-5 zone, but I call to your attention that through December 1975 the premises were used as a bakery. On this basis we request that a permit be granted for a continuation of both retail and wholesale business.

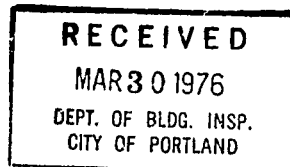
I believe that by upgrading the existing derelict building and adding an attractive ell it would be in the best interest of the community.

If I can provide you with any additional information please don't hesitate to give me a call.

Very truly yours,

Joseph F. Boulos

Joseph F. Boulos



March 30, 1976

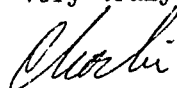
Mr. Alan Soule
Deputy Director Building Inspections
Portland City Hall
Portland, Maine

Dear Alan,

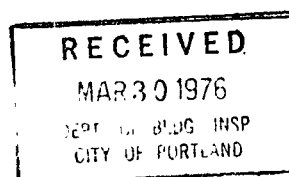
This is to certify that the property owned by me on the corner of Congress Street and Sewall Street Portland, Maine was used as a bakery through December 1975.

If I can provide any further information please don't hesitate to give me a telephone call.

Very truly yours,



Charles G. Rogers



Applicant: 1236 Congress St

Date: 3/31/75

Address: 1240-1236 Congress St.
Crest 2-12-12 Semi St

Assessors #: 189-A-1-10

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - Better 4/5/75

✓ Zone Location - RS

✓ Interior or corner lot - Sewall St. 34' - G. 4 - Congress St - 40' - G. 4

✓ 40 ft. setback area (Section 21) - Sewall St - Congress St - 40' - Non-
containing

→ Use - Retail - Was Retail - Wholesale - (Addition)
Selling wine, soft drinks etc. - (Use only)

~~Sewage Disposal -~~

→ Rear Yards - 10' - Reg. 20'

✓ Side Yards - 40' ±

✓ Front Yards - 34'

✓ Projections -

✓ Height -

✓ Lot Area - 15,533

✓ Building Area - 6,313 sq' - Bldg. with new addition 4,256 sq'

~~Area per Family -~~

✓ Width of Lot -

~~Lot Frontage~~

✓ Off-street Parking - 8 spaces Reg. Have 12

~~Loading bays -~~

Site Plan -

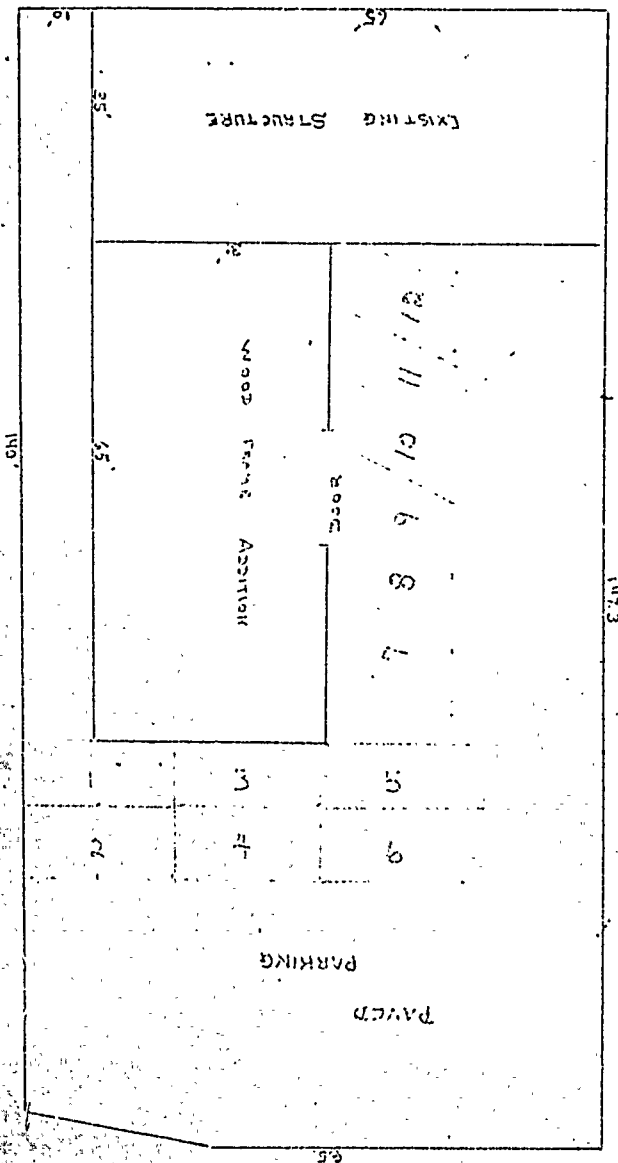
Shoreland Zoning -

Flood Plains -

ADDITION TO 2nd STORY

ESWALL ST.

RECEIVED
MAR 30 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



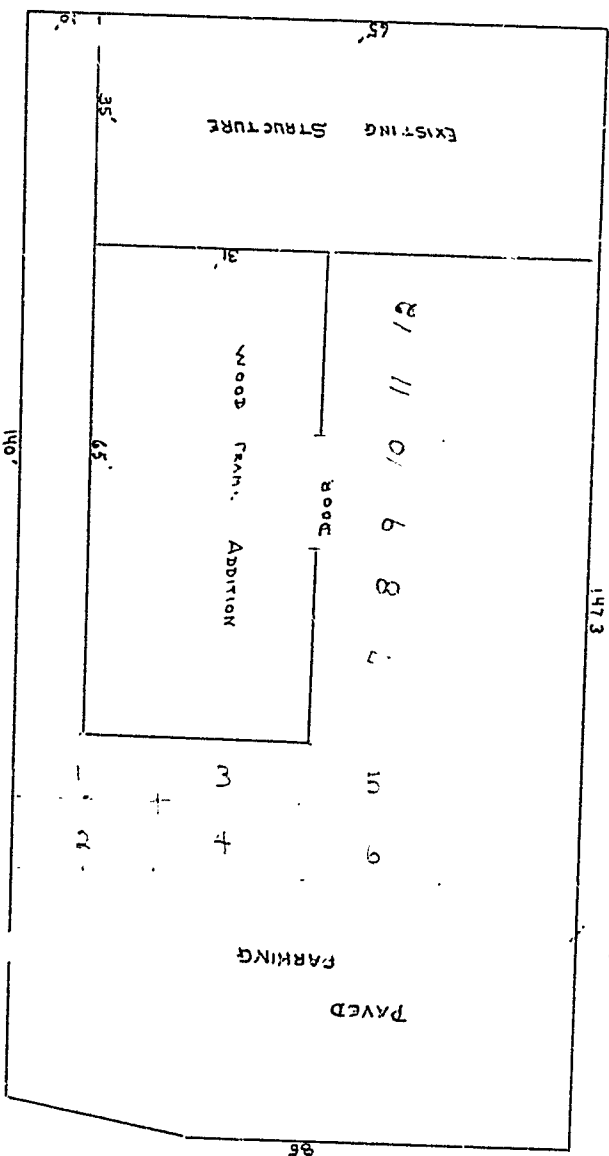
CONGRESS ST.

ADDITION TO be single story

SEWALL ST.

1473

RECEIVED
MAR 30 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Nonconforming Use appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, April 14, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Charles Rogers, owner of property at 1236-1240 Congress Street, corner of 2-12 Sewall Street, under the provisions of Section 602.24.E of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a 65' x 31' addition on the left side of the existing building. This permit is not issuable under Section 602.17.B of the Zoning Ordinance in the R-5 Residential Zone in which this property is located, as this addition would constitute an increase in the existing non-conforming use (retail & wholesale business).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.E.1 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

GAGAN & DESMOND

COPY

Attorneys at Law

346 Main Street

P.O. Box 336

Westbrook, Maine 04092

James E. Gagan
Daniel J. Desmond

April 23, 1976

Area Code 207
Telephone 854-9761

Earle W. Eskilson, Chairman
Portland Board of Appeals
City Hall
Portland, Maine

Re: Non-Conforming Use Appeal

Dear Mr. Eskilson:

This letter is to confirm a conversation that I had this date with the Building Inspector's office in Portland. I called, on behalf of Charles Rogers and Joseph Boulos Associates, to withdraw their petition now pending before the Board of Appeals and scheduled to be heard again, with additional information, on Wednesday, April 28, 1976. This petition was originally heard at a Public Hearing held on Wednesday, April 14, 1976, at 3:00 p.m.

Since that meeting the parties involved have greatly lessened the scope of their plans for the property in question. The new plans do not include construction of an addition to the existing building. Construction of the addition was the reason for the petition. Mr. Boulos of Joseph Boulos Associates consulted Mr. Allan Soule, Deputy Director of the Building Inspector's office relative to the new plans and renovations at the above location and it was his opinion that the plans were of such a nature and scope that no appeal is necessary.

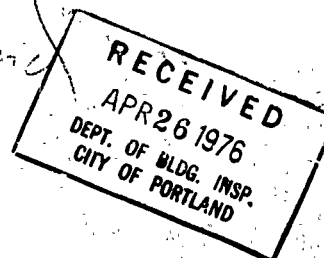
On behalf of my clients and myself, I wish to thank you for your consideration and the consideration of your Board at the Public Hearing which was held on April 14, 1976. Everyone was most cooperative and we appreciate your giving us the time and opportunity to gather more information relative to the construction of the addition that was planned at that time and its subsequent use. However, my client feels that the renovations planned at this time for the existing building, although lesser in scope than originally planned, will greatly improve the appearance of the building and lot in question and consequently upgrade the general appearance of that neighborhood and broaden the tax base at that location.

Very truly yours,

Daniel J. Desmond

DJD/ml

cc: Mr. Joseph Boulos
Mr. Allan Soule



CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

53

Applicant Joseph Boulos Assoc. Date April 29, 1976
Mailing Address 89 Exchange St., Portland 04111 Address of Proposed Site 2-16 Sewall corner of Congress St.
Proposed Use of Site accessory parking Site Identifier(s) from Assessors Maps 190
Acreage of Site / Ground Floor Coverage 7,590 / nil Zoning of Proposed Site R 6 Residential

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors ✓
Board of Appeals Action Required: () Yes () No Total Floor Area ✓
Planning Board Action Required: (XX) Yes () No

Other Comments: _____
Date Dept. Review Due: May 6, 1976

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

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

Explanation _____

- ☐ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

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

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

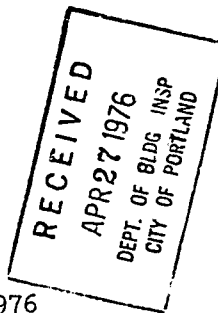
REASONS:

16' Front yard required

SIGNATURE OF REVIEWING STAFF/DATE
BUILDING DEPARTMENT — ORIGINAL

Joseph Boulos Associates

89 EXCHANGE ST.
PORTLAND, MAINE 04111
(207) 772-1333



April 26, 1976

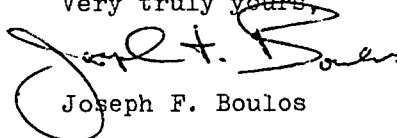
Mr. Allan Soule
Assistant Director
Building and Inspection
City of Portland, Me.

Dear Mr. Soule:

Please find enclosed my plan for a parking lot layout along with all other information that your office requested on the property that I now own at 1236 Congress Street, Portland.

If I can provide you with any additional information, please don't hesitate to give me a call.

Very truly yours,


Joseph F. Boulos

• OWNERS • BROKERS • DEVELOPERS • OF COMMERCIAL PROPERTY

389 CONGRESS STREET • PORTLAND, MAINE 04111 • TELEPHONE 772-1333

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant
23 Exchange St., Portland 04111
Mailing Address
23 Exchange St., Portland 04111
Proposed Use of Site
7,598 / nil
Acreage of Site / Ground Floor Coverage

Date
April 29, 1976

2-16 Sewall corner of Congress St.
Address of Proposed Site
190
Site Identifier(s) from Assessors Maps
R 6 Residential
Zoning of Proposed Site

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

Proposed Number of Floors _____
Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: May 6, 1976

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. H. Williams
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant _____	Date _____
Mailing Address _____	Address of Proposed Site _____
Proposed Use of Site _____	Site Identifier(s) from Assessors Maps _____
Acreage of Site / Ground Floor Coverage _____	Zoning of Proposed Site _____
Site Location Review (DEP) Required: () Yes () No	Proposed Number of Floors _____
Board of Appeals Action Required: () Yes () No	Total Floor Area _____
Planning Board Action Required: () Yes () No	
Other Comments: _____	
Date Dept. Review Due: <u>1/17/76</u>	

PLANNING DEPARTMENT REVIEW 5/13/76
 (Date Received)

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

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

REASONS: * No left hand turn onto Congress Street &
exit only on Congress Street

(Attach Separate Sheet if Necessary)

Donald M. Heston

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chairman and Members of the Planning Board

DATE: 5/5/76

FROM: Brian Nickerson, Planning Staff

SUBJECT: Site Plan Review - Beverage Warehouse - Corner of Sewall and Congress Streets
(Formerly Rice Bakery)

INTRODUCTION

The structure formerly used for Rice's Bakery has been vacant for nearly a year. A proposal has been received to utilize the structure as a retail outlet. Since the applicant proposes to develop access to the parking area from both Sewall and Congress Streets, site plan approval by the Planning Board is required by Section 602.14.J.1 of the Zoning Ordinance. Ordinarily the proposal would be a minor site plan requiring only staff review.

FINDINGS OF FACT

Proposed Use - "The Beverage Warehouse" - retail sale of bulk quantities of beer, soda and wine

Existing Zoning - R-5

LDP Proposed Zoning - R-5

Proposed Parking - 8 stalls

Floor Area of Existing Building - 2100 sq. ft.

Limited Land Use Policy Conflict - LDP recommendations would permit small retail variety stores which normally also sell beer, wine and soda. Proposed use would feature large stock of such beverages intended for both limited and bulk sale to individual customers. It would thus tend to draw trade from a wider area than a typical neighborhood variety store. This, conflict, however, is substantially reduced by the store's proximity to the neighboring B-2 Zone.

Conflict with City Project - The Traffic Engineer advises that plans have been developed to improve the intersection of Sewall and Congress Streets. Such improvements may require some land taking at the corner of the property in question. The land taking is anticipated to be minimal, however, and should not significantly affect the proposal.

REFERRED - P D + DPW
PROPER MOVEMENT
& INTERSECTION

Staff Review - Since the proposal involves a small existing structure, the Planning staff perceives the salient site plan features to be access/circulation and parking. (The applicant does not propose to install outside lighting).

Eight parking stalls are shown. The lot is ample and the stalls are proposed at 10' x 20'.

Access/circulation is important due to the traffic and turning movements at the Congress and Sewall Street intersection and because of the two proposed curb cuts. A meeting was held with the applicant and the City Traffic Engineer. The City Traffic Engineer advises that, while a Congress Street curb cut is not ideal, dual access is acceptable if access ways are placed as far away from the intersection as possible. The applicant's revised plan is attached which reflects this recommendation.

Conditions which presently exist, and which probably existed when Rice's Bakery was in operation, allow for unlimited access across the site, thus allowing vehicles to illegally bypass the intersection signal light. The proposal, with Traffic Engineer recommendations, would channelize traffic onto the site. While bypass of the intersection will still be possible, it will be restricted and discouraged through channelization.

The Department of Public Works staff report is attached.

STAFF RECOMMENDATION

The staff recommends that the site plans be approved conditional upon both Traffic Engineer and other Department of Public Works requirements.

REASON FOR RECOMMENDATION

The nature of the existing structure and the commercial traffic which passes through this intersection and on both Congress and Sewall Streets are such that it is highly unlikely that the property will be reused for residence in the foreseeable future. A retail use is most appropriate at this time as a reflection of the evolving character of the surrounding I-295 Interchange area. Access onto Congress Street is not ideal from a traffic standpoint. On the other hand, it is the opinion of the applicant that access from Congress Street is essential for a retail success on this site. The staff believes that the traffic engineer's recommendations on curb cuts effectively reduce the hazardous situations which could be realized as a result of a Congress Street curb cut in another location than recommended.


Brian Nickerson

BN/jk
Attachment



CITY OF PORTLAND-MAINE

GEORGE A. FLAHERTY
PUBLIC WORKS DIRECTOR

May 7, 1976

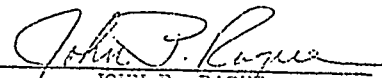
Joseph Boulos Associates
89 Exchange Street
Portland, Maine 04111

Dear Mr. Boulos,

In response to your letter, and its attached revised site plan, which outlines the proposed changes to the parcel of land situated at the corner of Congress Street and Sewall Street, being the lot under renovation to accommodate "The Beverage Warehouse", I offer the following comments for your consideration.

We find the revised site plan submitted on May 7, 1976, to meet the requirements of the Public Works Department. However, although we do not openly object to your proposed method for the drainage of the proposed pavement's surface water run-off to the existing natural drainage ditch located along the easterly side of your property, we would like to point out the possibility of a water problem being created by such method of drainage for both yourself and your abutters. We would recommend that you consider the construction of a catch basin at the lowest point in the proposed pavement with an appropriately sized drain to connect to the existing sewer in Sewall Street. If you elect to drain such pavement as you have originally proposed, the responsibility for any water damage will be your own.

If I may be of any assistance on any questions that arise, please feel free to contact me at 775-5451, ext. 255.


JOHN P. RAGUE
ASSOCIATE ENGINEER II

JPR/jpr

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

53

Applicant Frank Bouler 1550

Date April 29, 1976

Mailing Address 85 Exchange St., Portland 04111

Address of Proposed Site 2-15 Sewall corner of Congress St.

Proposed Use of Site Access to parking
7.500 / nil

Site Identifier(s) from Assessors Maps 150
R 6 Residential

Acreage of Site: / Ground Floor Coverage

Zoning of Proposed Site

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

Proposed Number of Floors ✓

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

Total Floor Area ✓

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

Other Comments: _____

Date Dept. Review Due: May 6, 1976

PUBLIC WORKS DEPARTMENT REVIEW

4-29-76
(Date Received)

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

REASONS: (SEE ATTACHED SHEETS)

(Attach Separate Sheet if Necessary)

John P. Regan 5-3-76
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

May 3, 1976

Supplement sheet to be attached to the Site Plan Review Processing Form for the Beverage Warehouse, Joseph Boulos Associates, applicant:

This Department realizes that the subject site development falls under the restrictions and regulations of "A Minor Site Plan" in accordance with the Provisions of Section 604 of the Municipal Code, however, the requirements of the site plan review processing form cause disapproval by this Department because of the following reasons:

1. Traffic Circulation and Access: The submitted site plan fails to show the proposed method (s) of access to the lot. This aspect is considered critical because of the intensity of the intersection to which this lot abuts. The questions which currently arise are as follows:
 1. Does the developer intent to have more than one access to this lot?
 2. If so, where are these accesses to be located?
 3. Would one be an entrance and the other an exit, or would both have an entrance/exit designation?
 4. If the developer intends to have only one access, where would it be located (on Sewell Street or Congress Street, and how far to be set back from the intersection)?
2. Curb Cuts: In consideration of proposed curbing, (see requirements for sidewalk and curbing as outlined below) this Department would like to know the proposed location (s) of all curb cuts and the widths of same.
3. Lighting: This Department would like to review all proposed exterior lighting in regards to the height and location of supporting poles, if any, and the type and luminaire of such.
4. Drainage: The site plan as submitted fails to show the method of draining the proposed paved parking area. Contours (both existing and proposed) should be shown to indicate the proposed drainage, such contours should be in two foot intervals or less. It would be strongly recommended that the surface water run-off created by the paving of such lot be contained within the lot, drained to a pre-cast or brick catch basin with a catch trap, or approved equal, and piped to the sewer in Sewell Street with a minimum of 8" diameter asbestos/cement or vitrified clay pipe.
5. Sidewalks: In accordance with Section 705 of the Municipal Code where in a business or industrial use (this being business use) "a sidewalk constructed of bituminous concrete, portland cement concrete, brick or other approved paving material and granite curbing shall be provided along such street wherever such use shall abut such street". In keeping with this ordinance, the

Supplement sheet to be attached to the Site Plan Review Processing Form for the Beverage Warehouse, Joseph Boulos Associates, applicant (cont.)

developer shall be responsible for providing a sidewalk and granite curbing along both Sewell Street and Congress Street. An in the field study shows a brick sidewalk with granite curbing abutting the front of the existing building on the Sewell Street side. The brick sidewalk seems to be in satisfactory condition and need not be reconstructed, however the existing curb therewith would need to be reset. The developer should be made aware that such new sidewalks and curbing and the resetting of existing curbing may be constructed by the City with one half the cost of such being assessed against the developer, if the developer petitions the City to do such work. He may file such petition at this Office.

6. Other: Taking into account the type of business to be conducted at these premises, I would have to question whether or not an off street loading and unloading dock area should be provided. If this is so, we would require to see how the developer would propose to accomplish such provisions. We would also require the type and size of the trucking vehicles to be used.


JOHN P. RAGUE
ASSOCIATE ENGINEER II



CITY OF PORTLAND-MAINE

GEORGE A. FLAHERTY
PUBLIC WORKS DIRECTOR

May 7, 1976

Bldg. Insp.

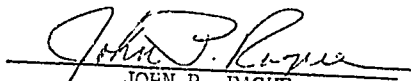
Joseph Boulos Associates
89 Exchange Street
Portland, Maine 04111

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In response to your letter, and its attached revised site plan, which outlines the proposed changes to the parcel of land situated at the corner of Congress Street and Sewell Street, being the lot under renovation to accommodate "The Beverage Warehouse", I offer the following comments for your consideration:

We find the revised site plan submitted on May 7, 1976, to meet the requirements of the Public Works Department. However, although we do not openly object to your proposed method for the drainage of the proposed pavement's surface water run-off to the existing natural drainage ditch located along the easterly side of your property, we would like to point out the possibility of a water problem being created by such method of drainage for both yourself and your abutters. We would recommend that you consider the construction of a catch basin at the lowest point in the proposed pavement with an appropriately sized drain to connect to the existing sewer in Sewell Street. If you elect to drain such pavement as you have originally proposed, the responsibility for any water damage will be your own.

If I may be of any assistance on any questions that arise, please feel free to contact me at 775-5451, ext. 255.


JOHN P. RAGIE
ASSOCIATE ENGINEER II

JPR/jpr

RECEIVED

MAY 7 1976

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

May 6, 1976

Mr. Joseph F. Boulos
Joseph Boulos Associates
89 Exchange Street
Portland, Maine 04111
772-1333

Re: Congress Street access to the former Rice's Bakery

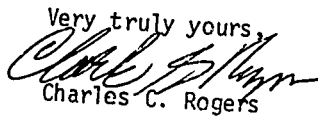
Dear Mr. Boulos:

This letter will serve to inform you that the lot now owned by you on the corner of Congress Street and Sewall Street has enjoyed continuous ingress and egress from Congress Street for a period of not less than the last forty years.

To reiterate what I told you on the telephone, not only was this entrance and exit used for the past 40 years, by Rice's bakery, and before that, Roger's bakery, but it was also utilized by the adjacent property owner (Alton T. Maxim Real Estate Co.) as an entrance for his real estate office for a number of years. Prior to that the access was used by a Mr. William Quinn for a driveway on to his property which abutted my eastern boundary line.

If I can be of any further assistance please don't hesitate to let me know.

Very truly yours,


Charles C. Rogers



Items for Monday, January 6, 1964 Meeting

(Continued)

8. Requested Free Use of Auditorium and Expo by American Legion Convention. The City has been requested by the Convention Bureau of the Greater Portland Chamber of Commerce on behalf of the 1964 Convention Committee of the Maine Department of the American Legion to make available without charge for the 1964 Legion Convention, the City Hall Auditorium on Friday afternoon and Saturday morning June 19 and 20 and rooms in the Exposition Building on Saturday afternoon June 20. We are advised that the Auditorium would be used for Convention business meetings and the Exposition Building rooms would be used by drum and bugle corps competing units to change clothes. The convention corporation committee has indicated willingness to enter into a contract assuming responsibility for any damage to the facilities during their use by convention personnel.

If the Council wishes to give favorable consideration to the request, this may be done by informal action at the afternoon meeting.

9. Thompson's Point Directory Sign Congress and Sewall Streets. (1236-1240 Congress Street) For a number of years Mecaw Industries, developers of Thompson's Point, has maintained a Thompson's Point Directory sign near the intersection of Congress and Sewall Streets. Recently the owner of the property on which the sign is located, asked that the sign be moved across Sewall Street to permit development at the former location.

The present sign was erected when this location was classified as an RC zone, a designation which, under the zoning ordinance then in effect, applied to two-family residential areas. Under the former zoning ordinance, signs of this type could be erected in residential zones usually by appeal. Under the old ordinance, accordingly, this sign was a legal use, which was established under an appeal.

In 1957, when the zoning ordinance was revised, this area was zoned R-6. The zoning ordinance revision eliminated the provision of the old ordinance which set up an appeal procedure for placing commercial signs in residential areas. The Thompson's Point sign thus became a legal non-conforming use allowable so long as it remained in the same location without rebuilding or increase in size. There is no provision in the current zoning ordinance, however, under which the sign can be enlarged, rebuilt or moved within the existing zone. There is no provision for an appeal on this matter.

As a result, it has been necessary for us to deny the request of Mecaw Industries for the relocation of the existing sign. Mecaw Industries has appealed this action to the City Council but the only avenue available for favorable action would be rezoning the southeasterly corner of Sewall and Congress Street.

Council may wish to refer this matter to its Industrial Development Committee.

10. NFPA Committee Meeting. Approximately a year ago, with Council approval, I accepted membership on the National Fire Prevention Association Committee on Fire Department Organization and Management. A meeting of this committee has been called in New York City for January 21-22, 1964, and unless the Council has objection, I shall plan to attend although I will remain in Portland for the Council meeting on January 20.

Graham W. Watt
City Manager

gbw

1/25/64 Disposed in accordance with John Memorial - JG