

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 24, 1964

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, September 3, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit erection of a plastic sign 4 feet by 5 feet on edge of canopy in front of beauty parlor in building at 1352-1384 Congress Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) Erection of the sign will bring the total area of signs on the premises of the shopping center to about 400 square feet, which is double the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building but is to be located on the edge of canopy.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 4, 1965

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, January 14, 1965, at 4:00 p.m. to hear the appeal of Bradley Realty Co. requesting an exception to the Zoning Ordinance to permit erection of an electric sign 2½ feet high by 10 feet long on edge of canopy in front of barber shop in building at 1352-1384 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because erection of the sign will bring the total area of signs on the premises of the shopping center to about 425 square feet, which is in excess of the maximum of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; and the sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building but is to be located on the edge of the canopy.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

A.P.- 1352-1384 Congress Street

Dec. 10, 1964

Bradley Realty Company
% George C. Shaw Co.
585 Congress Street

cc to: West Gate Barber Shop
1352 Congress Street
cc to: Corporation Council

Flynn Sign Company
623 Main Street, So. Portland

Gentlemen:

Building permit for erection of an electric sign 2½ feet high by 10 feet long on edge of canopy in front of barber shop in building at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. Erection of the sign will bring the total area of signs on the premises of the shopping center to about 425 square feet, which is in excess of the maximum of 200 square feet permitted by Sec. 16-A-4a of the Ordinance applying to the E-1 Business Zone in which the property is located.
2. The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building but is to be located on the edge of the canopy.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly an authorized representative should come to this office to file the appeal on forms which are available here.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, December 9, 1964

PERMIT ISSUED
JAN 20 1965
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 1352 Congress Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Bradley Realty Co., c/o Geo. C. Shaw Co., 585 Congress St. Telephone _____
 Lessee's name and address West Gate Barber Shop, 1352 Congress St. Telephone _____
 Contractor's name and address Flynn Sign Co., 623 Main St., So. Portland Telephone 774-0421
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Barber shop No. families _____
 Last use _____ " _____ No. families _____
 Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

fee pd: 1-19-65

To erect electric sign 9'x 30' on marquee as per plan steady lighting

Appeal sustained 1/14/65

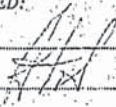
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Flynn Sign Co.**

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 _____
 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:


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

Flynn Sign Co.

CS 301

INSPECTION COPY

Signature of owner

By:

Edward W. Flynn

Permit No. 64169

Location 1313 Higgins Street

Owner Heat & Air Conditioning

Date of permit 1/20/65

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

2-23-65 Completed

Large ruled area for notes, mostly blank with a large handwritten 'X' in the upper section.

*Granted 9/3/64
64/95*

DATE: September 3, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Bradley Realty Company
AT 1352-1384 Congress Street

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

VOTE

YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

July 28, 1964

Bradley Realty Company, owner of property at 1352-1384 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of a plastic sign 4 feet by 5 feet on edge of canopy in front of beauty parlor in building. This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) Erection of the sign will bring the total area of signs on the premises of the shopping center to about 400 square feet, which is double the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building but is to be located on the edge of canopy.

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.

BRADLEY REALTY COMPANY

By Alfred H. August J. TREMS.
APPELLANT

DECISION

After public hearing held September 3, 1964, 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 S. Hill
Harvey M. [unclear]
[unclear]
BOARD OF APPEALS

August 31, 1964

Portland Sign Company
181 Brackett Street
Portland, Maine

Gentlemen:

September 3, 1964

to 1352-1384 Congress Street.

, relating

August 31, 1964

Bradley Realty Company
c/o George C. Shaw Co.
585 Congress Street
Portland, Maine

Gentlemen:

September 3, 1964

to 1352-1384 Congress Street.

, relating

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 24, 1964

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, September 3, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit erection of a plastic sign 4 feet by 5 feet on edge of canopy in front of beauty parlor in building at 1352-1384 Congress Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) Erection of the sign will bring the total area of signs on the premises of the shopping center to about 400 square feet, which is double the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building but is to be located on the edge of canopy.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

REMITTANCE FROM:

- GEORGE C. SHAW COMPANY
- SHAW'S SOUTH PORTLAND, INC.
- SHAW'S FALMOUTH, INC.
- SHAW'S REALTY CO.
- BRADLEY REALTY CO.
- MARKET EQUIPMENT CO.

No.

Portland, Maine August 10 1964 19

PAY

TO THE ORDER OF

City of Portland Maine
c/o Corporation Counsel
City Hall
Congress St
Portland Me

TO THE

- CANAL NATIONAL BANK OF PORTLAND
- CASCO BANK AND TRUST COMPANY
- FIRST NATIONAL BANK OF PORTLAND
PORTLAND, MAINE

NOT NEGOTIABLE

DATE	AMOUNT	DATE	AMOUNT
		8/7	15.00
Note on voucher		"Appeal, Beauty Shop sign at Westgate Shopping Center"	
		INVOICE	
		DISCOUNT	
		TOTAL	

GEORGE C. SHAW COMPANY (AND AFFILIATED COMPANIES)
585 CONGRESS STREET, PORTLAND, MAINE

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P.- 1352-1384 Congress St.

July 27, 1964

Bradley Realty Company
George C. Shaw Co.
585 Congress St.
Portland Sign Company
181 Brackett St.

cc to: Westgate Beauty Salon
1352 Congress Street
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a plastic sign 4 feet by 5 feet on edge of canopy in front of beauty parlor in building at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. Erection of the sign will bring the total area of signs on the premises of the shopping center to about 400 square feet, which is double the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the E-1 Business Zone in which the property is located.
2. The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building, but is to be located on the edge of canopy.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJSem



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, July 27, 1964

PERMIT ISSUED

SEP 4 1964

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 1352 Congress Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Bradley Realty Co. Telephone _____
 Lessee's name and address West Gate Beauty Salon, 1352 Congress St. Telephone _____
 Contractor's name and address Portland Sign Co., 181 Brackett St. Telephone 775-2592
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 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 \$ 2.00

General Description of New Work

To erect electric sign 4'x5' on marquee as per plan
Steady lighting

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 Portland Sign Co. repeal sustained 9/3/64

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:

M. E. M.

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

CS 301

INSPECTION COPY

Signature of owner

Portland Sign Co.

9/6

7-22

Permit No. 64/1124

Location 1352 Higgins Street

Owner Fred Hotel Brandy Salon

Date of permit 9/4/60

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice

NOTES

9-22-64 Completed

File

X

PORTLAND SIGN CO. 181 BRACKETT ST PORTLAND

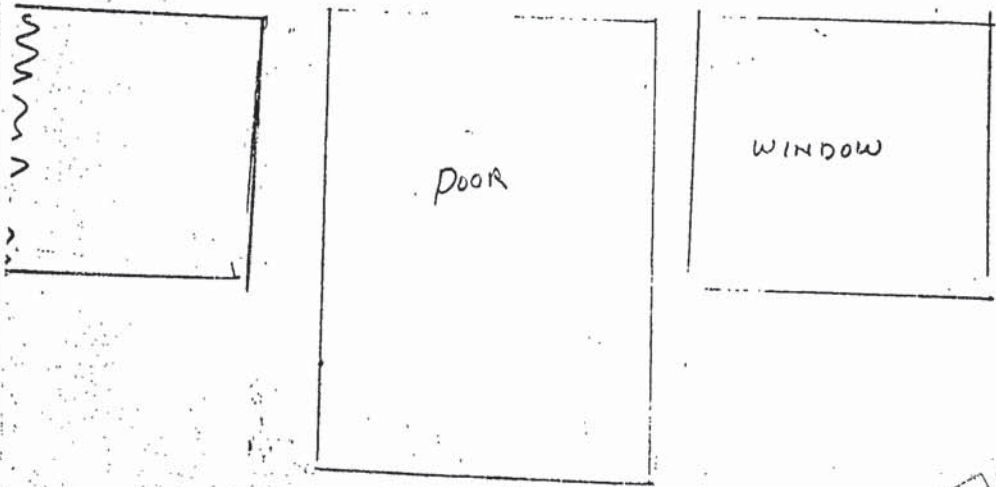
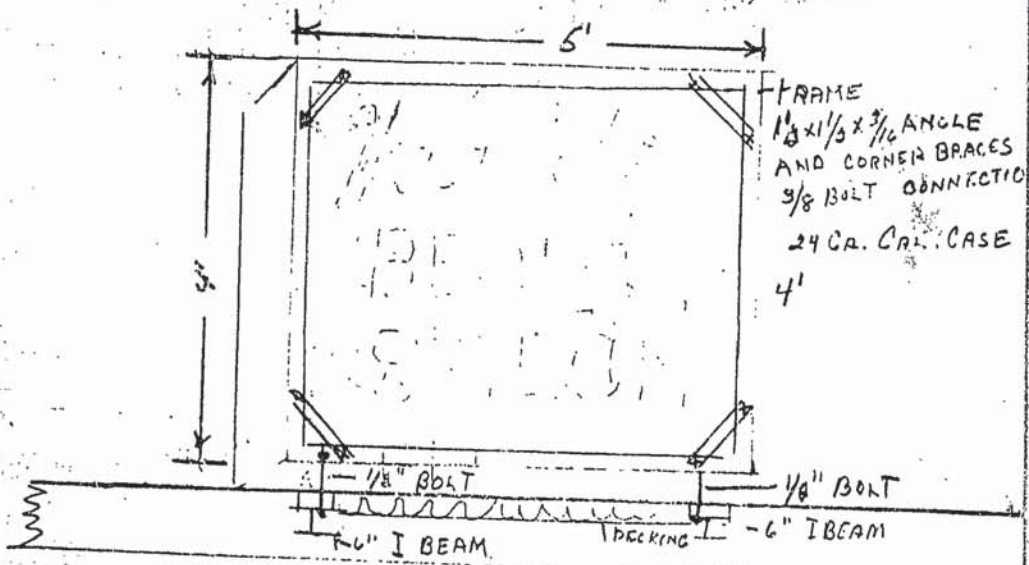
PROPOSED SIGN FOR

WEST GATE BEAUTY SALON

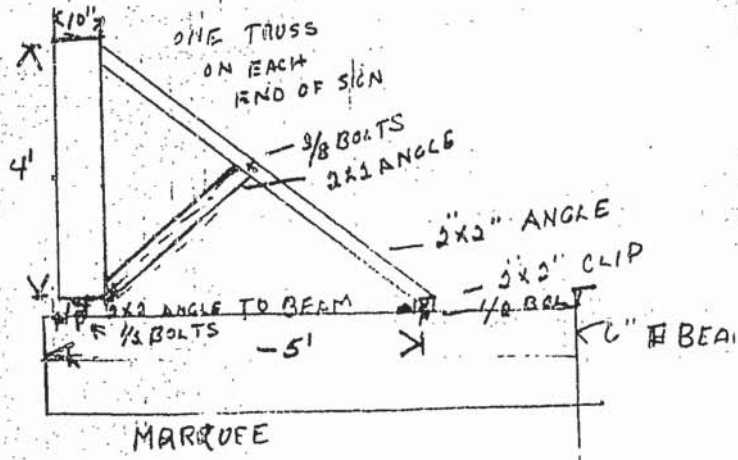
WEST GATE SHOPPING CENTER

CONGRESS ST PORTLAND ME.

4' x 5' SINGLE FACE PLEXIGLASS APPROX 65#



SIDE VIEW



DOOR

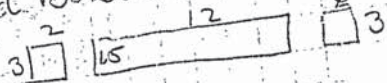
Canopy sign at 1352-1384 Congress Street
7/27/64

1- Signs already on premises.
Detached entrance signs - 2 each $2 \times 3 = 12$ sq ft

Shaw's Script on Building - 1 - $7 \times 12 = 84$ "

Gold Bond on Building Face - 2 each $2 \times 3 = 12$ "

1 - $1.5 \times 12 = 18$ "



Saundramat sign - 1 - $1.5 \times 10 = 15$ "

Gold Bond Pole sign - 1 - $2 \times 4 = 8$ "

Pharmacy signs on Canopy 1 - $2.5 \times 11 = 27$ "

1 - $2 \times 14.5 = 29$ "

Portland Savings Bank on Canopy - 1 - $3 \times 12 = 36$ "

(Authorized by Appeal - 2/27/64)

Shopping Center sign on Canopy 1 - $2 \times 68 = 136$ "

(Authorized by Appeal - 7/16/64) 377 "

Proposed Beauty Parlor sign 1 - $4 \times 5 = 20$ "

(On Canopy) 397 "

want to appeal

Length of Building - 244 feet

$\frac{397}{244} = 1.625$ or $1\frac{5}{8}$ sq ft. per linear foot

A.P.- 1352-1384 Congress St.

July 27, 1964

Bradley Realty Company
c/o George C. Shaw Co.
585 Congress St.
Portland Sign Company
181 Brackett St.

cc to: Westgate Beauty Salon
1352 Congress Street
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a plastic sign 4 feet by 5 feet on edge of canopy in front of beauty parlor in building at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. Erection of the sign will bring the total area of signs on the premises of the shopping center to about 400 square feet, which is double the maximum area of 200 square feet permitted by Section 16-3-4a of the Ordinance applying to the B-1 Business Zone in which the property is located.
2. The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building, but is to be located on the edge of canopy.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Hears
Building Inspection Director

ALJ:m

*Granted 7/16/64
64/84*

DATE: July 16, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Bradley Realty Company
AT 1352-1384 Congress Street
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

VOTE	
YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

June 25, 1964

Bradley Realty Company, owner of property at 1352-1384 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of a sign 68 feet long consisting of individual letters 2 feet high on edge of canopy on front of shopping center building. This permit is presently not issuable under the Zoning Ordinance because the proposed sign will bring the total area of signs on the premises to about 375 square feet, which is in excess of the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located.

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.

BRADLEY REALTY COMPANY

By George M. Lord
APPELLANT

DECISION

After public hearing held July 16, 1964, 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.

Fred D. Hillier
Carl L. Gray
Harvey M. Stewart
BOARD OF APPEALS

July 13, 1964

Coyne Sign Company
195 St. John Street
Portland, Maine

Gentlemen:

July 16, 1964,

1352-1384 Congress Street.

, relating to

July 13, 1964

Bradley Realty Company
c/o George C. Shaw Company
585 Congress Street
Portland, Maine

Gentlemen:

July 16, 1964,

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 6, 1964

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, July 16, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit erection of a sign 68 feet long consisting of individual letters 2 feet high on edge of canopy on front of shopping center building at 1352-1384 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed sign will bring the total area of signs on the premises to about 375 square feet, which is in excess of the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P. - 1352-1384 Congress Street

June 25, 1964

Bradley Realty Company
George C. Shaw Company
585 Congress Street
Coyne Sign Company
195 St. John Street

cc to: Corporation Counsel

Gentlemen:

Permit for erection of a sign 68 feet long consisting of individual letters 2 feet high on edge of canopy on front of shopping center building at the above named location is not issuable under the Zoning Ordinance because the proposed sign will bring the total area of signs on the premises to about 375 square feet, which is in excess of the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly we are certifying the case to the Corporation Counsel to whose office an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

COPY

Append 1352-1384 Congress St.

2/4/64

72

Congress St
Stevens Ave
Bradley St
Bond St
Coffett St
Lassell St
Milton St
Craigie St

Congress St - 1309-1423 ✓ ✓
1310-1430 ✓ ✓

Caleb St 1-33 ✓ ✓
2-36 ✓ ✓

Craigie St 9-17 ✓ ✓
2-32 ✓ ✓

Lassell St 1-33 ✓ ✓
2-32 ✓ ✓

Milton St 9-15 ✓ ✓

Brady St 194-C-33, 34 ✓ ✓

Stevens Ave 1-39 ✓ ✓
6-36 ✓ ✓

Bradley St 1-35 ✓ ✓
2-36 ✓ ✓

New 1415 Cong. St. 197-N-1-2-3-4-5
197-M-1-13

Mar. 1376 Cong. 191-2-1-2
191-4-1
191-F-1

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 17, 1964

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, February 27, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit installation of a sign 3 feet by 12 feet on edge of canopy on front of addition being constructed on building at 1352-1384 Congress Street.

This permit is presently not issuable because: 1) Erection of the sign will bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building and, although located on the edge of a roof, is not to be composed of individual letters.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 17, 1964

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, February 27, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit installation of a sign 3 feet by 12 feet on edge of canopy on front of addition being constructed on building at 1352-1384 Congress Street.

This permit is presently not issuable because: 1) Erection of the sign will bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building and, although located on the edge of a roof, is not to be composed of individual letters.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 6, 1964

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, July 16, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit erection of a sign 68 feet long consisting of individual letters 2 feet high on edge of canopy on front of shopping center building at 1352-1384 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the proposed sign will bring the total area of signs on the premises to about 375 square feet, which is in excess of the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

A.P. - 1352-1384, Congress Street

June 25, 1964

Bradley Realty Company
c/o George C. Shaw Company cc to: Corporation Counsel
585 Congress Street
Coyne Sign Company
195 St. John Street

Gentlemen:

Permit for erection of a sign 68 feet long consisting of individual letters 2 feet high on edge of canopy on front of shopping center building at the above named location is not issuable under the Zoning Ordinance because the proposed sign will bring the total area of signs on the premises to about 375 square feet, which is in excess of the maximum area of 200 square feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly we are certifying the case to the Corporation Counsel to whose office an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Soars
Building Inspection Director

AJS:m



APPLICATION FOR PERMIT

BI BUSINESS ZONE

Class of Building or Type of Structure Sign

Portland, Maine, June 24, 1964

PERMIT ISSUED
00939
AUG 4 1964

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 1352-1384 Congress St.

Owner's name and address George C Shaw Co. 585 Congress St. Within Fire Limits? _____ Dist. No. _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Coyne Sign Co. 195 St. John St. Telephone _____

Architect _____ Telephone 772-4144

Proposed use of building _____ Specifications _____ Plans yes No. of sheets 1

Last use _____ No. families _____

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

Other buildings on same lot _____ Roofing _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect 68' long x 2' high roof sign as per plan. Steady lighting

idea sustained 7/10/64

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? _____ 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:

J. E. M.

Miscellaneous

Will work require disturbing of any trees 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

Coyne Sign Company

Signature of owner by: J. E. M.

CS 301

INSPECTION COPY

7/10

511

Permit No. 641739

Location 1352 1/2 St. S. W. S. W. 4th

Owner George C. D. ...

Date of permit 8/17/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

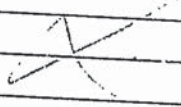
Cert. of Occupancy issued.

Staking Out Notice

Form Check Notice

NOTES

8-18-64 Framing up on canopy
9-4-64 Completed



Multiple horizontal lines for notes and signatures.

B2 BUSINESS ZONE

ISSUED
00558
MAY 22 1964
CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, April 6, 1964

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 1352-1384 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George C Shaw Company 585 Congress St. Telephone _____
 Lessee's name and address St. Clair Pharmacy, c/o Roy C. St. Clair Telephone _____
 Contractor's name and address Allied Construction Co., 407 St. John St. Telephone 2373
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Drug Store No. families _____
 Last use _____ No. families _____
 Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install ventilation for cooking appliances.

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? _____ 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:

J. E. He.

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

CS 301

INSPECTION COPY

Signature of owner by:

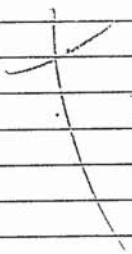
Allied Construction Company

[Signature]

fm

NOTES

5-22-64 Home type
for 50 up. only
Thru masonry wall



Permit No. 64-538
Location 1352-1385 Ogden Ave
Owner Alvin Pharmacy
Date of permit 5/17/64
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Saking Out Notice _____
Form Check Notice _____



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
MAR 4 1964
CITY of PORTLAND

Class of Building or Type of Structure Installation
Portland, Maine, March 4, 1964

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 1352-1384 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George C Shaw Company 585 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Grinnell Co, 501 Fore St. Telephone 773-3879
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Supermarket No. families _____
 Last use _____ " _____ No. families _____
 Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install wet sprinkler system (in new addition) as per plan.

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? _____ 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:

G. E. M.

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

Grinnell Company

CS 301

INSPECTION COPY

Signature of owner

by: *E. J. [Signature]*

71

NOTES

4-6-64 Sprinklers
added over open
wood studs over
toilet rooms in
drug store *SD*

X

AL No. 64 / 223

Location 1313-1384th Avenue East

Owner George O. Allen Company

Date of permit 27 4 64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

*Granted 2/27/64
64/26*

DATE: February 27, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Bradley Realty Company

AT 1352-1384 Congress Street

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

VOTE	
YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing

Granted

No opposition

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. Bradley Realty Company

By: George M. Lord
APPELLANT VP

DECISION

After public hearing held February 27, 1964, 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.

RECEIVED
FEB 10 1964
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Henry M. Adams
John J. Long
William B. ...
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

February 5, 1964

Bradley Realty Company, owner of property at 1352-1384 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: installation of a sign 3 feet by 12 feet on edge of canopy on front of addition being constructed on building. This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) Erection of the sign will bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building and, although located on the edge of a roof, is not to be composed of individual letters.

February 24, 1964

Covne Sign Company
195 St. John Street
Portland, Maine

Gentlemen:

. relating to 1352-1384 Congress Street.

February 24, 1964

Bradley Realty Company
c/o George C. Shaw Co.
585 Congress Street
Portland, Maine

Gentlemen:

February 27, 1964,

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 17, 1964

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, February 27, 1964, at 4:00 p.m. to hear the appeal of Bradley Realty Company requesting an exception to the Zoning Ordinance to permit installation of a sign 3 feet by 12 feet on edge of canopy on front of addition being constructed on building at 1352-1384 Congress Street.

This permit is presently not issuable because: 1) Erection of the sign will bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16-A-4a of the Ordinance applying to the B-1 Business Zone in which the property is located; 2) The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building and, although located on the edge of a roof, is not to be composed of individual letters.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

A.P. 1352-1384 Congress Street

Feb. 5, 1964

Coyne Sign Company
195 St. John Street
Bradley Realty Company
George C. Shaw Co., 585 Congress St.

cc to: Portland Savings Bank
481 Congress Street
cc to: Corporation Counsel

Gentlemen:

Permit for installation of a sign 3 feet by 12 feet on edge of canopy on front of addition being constructed on building at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. Erection of the sign will bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16-4A of the Ordinance applying to the B-1 Business Zone in which the property is located.
2. The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building and, although located on the edge of a roof, is not to be composed of individual letters.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 25, 1964

PERMIT ISSUED FEB 25 1964 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 1352-1384 Congress St. Use of Building Shops and Offices. No. Stories 1. New Building Existing. Name and address of owner of appliance The Allied Construction Co. 401 St. John St. George C. Shaw Co. 585 Congress St. Installer's name and address Portland Gas Light Co. 5 Temple St. Telephone

General Description of Work

To install (1) EE-300 Reznor duct furnace (1) XE150-Reznor duct furnace (2) XE100 Reznor duct furnace (1) 54-450D Bryant Air-Conditioner (1) 36-450D-Bryant Air-Conditioner All gas-fired appliances.

IF HEATER, OR POWER BOILER

Location of appliance furnaces to be suspended Any burnable material in floor surface or beneath? none from ceiling Air-Conditioners to be mounted on roof. If so, how protected? Kind of fuel? gas Minimum distance to burnable material, from top of appliance or casing top of furnace 21 From top of smoke pipe From front of appliance 21 From sides or back of appliance 18" Size of chimney flue Other connections to same flue If gas fired, how vented? thru roof with type gas vent-metalbestos Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. Will all tanks be more than five feet from any flame? How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Roof supports for Air-Conditioners shown on drawing #6- original plans.

Amount of fee enclosed? 7.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 2-25-64

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

Portland Gas Light Company

Signature of installer by: [Signature]

CS 300

INSPECTION COPY

7M

PERMIT TO INSTALL PLUMBING

2494

PERMIT NUMBER

Date Issued 2-13-63
 PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date Feb 13, 1963

By M. J.

APPROVED FINAL INSPECTION

Date Feb 13, 1963

By JOSEPH P. WELCH

- By JOSEPH P. WELCH
- TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

Address Westgate Laundromat
 Installation For: O. C. Huot
 Owner of Bldg. O. C. Huot
 Owner's Address: 8 Longfellow Square
 Plumber: Ralph P. [unclear] Date: 2-13-63

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
	1	HOT WATER TANKS	1	\$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$

3

A.P. 1352-1384 Congress Street

Feb. 5, 1964

Goyne Sign Company
195 St. John Street
Bradley Realty Company

5 George C. Shaw Co., 585 Congress St.

cc to: Portland Savings Bank
481 Congress Street
cc to: Corporation Counsel

Gentlemen:

Permit for installation of a sign 3 feet by 12 feet on edge of canopy on front of addition being constructed on building at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. Erection of the sign will bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16-4-1A of the Ordinance applying to the E-1 Business Zone in which the property is located.
2. The sign is not allowable under the same section of the Ordinance because it is not to be affixed to the wall of the building and, although located on the edge of a roof, is not to be composed of individual letters.

We understand that the owner of the property would like to exercise its appeal rights in the matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

ADJ:im

Sign on Canopy at 1352-1384 Congress Street

2/4/64

1- zoning: - B-1 zone

a- Area of signs on premises will exceed
200 sq ft! - Sect. 16-A-4

b- Sign is to be on canopy and not
against wall of bldg. and therefore
not allowable.

c- Area of new sign = $3 \times 12 = 36^{\text{sq}}$
- exist - = 205^{sq}
 241^{sq}

Bradley Realty Company
% George C. Shaw Co.
585 Congress Street



B4 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, February 3, 1964

PERMIT ISSUED
FEB 28 1964
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 1352-1384 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George C Shaw Company, 585 Congress St. Telephone _____
 Lessee's name and address Portland Savings Bank, 481 Congress St. Telephone _____
 Contractor's name and address Coyne Sign Co. 195 St. John St. Telephone 772-4144
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Bank No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect 3' x 12' roof sign as per plan. -steady lighting

Appeal sustained 2/27/64

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? _____ 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:

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

Coyne Sign Company
J. S. Coyne

INSPECTION COPY

Signature of owner by: _____

A.P. 1352-1384 Congress St.

Jan. 30, 1964

Joseph S. Coyne
Coyne Sign Company
195 St. John Street
George C. Shaw Co.
585 Congress Street

cc to: St. Clair Pharmacy
% Roy C. St. Clair
14 Woodvale Street

Gentlemen:

Permit is being issued to install a 38'x3' canopy sign
as per your plan received with application.

As this sign brings a total area of signs at this loca-
tion to nearly the 200 square feet allowable under Section 16-D
of the Zoning Ordinance, any new signs proposed will need to re-
place existing signs or be approved by the zoning appeal procedure.
Should you propose to seek zoning ordinance appeals for future signs
then permits should be applied for well in advance to avoid delays.

Very truly yours,

Gerald E. Hayberry
Deputy Building Inspection Director

CSM:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, January 23, 1964

PERMIT ISSUED

JAN 30 1964

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 1352-1384 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address George C. Shaw Co., 585 Congress St. Telephone _____
 Lessee's name and address St. Clair Pharmacy, c/o Roy C. St. Clair Telephone _____
 Contractor's name and address Coyne Sign Co., 14 Woodville St. Telephone _____
 Architect 195 St. John St. WOODVILLE Telephone _____
 Proposed use of building Store Specifications _____ Plans yes No. of sheets 1
 Last use _____ No. families _____
 Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect canopy sign 28'x3' as per plan - non-flashing lighting.

Permit Issued with Lett

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 Coyne Sign 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 _____
 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 sirt? _____ 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:

G. E. M. w/letter

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

St. Clair Pharmacy

Coyne Sign Co.

[Signature]

CS 301

INSPECTION COPY

Signature of owner By:

PH

Permit No. 6411006
Location 357-13894 Agardale
Owner A. Blain Reimney
Date of permit 1/30/64
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

4-6-64 Completed
RR

Handwritten notes and a large handwritten 'X' mark on a series of horizontal lines.

A.P.-1352-1384, Congress Street

December 3, 1963

Mr. Donald Cook
Allied Construction Co., Inc., 407 St. John Street
George C. Shaw Company, 585 Congress Street
Mr. John Porchebit
Engineering Services, Inc., 644 Stevens Avenue

Gentlemen:

Permit to construct a 1-story concrete block addition (Beauty Shop, Bank, Drug Store and Barber Shop), 90'x102' to existing shopping center building at the above named location as per plans and specifications received with permit is being issued herewith subject to compliance with the following:

1. If the serving of food and drink other than in connection with the usual soda fountain counter is proposed in the Drug Store, authorization of the Board of Appeals will be needed before such a use can be established. The erection of any new signs other than those attached directly to the wall of the building, or which would not bring the total area of the signs on the entire premises to not more than 200 square feet, will also require authorization of the Board of Appeals. In order to avoid delays at the last minute before opening of stores it would be well to file appeals and determine results as early as possible.
2. If food or drink is to be prepared or served in the Drug Store as previously mentioned, then toilet rooms will need to be provided with vestibules and doors to both toilet rooms and vestibules with self-closing devices. In such a case a revised plan of the toilet rooms is to be furnished for approval before work on such partitions is started.
3. It is understood that the sprinkler system in the existing building is to be extended to the addition. Whether or not sprinkler heads will need to be located above the suspended ceiling will depend on whether there is any combustible material, such as wood studs or partitions, in the space between the ceiling and roof construction. A separate permit issuable only to the actual installing contractor is required for this installation. OK
4. Separate permits will also be needed for the installation of any heating or cooking equipment and for any systems of mechanical ventilation. OK

Mr. Donald Cook
George C. Shaw Company
Engineering Services

Page 2

Dec. 3, 1963

5. If the capacity of any of the smaller stores is to exceed 20 at any one time, a second means of egress from any such areas will be required. *no*
6. Exit signs adequate in number to show route to rear means of egress are to be provided in the Drug Store area. Door #12, as well as Door #15, along this egress route will need to be equipped with a vestibule latch set. *OK*

Very truly yours,

Gerald F. Hayberry
Deputy Building Inspection Director

GEM:z

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #1352-1384 Congress Street

Issued to George G Shaw Company
585 Congress St.

Date of Issue April 8, 1964

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. 63/1588, 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

Addition

Four retail stores.

Limiting Conditions:
For uses allowable only in
B-1 Business Zone.

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
Inspector

(Date)

Albert J. Sears
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.