### 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 22 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 that the attaching 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.- 1352-1364 Congress Street

Dec. 10, 1964

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

cc to: kest Gate Parber Shop 1352 Congress Street cc to: Corporation Counsel

Flynn Sign Company, 623 Main Street, So. Fortland

Gentlemen:

Building permit for erection of an electric sign 22 feet high by '10 feet long on edge of canopy in front of barber drop in building at the above named location is not issuable under the foring Ordinance for the following reasons:

- 1. Frection 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 Mc. 16-A-ha of the Ordinance 2 plying to the E-1 Musiness form in which the property is located.
- 2. The sign is not allowable under the case section of the Ordinance he says It is not to be affixed to the wall of the building but is to be located on the edge of the canopy.

he understand that the owner of the property would like to exercise its appeal rights in the patter. Accordingly an authorized representative should come to this parter to file the appeal on forms which are available there.

Very truly yours,

Albert J. Sears Euilding Inspection Director

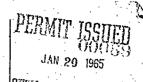
m: ULA

#### BI BUSINESS XUMB



### APPLICATION FOR PERMIT

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



The state of the s	Portland, Maine,	December 9, 1964		imme to the	ווווו
To the INSPECTOR OF BUILDIN	IGS, PORTLAND, MAINE		2, 5	and the grade of	1,24
The undersigned hereby applies	for a bermit to erect alle	er repair demolish instal	l the following	building structure couits	ment
specifications, if any, submitted herewi	tle of Maine, the Buildi th and the following spe	ng Code and Zoning Or	dinance of the	City of Portland, plans	and
Location1352_Congress_Stree Owner's name and address Bra	et		e Limits?	Dist. No.	;
Owner's name and address Bra	dley Realty Co.,	c/o Geo. C. Shaw	. Co. 585	Congress St.	
Lessee's name and addressWest	Gate Barber Sho	p. 1352 Congress	St	Telephone	
Contractor's name and addressF	lynn Sign Co. 62	23 Main St., So.	Portland	Telephone 77/mC	1.21
Architect		cifications	Plansve:	No. of sheets 3.	•
Proposed use of building	Barber shop	***************************************		No families	
Last use	11	***************************************	**** **** ******* ********	No. families	
Material No. stories	1 Heat	Style of roof	******* *********************	Roofing	,
Other buildings on same lot			******************************		
Estimated cost \$				Fee \$2.00	
	General Descript	ion of New Work	;	fee pdil-19.	
The state of the s	- 174 - 174		_		U 19.
To erect electric sign steady lighting	9'x 30" on marque	e as per plan	•	· · · · · · · · · · · · · · · · · · ·	
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		Appens sust		14/10	,
				and the said and devices the said of the s	
It is understood that this permit does n the name of the heating contractor. PE	ot include installation of RMIT TO BE ISSU	of heating apparatus wh IED TO Fdynn S		ken out separately by an	d in
Walter Control of the Control of	Details of	New Work	0		$\mathcal{V} = \mathcal{J}^{'}$
Is any plumbing involved in this world	k?	Is any electrical work	involved in t	his work?	
Is connection to be made to public se	ewer?	If not, what is propos	sed for sewag	e? {9	
Has septic tank notice been sent?	·	Form notice sent? _	***************************************	N- 1	
Height average grade to top of plate	Не	ight average grade to	highest point	of roof	
Size, frontdepth	No. stories	solid or filled land?		earth or rock?	,
Material of foundation	Thickness,	top bottom.	cella	ır	
Kind of roof Die	o por foot	D ( ' )			. *
No. of chimneys Mater	rial of chimneys	of lining	Kind of he	it final	
Framing Lumber-Kind	Dressed or full size?	Corner j	posts	Sills	
Size Girder Column	s under girders	Size	Max.	on centers	, ' - , . <del></del> -,
Studs (outside walls and carrying par	rtitions) 2x4-16" O. C.	Bridging in every floo	or and flat ro	of span over 8 feet.	, - z
Joists and rafters: 1st flo	or, 2nd	d, 3rd		, roof	
On centers: 1st flo	or	d 3rd	***************************************	, roof	
Maximum span: 1st flo	or, 2nd	1		, roof	
If one story huilding with masonry w	alls, thickness of walls	7	************************	height?	
and the second of the	1-	Garage		•	1
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No. cars now accommodated on same	or then miner accomm	lodatednumber co	mmercial car	s to be accommodated	
Will automobile repairing be done oth	ter than inmor repairs	to cars habitually store	ed in the prop	osed building?	
PROVED:		IVI	iscellaneou	\$	j.
WELL ATT POLICE	Will w	ork require disturbing	of any tree o	n a public street?n	2
S. S. J. J. S.				rk a person competent	
7/ / XX		- y- y		its pertaining thereto	- 4
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British Color Bushing Color	- 4		Flynn Sigr	1.00	' - '
301		no Mal	DA		
INSPECTION COPY Signature of	owner By:	Lucar VIW	Flin	AD No Contract	
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Location NOTES Final Notif. Staking Out Notice Final Inspn. Inspn. closing-in Notif. closing-in Form Check Notice Cert. of Occupancy issued Date of permit 2-23-65 Completast .; ;. .;r

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 YES NO Franklin G. Hinckley (x) ( Ralph L. Young (x) (x) ( Harry M. Shwartz

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

#### VARIANCE APPEAL

July 28, 1964

7.

Bradley Realty Company under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby , owner of property at 1352-1384 Congress Street 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

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 nor be contrary to the intent and purpose of the Ordinance.

BRADLEY REALTY COMPANY

DECISION

After public hearing held <u>September 3, 1964</u> , the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance

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 CF PORTLAND, MAINE IN THE BOARD OF APPEALS

August 24, 1964

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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PAY	TO ENDIAMENT CO.	Portland, Maine_August	10 1964 19
OF City Congr	of Portland Maine orporation Counsel Hall ess St	`, ¬	
To THE Port1	and Me HONAL BANK OF PORTLAND		
CASCO BAI	NK AND TRUST COMPANY ONAL BANK OF PORTLAND AND, MAINE	NOT	NEGOTIABLE
DATE	AMOUNT	DATE	AMOUNT
		8/7	15.00
	Note on voucher	"Appeal, Beauty Shopestgate Shopping Cen	sign at ter"
		INVOICE DISCOUNT TOTAL	The state of the s
	GEORGE C. SHAW COMPANY ()	AND AFFILIATED COMPANIES) PORTLAND, MAINE	

# CITY OF PORTLAND, MAINE

Department of Building Inspection

A.P.- 1352-1384 Congress St.

July 27, 1964

Bradley Realty Company & George C. Bhaw Co. 585 Congress St. Partland Sign Company

101 Brackett St.

oc to: Westgate Feauty Selon 1352 Congress Street ec to: Corporation Counsel

#### Centlemen:

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 numed location is not issuable under the foring Ordinance for the

- is direction of the sign will bring the total area of signs on the practices of the shopping center to about 400 square feet, which is double the maximum area of 200 square feet permitted by Section 16-A-ha of the Ordinance applying to the E-1 Business Some in which the property is located.
- P. 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 Coursel, to whose office in Boom 208, Giby Wall, an authorised representative should go to file the appeal.

The Water of the same of

Very truly yours,

Albert J. Seers Building Inspection Director

ArSen

# BI BUSINESS ZONE



APPLICATION FOR PERMIT

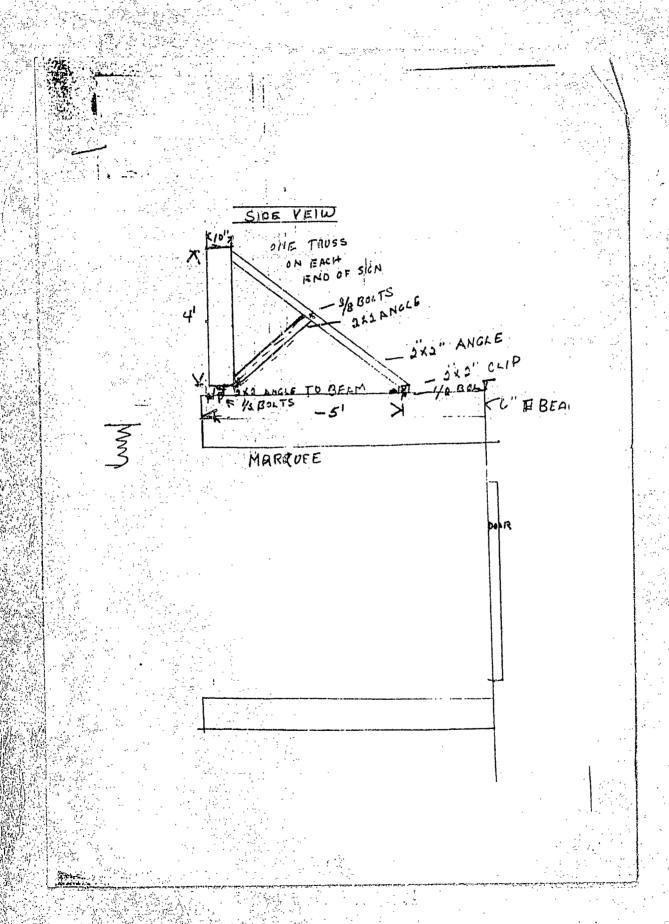
Class of Building or Type of Structure

Portland, Maine, July 27, 1964

To the INSPECTOR	OF BUILDINGS	POPTY AND	THE PERSON NAMED IN COLUMN TO A PARTY
			AMEN OF TOTATIVE
in accordance with the	Laws of the State of	permit to erect alter repair demolish install t. Maine, the Building Code and Zoning Ordi I the following specifications:	he following building structure equipme
spesifications, if any, su	ibmitted herewith and	Maine, the Building Code and Zoning Ordi I the following specifications:	nance of the City of Portland, plans ar
	MATERIA DE L'ARTE		
Owner's name and add	iress Bradley	d the following specifications:  Within Fire I Realty Co.  te Beauty Salon, 1352 Congress	imits? Dist. No
Lessee's name and add	ress West Ga-	to Roustin One	l elephone
Contractor's name and	addross Domes	1.01	Telephone
Architect	***************************************	C	Telephone 775-259:
Proposed use of building	~	P18	ins wes No of the
Last use		***************************************	No. families
MaterialN	Vo. stories	LI	No. families
Other buildings on same	e lot	Style of roof	Roofing
Estimated cost \$	'	Style of roof	***************************************
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		TOT OTALIA D	igh Co.
Is any plumbing involved	in allie 100	Details of New Work	
Is connection to be made			lved in this work?
Has septic tank notice be	to hance sewery	Is any electrical work it vo	or sewage?
Height average prade to	on sent?	If not, what is proposed for Form notice sent?	G
Size, front	op of plate	Form notice sent?  Height average grade to highe	St point of roof
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Cincles of foundation	***************************************	tRoof covering	calle-
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Joists and rafters:	1st floor	2x4-16" O. C. Bridging in every floor and	flat roof span over 8 feet.
On centers:	1st floor	, 2nd , 3rd	roof
Maximum span:	1st floor	3rd	roof
one story building with n	nasonry walls, thick	, 2nd , 3rd	roof
	, and a milest	- and an anti-control of the control	height?
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VED:			e proposed building?
		Miscella	Deoug
	E.M.	Will work require disturbing of any	tree on a public street? no
		incre be in charge of the abo	ve work a name
		The the State and City requi	rements performing the
time with the control of the control		observed?yes	pertaining thereto are
			1
SPECTION COPY Sign	nature of owner	Willen Still 10.	10

PORTLAND SIGN GO. 181. BRACKETT ST PORTLAND ProPossio SIGN FOR BEAUTY SALON XICKASS APPWAT LS AND CORNER BRACES

9/8 BULT DENNICTIO FRAME 24 CA. CAL. CASE FU" I BEAM WINDOW Poor



Candy ligh at 1352-1384 Congress Theet Ins already on premises. 2 each 2x3 = 12 sq ft Blank Scription Building -Jold Bond on Bulding Jace - 2 each 2×3 = 12-15×12 = 18 15 1/5×10 = 15= Laundramat Sign. - 2x4= Gold Band Pole Sign Pharmacy lyns on Canopy Portland Savings Bank on Canopy - 1-3 x12 = (authorned by appeal - 27/64) Dopping Center Sign on Canopy 1-2×68 = 136-377/-Proposed Beauty Parlow Sign 1-445 = -Want to appeal igthof Bulding 244 feet 1.625 or 1% sqft her limon foot

A.F.- 1352-1384 Congress St.

July 27, 1964

Fredley Healty Company & George G. Shew Go. 585 Congress St. Fortland Sign Georgeny 181 Trackett St. cc to: Westgate Meanty Salon 1352 Congress Street cc to: Corporation Counsel

Centlegen:

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

- 1. Proction of the eigh will bring the total area of a signs on the presides of the shopping center to about 400 square fest, which is double the maximum area of 200 square feat persitted by Section 16-5-ha of the Undiamon applying to the E-1 Susiness fore in which the property is located.
- 2. The eigh is not allowable under the same section of the brilliance because it is not to be affixed to the wall of the building, but is to be located on the edge of canony.

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 According the lity Hall, an authorised representative should go to file the appeal.

Very truly poors,

Albert J. Hears Building Inspection Miscotor

ALBIM

Granted 7/10/64

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.

	VOTE	5
BOARD OF APPEALS	YES	NO
* * <u>* =                               </u>	7	( )
Franklin G. Hinckley	\ <b>x</b> {	7.5
Ralph L. Young	\ <b>x</b> {	? 5
Hanny M. Shwartz	(x)	` '

Record of Hearing

Granted.

No opposition.

#### CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

### VARIANCE APPEAL

under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby , owner of property at 1352-1384 Congress Street 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

Bradlev Realty Company

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

BRADLEY\_REALTY COMPANY

After public hearing held above conditions do July 16, , the Board of Appeals finds that all of the 1964 exist with respect to this property and that a variance should granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance

APP

July 13, 1964

Corne Sign Company 195 St. John Street Portland, Maine

Gentlemen:

July 16, 1964,

, relating to

1352-1384 Congress Street.

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 ? feet high on edge of canopy on front of shopping center building at 1352-1384 Congress Street.

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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

#### CITY OF PORTLAND, MAINE

Department of Building Inspection

A.P. - 1352-1384 Congress Street

June 25, 1964

Fradlay 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 camppy on front of shopping center building at the above named location is not issuable under the Coming Ordinance because the proposed sign will bring the total area of signs on the premises to about 375 square feet, which is in u mess of the maximum area of 200 square feet permitted by Section 16-A-4s of the Ordinance applying to the B-1 Rusiness 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 Failding Inspection Director

AJS:m

appeal 1352-1384 Ongress IT. madelin St afeld Il Lasell It mitton It raignite Congress 21 - 1309-1433 · Caleb 64 1-23 Chargine At 9-17 2-32 Lascell It 1-33 Brudy - 41 194- C-33, 34 V2 Steven and 1-39 Brokly St 1-351 None 1418 Ong 21. 192-14-1-13-4-5-Mar 1376 Cong, 191-9-1-2-191-11-1 191-F-1

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### 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

Cha'irman

## CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

July 6, 1954

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, J ly 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

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 in violation of the applicant subsequent to the adoption of this Ordinance whether or neighborhood will not be adversely affected by the granting of the variance; and that 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 0-rdinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

A.P. - 1352-1384 Congress Street

June 25, 1964

Fradley Realty Company
% Goorge C. Shaw Company
585 Congress Street
Coyne Sign Company
195 St. John Street

. co to: Corporation Counsel

Centlemen:

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 is—suble under the loning Ordinance because the proposed sign will bring the total area of signs on the presides to about 375 square feet, which is in excess of the maximum area of 200 square feet permitted by Section 16-4-4a of the Ordinance applying to the B-1 Eminess Some 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. Sours Entiting Inspection Director

AJSim



# APPLICATION FOR PERMIT

Class of Building or Type of Structure ....

Sign June 24, 1964

PERM.	Ŋ	Rom	À
AUĞ	4	1964	

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

O.O.K. OL BOILD!	INGS, PORTLAND, MAINE	Late of Pully,
The undersigned herehy appli	es for a hamily	31(1),/
specifications is	late of Maine the P. " repair demolish in	istall the following building structure equipmen g Ordinance of the City of Portland, plans and
Tanki 7350 any, submitted herew	with and the following Code and Zonin	g Ordinance of the Co
Location 1332-1384 Congress	St.	of Portland, plans and
o muci s hame and add o	14/	T31
Lessee's name and address	55 5 5 Congress St.	g Ordinance of the City of Portland, plans and Fire Limits? Dist. No Telephone
Contractor's name and all		Telephone
Architect	yne Sign Co.195 St.John St.	Telephone
Proposal	Specif	Telephone 772-4144  Plans yes No. of sheets 1
Toposed use of building	- Specifications	Plans yes
Last use		No. of sheets
Material No. stories	HeatStyle of roof	Telephone 772-4144 Plans yes No. of sheets 1 No. families
Other buildings on same lot	HeatStyle of roof	No. families
Estimated cost \$		Roofing
	Heat Style of roof	***************************************
•	General Description	Fee \$ 2.00
	General Description of New Wor	k
m		
To erect 68' long x 2' h	igh roof sign as per plan. Ste	
	sign as per plan. Ste	eady lighting
	•	-A TTENOTHE
¥		tained 7/18/64
It is understood that this permit does not	include installation of heating apparatus whi  UT TO BE ISSUED TO contract	tained_// 16 / 64
the name of the heating contractor. DEPA	include installation of heating apparatus sub-	
1	include installation of heating apparatus whi UT TO BE ISSUED TO contract	on is to be taken out separately by and in
Is any plumbing:	Details of NY	01
Is connection to !	- Name of Ivew Work	
Les as a la connection to be made to public sewer	Details of New Work  Is any electrical work in the propose form notice sent?	avolved in this works
tas septic tank notice been sent?	If not, what is propose	d for sewage)
Size, front	Height arons	***************************************
Material of found-4:	to. stories solid or fit.	bout of tool
Size, front depth Material of foundation Rise per No. of chimneys Material of Framing Lumber-Kind Dress	Thickness top	earth or rock?
No of all:	foot bottom	cellar
No. of chimneys	chimness Koof covering	
Training Lumber-Kind Dress	of lining	Cind of t
- Grider	C	Tip
Framing Lumber-Kind	er girdersSize	Sills
-50 11001		manuscus roof
Maximum span: 1st floor	, 2nd, 3rd	100(
If one story building with masonry walls, th	, 2nd, 3rd, 3rd, 3rd, 3rd, 3rd	, root
masomy walls, th	ickness of walls?	, roof
NT-	T/ ~	height?
1vo. cars now accommodated on same lot	u a Garage	
Will automobile repairing be done at	., to be accommodatednumber com-	
No. cars now accommodated on same lot	minor repairs to cars habitual	rcial cars to be accommodated
Will automobile repairing be done other than APPROVED:	to cars nationally stored in	the proposed building?
of e n		
J. E. M.	Will work require distant	aucous
	Will work require disturbing of an Will there be in charge of the ab	y tree on a public street? no
	Will there be in charge of the ab	ove work a nerson asset
	see that the State and City rem	lirements posts:
	see that the State and City requirements observed?yes	pertaining thereto are
CS 301	Coyne Sign Company	
INSPECTION COPY	1 / Company	
Signature of owner	by:	
	minimum had the carrier	** •

13

NOTES -Form Check Notice Final Notif. Staking Out Notice Cert. of Occupancy issued. Final Inspn. Inspn. closing-in Notif. closing-in Date of permit

1 5 to 1

# B2 BUSINESS ZONE



# APPLICATION FOR PERMIT

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

1 155UE 00558 May 22 1964

Portland, Maine, Api 11.6, 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 et in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, is 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.StClair Telephone St. Telephone Contractor's name and address Allied Construction Co.407 St. John St.  Telephone Proposed use of building Drug Store No. families No. of smilles	plans and
The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure et in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, a 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  Architect Specifications Plans No. of shee Proposed use of building Drug Store No. families  Last use No. families	plans and
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 Contractor's name and address Allied Construction Co.4CO St.John St. Telephone Architect Specifications Plans No. of shee Proposed use of building Drug Store No. families Last use No. families	
Lessee's name and address St. Clair Pharmacy, c/o Roy C.StClair Telephone Contractor's name and address Allied Construction Co.407 St. John St. Telephone Architect Specifications Plans No. of shee Proposed use of building Drug Store No. families Last use No. families	
Lessee's name and address St.Clair Pharmacy, c/o Roy C.St.Clair Contractor's name and address Allied Construction Co.4C7 St.John St.  Architect Specifications Plans No. of shee Proposed use of building Drug Store No. families  Last use No. families	
Proposed use of building Store No. of shee Proposed use of building Plans No. families	***************************************
Proposed use of building Store No. of shee Proposed use of building Plans No. families	72343
Last use No. families No. families	**************************************
Last useNo. families	113
	*****************
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 be the name of the heating contractor. PERMIT TO BE ISSUED TO contractor	y and in
Details of New Work	
Is any plumbing involved in this work?	***************************************
as connection to be made to public sewerr If not, what is proposed for sevence	
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:	144000410000414111
Material of foundation Thickness, top bottom cellar	****** ***********
Kind of roof	***************************************
No. of chimneys Material of chimneys of lining Isind of heat fuel	*************
Framing Lumber—Kind Dressed or full size? Corner posts Sills Size Girder Columns under girder	4 <del>11111111111111111111</del>
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:  2nd  2nd  2nd  3nd	t.
The state of the s	Httm:///
	************************
210 minutes   1001 mi	*******************
If one story building with masonry walls, thickness of walls?height?height?	*****************
If a Garage  No. cars now accommodated on same lot, to be accommodatednumber commercial cars to be accommoda	ıted
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?	
Niscellaneous	
01 0 01	no
Will there be in charge of the above work a person composed that the State and City	
see that the State and City requirements pertaining the	reto are
observed? <u>Ves</u>	
Allied Construction Company	
	-
INSPECTION COPY Signature of owner by:	**************

Date of permit 3/2-1/2

Notif. closing in

Inspn. closing-in Staking Out Notice
Form Check Notice Final Notif. NOTES Cert. of Occupancy issued Lar soup. Ø. mall beinsen su 31 / 1 · · · · · e english propriet in a second of the con-√ં. 7,8% (\* + 14) · since of a conse भा अस्तर दे ५ ८ व Linday Comment and a comment The state of the s era i jaro <u>jaron konderni konderni produktioni i jaron konderni k</u> ... way Marker Tell The state of the s . . 7 7 The state of the s

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	ESTATE MANAGEMENT		\(\frac{1}{2}\)		
	PERMIT TO INSTALL	Address Installation Fo	TROUBLE TO SHAW TO		13787 PERMIT NUMBER
3	PORTLAND PLUMBING	Owner of Bldg			
\$ .	INSPECTOR	Owner's Addre	ess: Same		
	By J. P. Welch	Plumber: NEW REP'L	-San-Burokodsto installations		3-70-64
. 3	APPROVED FIRST INSPECTION	3 1	SINKS	NUMI	# #E
	Date Mar. 18, 1964		LAVATORIES		9-0-110
7" 1	LOSEPH P. WELCH	<del>- ,   ·    </del>	TOILETS BATH TURS		
* / <sup>‡</sup>	BY	<del></del>	SHOWERS		<del></del>
No.	APPROVED FINAL INSPECTION	2	DRAINS	<del></del>	4.00
- 1,	Date June 22-64		HOT WATER TANKS		
i		<del></del>	TANKLESS WATER HEATERS GARBAGE GRINDERS		
.	JOSEPH P. W	ELGH-	SEPTIC TANKS		3
. 1	CHETE FINIMBING IN	SPECTOR	HOUSE SEWERS		<del></del>
i	RESIDENTIAL		ROOF LEADERS (Conn. to house drai	n)	
. (	SINGLE				
1. 🔾	MULTI FAMILY  NEW CONSTRUCTION	<del></del>			
	REMODELING			<del></del> _	- <del> </del>
v .	PORT	LAND HEALT	H DEPT. PLUMBING INSPECTION	TOTAL	\$10.00
. , }	KEMODELING			<del></del>	
1	PORT	AND HEALTH	H DEPT. PLUMBING INSPECTION	TOTAL	\$21.40
<u> </u>	T REMODELING				
		AND HEALT	1 DEPT. PLUMBING INSPECTION	TOTAL >	\$ 2.00
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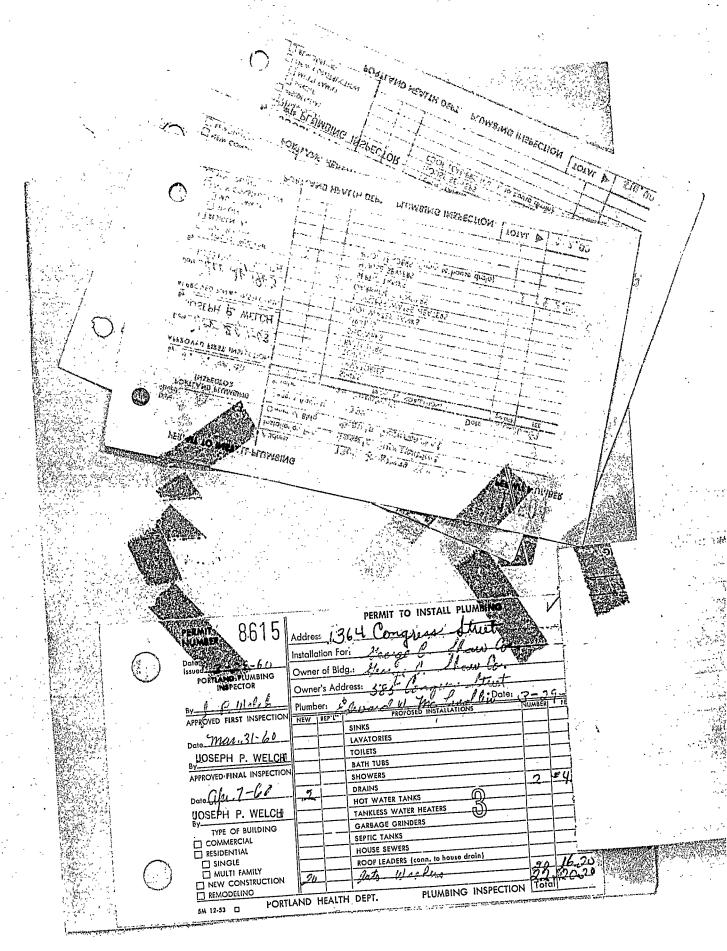
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		4 Congress Street		PERMIT NUM	BER
Date 11-20-63		w's Supermarket			
PORTLAND PLUMBING		<del>ulo Supermorkot</del>		<del> </del>	
INSPECTOR	Owner's Address: San	<u> </u>	1 1 1		
T IN United	Plumber: Sam R.	Trazari	Date: 17	20062	
By J. P. Welch	NEW REP'L	PROPOSED INSTALLATIONS	NUM		
APPROVED FIRST INSPECTION	2 . SINKS		2	3 4 00	•
" a1 1013	6 LAVATO			7.80	
Dale 100 26, 1963	6 TOILETS		- 6	3.60	
BY JOSEPH R. WELCH	BATH TU			<u>``</u>	
Ву_ ОЗСКИ	SHOWE				
APPROVED FINAL INSPECTION				15.20	
1 04 10.64		ATER TANKS		7.80	
Date Firm 24, 1964		S WATER HEATERS			
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OHEDA MICHAELIN	PECTOR SEPTIC	TANKS			w
OH PHILIPPING III	HOUSE	SEWERS			
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	TLAND HEALTH DEPT.	PLUMBING INSPECTION .	TOTAL 1	\$21.40	
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REMODELING			TOTAL !	\$ 2.00	1
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. 5M 12-53	PORTLAND HEALTH DE	PT. PLUMBING	INPLECT	ON LIGITION	

Profesoration THE STATE OF THE S in the second second QUEET PLEASENG THE LOTION JOSEPH P. WELCH JOSEPH, P. WEICH Judge -तरमाध्यातः PERMIT TO INSTALL PLUMBING 1364 Congress Street Shaw's Supermarket Date 11-20-53 Installation For: Shaw's Supermarket Owner of Bldg. PORTLAND PLUMBING Owner's Address: Same 11-20-63 Sam Burckoff
PROPOSED INSTALLATIONS J. P. Welch Plumber: APPROVED FIRST INSPECTION NEW REP'L LAVATORIES Date 16v. 20, 1963 TOILETS BATH TUBS JOSEPH P. WELCH APPROVED FINAL INSPECTION SHOWERS DRAINS HOT WATER TANKS DOIS 10 26 1963
JOSEPH P. WELCH TANKLESS WATER HEATERS GARBAGE GRINDERS SEPTIC TANKS TYPE OF BUILDING \$ 2,00 HOUSE SEWERS ROOF LEADERS (Conn. to house drain) RESIDENTIAL SINGLE MULTI FAMILY MEW CONSTRUCTION PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL > \$ 2.00 REMODELING PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 5M 12-53 🗆 ■ NEW CONSTRUCTION PLUMBING INSPECTION Total 20 3/2/2 1/1 2/ Hay REMODELING 32000 PORTLAND HEALTH DEPT. 5M 12-53 🗆

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BERMIT 864 Addresss	
Installation For Annual Faul	1.174.14
14-7-60 Owner of Bldg.: 2. Owner of Bldg.: 2.	
TIAND PLUMBING Owner's Address: 4-3  Owner's Address: 4-3  Owner's Address: 4-3	-7-60
Plumber Aline A W. In The Day 184	MBER FEE
APPROVED FIRST INSPECTION NEW   REP'L   SINKS	
Data May ?-60 SINKS LAVATORIES	
TORETS	
BY JOSEPH P. WELCH BATH TUBS  APPROVED FINAL INSPECTION SHOWERS	1 02.00
1 10 DRAINS	
HOWERS WATER HEATERS	1 2.00
By OS RUNDING TO GARBAGE GRINDERS	
COLAMERCIAL SEPTIC TANKS	
RESIDENTIAL HOUSE SENSE.	
MULTI FAMILY	2990
NEW CONSTRUCTION   PLUMBING INSPECTION	Total
5H 12-33 D	20 16.20
TO NEW CONSTRUCTION 20 Just 11 10 Just	77,52030 Total
REMODELING PLUMBING INSTITUTE OF THE PROPERTY	The state of the s
90KTAND 1	





# APPLICATION FOR PERMIT

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

Portland Maine March 4, 1964

CATY of PONTLAND

	2 0/1 10/10/11/12/10	***************************************			
To the INSPECTOR OF BUI		MAINE			•
The undersigned hereby	spplies for a permit to ere	ect alter repair demolish i	install the following bui	lding structure equip	nent
in accordance with the Laws of	the State of Maine, the E	Building Code and Zoni	ng Ordinance of the Ci	ly of Portland, plans	and .
specifications, if any, submitted	herewith and the jollowin	ig specifications:	THE STANDARD STANDS	Dist No.	
Location 1352-1384 Con	gress ot.	Company ESE Congr	n Fire Limits?	Dist. No	
Owner's name and address	George C Dhaw	company 282 congi	622 00.	. Telephone	*. ,
Lessee's name and address	G:2 7	07 P CL	***************************************	Telephone773	3870
Contractor's name and address	s Grimeri co, y	OT LOLE DE.		Telephone	
Architect	····	Specifications	Plans _yes	No. of sheets	<del></del>
Proposed use of building	Supermark	et	***************************************	. No. families	
Last use	11	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. No. families	
Material Masonry No. stor	ries <u>1</u> Heat	Style of roof .		Roofing	
Other buildings on same lot					
Estimated cost \$	***************		•	Fee \$ 5.00 -	
¥.		scription of New Y	Work		
		-			
				* 613-4	
			•		• •
To install wet sprin	nkler system(in ne	w addition) as pe	er plan.	•	
					_
				٠	
It is understood that this perm the name of the heating contract	tor. PERMIT TO BI	E ISSUED TO con	ntractor		
-	Deta	ils of New Work			
Is any plumbing involved in			al work involved in th	is work?	
Is connection to be made to	public sewer?	If not, what is	proposed for sewage	?	······································
Has sentic tank notice been	sent/	roin nouce	3C11L/	·····	
Height average grade to top	of plate	Height average gr	ade to highest point of	of roof	
Size, frontdepth	No. stories	solid or filled l	and?	earth or rock?	
Material of foundation	Th	ickness, top1	oottomcella	Г	?
Kind of roof	Rise per foot	Roof covering			
No. of chimneys	Material of chimneys	e of lininα	Kind of hea	t fuel	
Framing Lumber—Kind	Dressed or fu	ll size? (	Corner posts	Sills	
Size Girder	Columns under eirder	Size	May.	on centers	
Size Girder	Commissioner grace	WO C Beldeine in a	very floor and flat ro	of span over 8 feet.	j.
Studs (outside walls and car	rying partitions) 2x4-10	o. ک. pridging in e/	rery noor and nat for	roof	``;
Joists and rafters:	Ist ficor	, 2nd	, oru	f	
On centers:	1st floor	, 2nd	, SIQ	TOOI	********
Maximum span:	1st floor	, 2nd	, 3rd	, rooi	
If one story building with n	iasonry walls, thickness	of walls?	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	neight/	
t.		If a Garage			
No. cars now accommodated	d on same lot to be		mber commercial car	s to be accommodate	edb
Will automobile repairing be	a done other than minor	repairs to cars habitus	ally stored in the pro	oosed buildirg?	
will automobile repairing of	s done other than inthor	opuno co caro nabrea			4.
PROVED:			Miscellaneou		- '
21.8.9	m.	Will work require di	sturbing of any tree o	on a public street?	o
	***************************************		arge of the above we		
***************************************		see that the State	and City requireme	nts pertaining there	eto are
		observed? Yes	Α.		
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S 301	······································	! Grinnell Compa			ja
		"	The state of the s		

INSPECTION COPY

Signature of owner .

Form Check Notice Staking Out Notice Cert. of Occupancy issued Final Inspn. Final Notif. Notif. closing-in Date of permit Inspn. closing-in

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.

and the state of t	VOTE
EOARD OF APPEALS	YES NO
Franklin G. Hinckley Ralph L. Young Harry M. Shwartz	(x) ( ) ( ) ( )

Record of Hearing

Granted

No opposition

MGGAL BASILLID: APPRAL. Surveriance 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

APPELLAN

### DECISION

After public hearing held <u>February 27, 1964</u>, 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

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DEPT. OF BLD'G. INSP.

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

Coune Sign Company 195 St. John Street Portland, Maine

Gentlemen:

, relating to 1352-1384 Congress Street.

February 24, 1964

Bradley Realty Company c/c 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

## 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.

co to: Portland Savings Bank 481 Congress Street oc to: Corporation Counsel

### Contlament

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

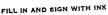
- 1. Erection of the sign mill bring the total area of signs on the entire premises of the shopping center to about 240 square feet, which is in excess of the maximum of 200 feet permitted by Section 16 1-4a of the Ordinance applying to the ordinance applying to the ordinance property is located.
- The sign to not allowable under the same section of the Ordinanse because it is not to he affered to the wall of the building and, archough located on the edge of a roof, is but to be camposed 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 authorised representative should go to file the appeal.

Very truly yours,

Albert J. Bears Building Inspection Director

aj3:m





# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED UNITED THE SECOND COMPANY OF T

Portland, Maine, February 25, 1964

CITY of PURILAGI

	4
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 to the suiding Code of the City of Portland, and the following specifications:	A STATE OF THE PARTY OF THE PAR
The undersigned hereby applies for a permit to install the following heating, cooking in the following specifications: ance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:  New Building	18
Location 1352-1384 Congress St Use of Building Shops and Offices No. Stories 1 New Building Existing."  The Allied-Gonstruction-Go.401 St. John St.  Name and address of owner of appliance George C Shar Co.585 Congress St.  Name and address Portland Gas Light Co.5 Temple St. Telephone	. 1
The Allies Conserved Conse	,
Name and address of owner of appliance	4
A C TYT - wile	1
To install (1) XE-300 Reznor duct furmace(1) XE150-Reznor duct furnace (2) AE100 Reznor duct furnace (3) AE100 Reznor duct furnace (4) AE100 Reznor duct furnace (5) AE100 Reznor duct furnace (6) AE100 Reznor duct furnace (7) AE100 Reznor duct furnace (8) AE100 Reznor duct furnace (9) AE100 Reznor duct furnace (1) AE100 Reznor duct fur	TON STREET, ST
All cas-fired appliances.	4
IF HEATER, OR POWER BUILER  furnaces—to be suspended Any burnable material in floor surface or beneath?  Location of appliance from ceiling Air—conditioners to be mounted on roof.  Kind of fuel? gas  If so, how protected?	() () () () () () () () () () () () () (
If so, how protected? Kind of tuer? Kind of tuer?  Minimum distance to burnable material, from top of appliance or casing top of furnace 2! From sides or back of appliance 18!!	
Minimum distance to burnable material, from top of appliance or casing top of runace	
From top of smoke pipe	, *!
Size of committee in the roof with Rated maximum demand per hour	•
Size of chimney flue	ž
I abolled by underwriters' laboratories?	;
Name and type of burner	
Will operator be always in attendance?	3
Type of floor beneath burner	Ş
Location of oil storage Make No.	
Low water shut off	. 1. Se
Will all tanks be more than five feet from any flame?	
CONTING ADDITANCE	•
11 material in floor surface or beneath?	
Location of appliance	
If so, how protected?	
Skirting at hottom of appliance?	.,
From front of appliance	•
Size of chimney flue	,
Is hood to be provided?	
If gas fired, how vented?	
MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION	
design #6_ original plans.	
Roof supports for Air_Conditioners shown on drawing #6- original plans.	4
	••
Amount of fee enclosed? 7.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in san	ne
Amount of fee enclosed?	
building at same time.)	
APPROVED:	to
	ire
observed? .yes	
Portland Gas Light Company	
if we have the	
Signature of Installer by: Legt Speeching 1	

PERMIT TO INSTALL PLUMBING Address Westgate Laundramat Installation For: C. Kuot Date 2-13-63 Issued Owner of Bldg. O. C. Huot PORTLAND PLUMBING Owner's Address: 8 Longfollow Square J. P. Welch Plumber: PROPOSED INISTALLATIONS 2-13-63 NUMBER | FE NEW | REP'L APPROVED FIRST INSPECTION SINKS LAVATORIES TOILETS **BATH TUBS** SHOWERS APPROVED FINAL INSPECTION DRAINS HOT WATER TANKS Date Feb 13,1963 \$.2.00 TANKLESS WATER HEATERS JOSEPH P. WELCH GARBAGE GRINDERS SEPTIC TANKS TYPE OF BUILDING HOUSE SEWERS ROOF LEADERS (Conn. to house drain) RESIDENTIAL ☐ SÍNGLE MULTI FAMILY NEW CONSTRUCTION RÉMODELING PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL B

## A.F. 1352-1384 Congress Street

Feh. 5, 1964

Coyne Sign Company 195 St. John Street Eradley Hoalty Company & Seorge C. Shaw Co.,585 Congress St.

ec to: Fortland Savings Link 461 Congress Street ec to: Corporation Corpsel

### Contlemen:

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Very truly rours,

Albert J. Bears Building Inspection Director

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# APPLICATION FOR PERMIT

Class of Building or Type of Stracture ....

Sign

February 3, 1964

PERMIT ISSUED
FEB 28 1964 P.2017 CHAITHUT TO YELD

The majories of territories	DINGS, PORTLAND, 1	MAINE	-	
in accordance with the Laws of the specifications, if any, submitted he	State of Maine, the 1	Building Code and	colish install the follow I Zoning Ordinance o	ving building structure equipment f the City of Portland, plans and
Location 1352-1384 Congre	ess St.	ig specifications.	Within Fine I include	TD* DT
Owner's name and address	George C Shaw	Company, 585	Congress St.	Telephone
Lessee's name and address	Portland Savin	gs Bank, 481	Congress St.	Telephone
Contractor's name and address	Covne Sign Co	.195 St. John	St.	
Contractor's name and address	Jojiio Digii - C	- 10 .0 OILL		Telephone 7
Architect	Bank	. Specifications	Plans	yes No. of sheets 1
Proposed use of building				
Last use				
Material No. stories	Heat	Style of	roof	Roofing
			***************************************	
Estimated cost \$				Fee \$ 2.00
k v k ž	General De	scription of N	ew Work	
To erect 3' x 12';	nood sien se nor	alan ctan	dur lighting	,
TO elect 2 X 12		pransceed	ay rightenig	· ·
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1			Popular I - I v	nd 2/27/64
To be an demonstrated at the first second of				And the Party of t
It is understood that this permit d the name of the heating contractor.	oes not include install  PERMIT TO RE	alion of healing a <sub>l</sub>	pparalus which is to contractor	be laken out separately by and in
The name of the na	* . *			
		is of New Wo		
Is any plumbing involved in this				
Is connection to be made to pub				
Has septic tank notice been sen				
Height average grade to top of p				
Size front depth	No stories			
				earth or rock?
Material of foundation	Thic	kness, top	bottom	. cellar
Material of foundation	Rise per foot	ckness, topRoof cove	ring	. cellar
Material of foundation	Rise per foot	ckness, top Roof cove	ringKind	cellar
Material of foundation		ckness, top	ering	of heat fuel
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Material of foundation	Thic Thic Trise per foot Trise per foot Trise per foot Trise	ckness, top	ering	of heat fuel Sills
Material of foundation	Thio Thio Thio Thio Thio Thio Thio Thio	Roof cove of lining size? O. C. Bridging i	ering	of heat fuel Sills Max. on centers at roof span over 8 feet.
Material of foundation  Kind of roof  No. of chimneys  Framing Lumber—Kind  Size Girder  Col  Studs (outside walls and carryin  Joists and rafters:	Thio Thio Thio Thio Thio Thio Thio Thio	Roof cove of lining size? O. C. Bridging i	cring	of heat fuel Sills Max. on centers at roof span over 8 feet.
Material of foundation  Kind of roof  No. of chimneys  Framing Lumber—Kind  Size Girder  Col  Studs (outside walls and carryin  Joists and rafters:  On centers:	Thio Thio Thio Thio Thio Thio Thio Thio	Roof cove of lining size? O. C. Bridging i , 2nd	bottom	of heat fuel Sills Max. on centers at roof span over 8 feet, roof, roof
Material of foundation  Kind of roof  No. of chimneys  Framing Lumber—Kind  Size Girder  Col  Studs (outside walls and carryin  Joists and rafters:  On centers:  Maximum span:	Thio  Rise per foot  Anterial of chimneys.  Dressed or full  umns under girders  g partitions) 2x4-16"  st floor.  st floor.	Roof cove of lining size? O. C. Bridging i 2nd 2nd 2nd 2nd 2nd 2nd 2nd 2nd 2nd 2nd	bottom	of heat fuel Sills Max. on centers at roof span over 8 feet, roof, roof, roof
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A.P. 1352-1384 Congress St.

Jan. 30, 1964

Joseph 3. 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

Centlemen:

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 location to nearly the 200 square feet allowable under Section 16-D of the Zoning Ordinance, any new signs proposed will need to replace 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,

Gorald E. Hayberry Deputy Building Inspection Director

OEM:m



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign

JAN 30 1964

	Portland, Maine,	January 23, 1964	
To the INSPECTOR OF BUILDI	INGS, PORTLAND, MAI	INE	The second second second second second second second second second second second second second second second se
The undersigned hereby appli in accordance with the Laws of the S specifications, if any, submitted herea			llowing building structure equipment se of the City of Portland, plans and
Location1352-138i, Congre	ss St.	Within Fire I to 1	
Owner's name and address	George C. Shau	Co : 585 Congress St	ts? Dist. No.
Lessee's name and address S	it. Clair Pharma	you - /- Dead 3: 65	Telephone
Contractor's name and address (	orna Sion Ca	14 Woodville St. Ulair	Telephone
Lessee's name and addressS Contractor's name and addressS Architect	195 St. John St.	WoodVALE	Telephone
Proposed was of building	G.	peemeations Plans	No. of sheets1
Proposed use of buildingLast use	btore		No. families
Last use		· · · · ·	No. families
Other buildings on same lot		······································	
Estimated cost \$	•		Fee \$2.00
	General Descri	ption of New Work	
		· · · · · · · · · · · · · · · · · · ·	
To erect canopy sign 28's	x3! as per plan .	- non-flashing lighting	
	•	•	
			= 4
	*		
	•		
		O	ad with 1
		Permit Issu	ed with Letter
Is any plumbing involved in this wo Is connection to be made to public that septic tank notice been sent?	rk?	of New Work	ed in this work?sewage?
Height average grade to top of plate	N F	leight average grade to highest	point of roof
Size, front depth		solid or filled land?	earth or rock?
Material of foundation	Inicknes	s, top bottom	cellar
Kind of roof Ri	se per toot	Roof covering	***************************************
110: 01 CHITILEYS IVIATE	STALO: Chimneus	of limina.	
	- mindeed of Inti 31161	Corner posts	Cill-
Goldfill	ns under girders	Size	May on contain
order (outside wans and carrying pa	artitions) 2x4-16" O. (	<ol><li>Bridging in every floor and f</li></ol>	lat roof span over 8 feet.
Joists and rafters: 1st fl	oor, 2	nd	roof
on centers.	oor, 2	nd, 3rd	roof
18t no	oor 2:	nd3rd	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
If one story building with masonry v	valls, thickness of wall	ls?	height?
The second of the second of the second		Garage	3
No. cars now accommodated on same	e lot to be seen	madatal .	·
Will automobile repairing be done of	her than minor repairs	s to cars habitually stored in the	al cars to be accommodatede proposed building?
APPROVED:	٠,	Miscella	
J. E. M. W/le	Will Will		tree on a public street?no
A State of the sta	Will	there be in charge of the about	ve work a person competent to
	see t	that the State and City requi	rements pertaining thereto are
	obser	ved?yes	rements pertaining thereto are
	***************************************	St. Clair	Pharmacy -
CS 301		Coyne Sign Co	
INSPECTION COPY	Rec		
Signature of	owner 134		seegel &

Final Inspn. Inspn. closing in Notif. closing-in NOTES Form Check Notice Staking Out Notice Cert. of Occupancy issued प्रदेखाय र छ। अक्षाक्षिक .\*\*.

## A.P.-1352-1364 Congress Street

December 3, 1963

Ar. Donald Book
Allied Construction Co., Inc., 407 St. John Street
George C. Shaw Company, 585 Congress Street
Ar. John Porchebit
Engineering Services, Inc., SA4 Stevens Avenue

### Gentlemen:

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

- l. If the serving of food and drink other than in connection with the usual sods fountain counter is preposed in the Gruy Store, authorization of the Spard of Appeals will be needed before such a use can be established. The greetion 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 dalays 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 op drink is to be prepared or served in the brug Store as previously sentioned, then toilet rooms will need to be provided with vestibales and doors to both toilet rooms and vastibules 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 cailing will depend on whether there is any combustible material, such as wood study of partitions, in the space between the cailing and roof construction. A superate permit issuable only to the actual installing contractor is required for this installation.
- 4. Separate parmits will also be needed for the installation of any heating or cooking equipment and for any systems of nechanical ventilation.

1)K

er. Donald Cook George C. Shaw Company Engineering Services

Tage 2

Dec. 3, 196

5. If the capacity of any of the smaller stores is to exceed 20 at any one time, a second means of egrees from any such areas will be required.

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6. Exit signs adequate in number to show route to rear means of egross are to be provided in the Drug Store area. Door \$12, as well as Door \$15, along this egross route will need to be equipped with a vestibule latch set.

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Very truly yours,

Gerald F. Mayberry Deputy Building Inspection Director

CEN's m



## CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy LOCATION #1352-1384 Congress Street

Date of Issue April 8, 1964 George C Shaw Company 585 Congress St. Issued to This is in certify that the building, premises, or part thereof, at the above location, built-altered

-changed as to use under Building Permit No.63/1588 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 Four retail stores.

, has had final inspection, has been found to conform

Limiting Conditions:

For uses allowable only in

B-1 Business Zone.

This certificate supersedes certificate issued

Addition

Approved:

Nelson F. Cartieright Inspector

(Date) Notice: This certificate identifies lawful are of building or premises, and ought to be transferred from