

279-2195 CONSUMERS STREET
UNION MUTUAL LIFE INS. CO.

CERTIFICATE OF APPROVAL

FOR WASTEWATER DISPOSAL FOR THE TOWN/CITY OF Portland

Town/City Code 051170 LPI Number 00723 Date Issued 12/18/82 Month 12 Day 18 Year 82

Installer's Name DAVID COMSTOCK F.I. M.I. 41

Owner Vincent M. L. L. F.I. M.I. 41

Address 221 Location where system was installed and inspected.

Installer Code 3 1. Owner 2. Builder 3. Installer 4. Developer 5. Realtor 6. Other

Certificate of App. Number 5 EC

THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM OR COMPONENT(S) INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN PERSONALLY EXAMINED AND HAS BEEN PROPERLY INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE SUBSURFACE WASTEWATER DISPOSAL RULES AND THE HHE-200 FORM PERFORMED BY

(Site Evaluator Number) ON Month, Day, Year

OWNER'S COPY

Signature of LPI Frank D. Gossard

Date Inspected AUG 4 - 1982

SUBSURFACE WASTEWATER DISPOSAL PERMIT

FOR THE TOWN/CITY OF Portland

Town/City Code 051170 LPI Number 00723 Date Issued 12/18/82 Month 12 Day 18 Year 82

Address of System's Location 221 S/U.L. Number 00723 Street, Road Name/Division 41

Name of Owner DAVID COMSTOCK F.I. M.I. 41 Mailing Address 41 Zip Code 051170

Issue Code 3 1. Owner 2. Builder 3. Installer 4. Developer 5. Realtor 6. Other

PERMIT NUMBER 5 EP

Permit Issuance 1. No Variance Required 2. Replacement Variance 3. New System Variance 4. Local Site Evaluation Waiver Option

Type of System 1. New 2. Replacement 3. Expansion 4. Experimental 5. Engineered

Replacement or Malfunction If system is being replaced or is a malfunction, enter year of original system installation

System to Serve 1. Single (Res.) 2. Multi-Fam (Res.) 3. Mobile Home 4. Modular Home 5. Commercial 6. School 7. Other (Specify)

Complete System 1. Bed 2. Chamber 3. Special System (Includes one waterless toilet) 4. Other (Specify) 5. Trench

Treatment Tank ONLY 1. Septic 2. Aerobic 3. Holding

Disposal Area ONLY 1. Bed 2. Chamber 3. Laundry Waste 4. Other (Specify)

Waterless Toilets 1. Pit Privy 2. Vault Privy 3. Compost Toilet 4. Other (Specify) (\$10. each)

LPI to Insert Profile (a) ☐ Soil Condition (b) ☐

IMPORTANT: Note the following conditions:
1. This Permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Total Fee 47.00

Signature of LPI Frank D. Gossard

Double Fee (Check ☐ Box ☐

TOWN'S COPY

June 10, 1982

Union Mutual Life Insurance Company
Attn: Jason McGill
2211 Congress Street
Portland, ME 04102

Subject: New System Variance for Holding Tank Installation, Union Mutual
property, Congress Street, Portland

Dear Mr. McGill:

This office is in receipt of a plan dated January, 1982, with attached letters and a copy of a completed holding tank pumper agreement/contract form and property owner's statement.

Holding tanks are permitted for the following installations:

- [1] The Holding Tank is replacing a malfunctioning system or nonlicensed wastewater discharge when no reasonable alternative is available;
- [2] The Holding Tank is to be used by an industrial or commercial establishment;
- [3] The Holding Tank is to be for temporary use to service a residential dwelling with availability to a public sewer within two years. A letter from the Sanitary District must accompany the Application indicating the date of the sewer's completion and that the public sewer will serve the property under consideration;
- [4] Holding Tanks shall not be considered permitted to serve new construction of residential dwellings, whether seasonal or year-round, except as specified in 17.B.3.

Please be advised that this Division considers the use of holding tanks by themselves as a last resort as a disposal system due to the very high cost of pumping the tank contents, and the problems of disposing of the wastes once removed from the holding tank.

In consideration of the material submitted to this office, we approve of the following installation with conditions as stated:

1. The installation of a 3000 gallon holding tank with suitable float alarm.
2. The proposed holding tank is to be used only temporarily until such time as the public sewer line becomes available to the property.

Union Mutual Life Insurance Company
June 17, 1932
Page 2

3. Flow reducing valves, and low volume flush toilets are recommended. Installation of low water use toilets must be done strictly according to manufacturers requirements.

Final approval is subject to permit by the Local Plumbing Inspector before the construction of this system. The inspector is to be notified before covering the work, and the work is to be left uncovered until his inspection. He shall be supplied with copies of approved plans for his reference at inspection. Approval is also subject to any local ordinances and state laws.

Very truly yours,

David P. Breau
Plans & Standards Review
Division of Health Engineering

DPB/ln
cc: Robert Esterberg, TEC Assoc.
Ernold Goodwin, LPI

June 10, 1982

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2211 Congress Street
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Union Mutual Life Insurance Company
June 10, 1982
Page 2

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Very truly yours,

David P. Breau
Plans & Standards Review
Division of Health Engineering

DPB/lh
cc: Robert Esterberg, TEC Assoc.
Ernold Goodwin, LPI



CITY OF PORTLAND

GEORGE A. FLAHERTY
DIRECTOR OF PARKS & PUBLIC WORKS

March 2, 1982

Union Mutual Life Insurance Company
2211 Congress Street
Portland, Maine 04102

MAR 20 1982

ATTENTION: Jason McGill

REGARDING: Availability of Municipal Sewer
Systems for Union Mutual

Dear Sir:

As you are aware from your successful work which reduced wastewater flows at the "home office", that building is currently served by the City's "Outer Congress Street Wastewater Treatment Plant". This treatment facility has been hydraulically overloaded for some time and unable to receive additional wastewater.

As you are also aware, from Union Mutual's participation in the City's Stroudwater U.D.A.G. application; July 1, 1981, we received word that HUD had awarded a \$1,450,000.00 U.D.A.G. grant for construction of the Stroudwater Gravity Interceptor sewer to its proposed connection to your existing sewer system. Our scheduling goal is to award the bid on this project March 10, 1982. The estimated construction time is 400-days. This proposed facility to transport wastewater to the new "Portland Wastewater Treatment Plant" should be totally completed by April 15, 1983.

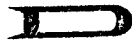
Since this gravity sewer will be intercepting your existing system, we estimate that the interceptor will be conveying wastewater by late April 1983.

We hope this letter meets your needs for DEP site location of Development Application.

Very truly yours,


GEORGE A. FLAHERTY
DIRECTOR OF PARKS & PUBLIC WORKS

cc: Joseph Taylor, Portland Water District
Stephen T. Honey, City Manager
Karen Anderson-Bittenbender, Urban Development



DAVISON CONSTRUCTION COMPANY, INC.
BUILDERS

1306-A ELM STREET - MANCHESTER, NEW HAMPSHIRE 03105
AREA CODE 603 669-3456

December 23, 1981

Urban Development
Division of Inspection Services
City Hall
379 Congress Street
Portland, Maine 04101

Attention: Mr. William Hoffses

Gentlemen:

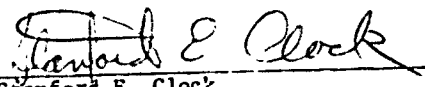
Re: Union Mutual Life Insurance Co.
Data Processing Center
2211 Congress St., Portland, Maine

In connection with plans and specifications delivered to your office for a building permit, we submit for inclusion the following:

Three (3) copies of the Application for Subsurface Disposal Permit as prepared by T.E.C. Associates of Portland, Maine and signed by Timothy O. Brown, Site Evaluator, License No. 130.

Very truly yours,

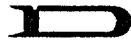
DAVISON CONSTRUCTION COMPANY, INC.


Stanford E. Clock

SEC/fb

Enclosure

cc: Mr. Sid Graves - Symmes, Maini & McKee, Inc.
Mr. Jason Magill - Union Mutual Life Insurance Co.



DAVISON CONSTRUCTION COMPANY, INC.
BUILDERS

1306 A ELM STREET · MANCHESTER, NEW HAMPSHIRE 03105
AREA CODE 603 669-3456

March 26, 1982

Urban Development
Division of Inspection Services
City Hall
379 Congress Street
Portland, Maine 04101

Attention: Mr. William Hoffses

Gentlemen:

Re: Union Mutual Life Insurance Co.
Data Processing Center
2211 Congress St., Portland, Maine

In reference to your Building Permit No. 001351 for the above project, we respectfully submit three copies of the following data for a sewage holding tank system in lieu of the septic tank and disposal beds:

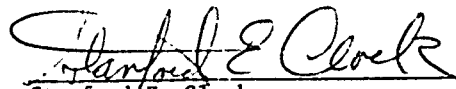
- a. City of Portland's letter dated March 2, 1982.
- b. TEC Associates' drawing entitled "Holding Tank System" revised March 9, 1982. The holding tank will be used temporarily for the Data Processing Center. At such time that the Stroudwater Interceptor is operational and at which time the sewage connection from the site will be connected to the Stroudwater Interceptor, the use of the holding tank will be discontinued. Proper methods of plugging and/or removal of holding tank piping will be done.

We request that the building permit be modified and/or a letter of acceptance be issued so that we may install the holding tank.

Please note that beneficial occupancy of the Data Processing Center is scheduled for August 1, 1982.

Very truly yours,

DAVISON CONSTRUCTION COMPANY, INC.


Stanford E. Clock

SEC/fb

Enclosures

cc: Mr. Sid Graves - Symmes, Maini & McKee, Inc.
Mr. Jason Magill - Union Mutual Life Insurance Co.

Original to be sent to Division of Health Engineering, Augusta, Maine 04333 by the LPI

Page 1 of 2

This is NOT A Permit. This Form When Completed Must Be Presented To The Local Plumbing Inspector To Obtain A Permit

Application is for: ☒ New System ☐ Expanded System ☐ Conversion Permit ☐ Existing System ☐ Replacement Of Entire System ☐ Disposal Area Only

City: PORTLAND Street: CONGRESS ST Plumbing Permit No. N/A Date Of Plumbing Permit N/A

Owner: UNION MUTUAL LIFE INS. CO Address: CONGRESS ST City: PORTLAND State: ME Zip Code: 04101

Plumber's Signature: SAM L Date: 6/10/82

Size Of Lot: 72 ± C52 Feet X Acres X No X Yes Commercial Type Of Zoning N/A Subdivision Name N/A Lot No. N/A

The Water Supply For This Property Is: ☐ Dug Well, depth ☐ Drilled Well, depth ☐ Spring, depth

Surface water ☐ Body ☐ Course ☐ with disinfection ☐ without disinfection. Public Utility, name PORTLAND WATER DISTRICT

SITE INVESTIGATION Show Location Of Pits on Site Plan on Page 2

Soil Profile No.	Soil Profile No.	Soil Profile No.	Soil Profile No.
<u>TP#1</u>	<u>TP#2</u>	<u>TP#3</u>	<u> </u>
<input checked="" type="checkbox"/> Pe <input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pe <input type="checkbox"/> Boring	<input checked="" type="checkbox"/> Pe <input type="checkbox"/> Boring	<input type="checkbox"/> Pe <input type="checkbox"/> Boring
1st Strata: <u>Brown Silty loam</u>	1st Strata: <u>Brown Silty loam</u>	1st Strata: <u>Brown Silty loam</u>	1st Strata: <u> </u>
2nd Strata: <u>Light Brown Silty loam</u>	2nd Strata: <u>Light Brown Silty loam</u>	2nd Strata: <u>Light Brown Silty loam</u>	2nd Strata: <u> </u>
3rd Strata: <u>Light Brown Silty sand</u>	3rd Strata: <u>Light Brown Silty sand</u>	3rd Strata: <u>Light Brown Silty sand</u>	3rd Strata: <u> </u>
4th Strata: <u> </u>	4th Strata: <u> </u>	4th Strata: <u> </u>	4th Strata: <u> </u>
Total Depth of Observation Hole: <u>48</u> inches	Total Depth of Observation Hole: <u>51</u> inches	Total Depth of Observation Hole: <u> </u> inches	Total Depth of Observation Hole: <u> </u> inches
Max. Seasonal Water Table Mottling: <u>22</u> inches	Max. Seasonal Water Table Mottling: <u>18</u> inches	Max. Seasonal Water Table Mottling: <u>17</u> inches	Max. Seasonal Water Table Mottling: <u> </u> inches
Impervious Layer Clay, Etc.: <u>33</u> inches	Impervious Layer Clay, Etc.: <u>26</u> inches	Impervious Layer Clay, Etc.: <u>32</u> inches	Impervious Layer Clay, Etc.: <u> </u> inches
Bedrock: <u>None Evident</u>	Bedrock: <u>None Evident</u>	Bedrock: <u>None Evident</u>	Bedrock: <u>None Evident</u>
Surface Slope: <u>4</u> %	Surface Slope: <u>4</u> %	Surface Slope: <u>4</u> %	Surface Slope: <u> </u> %

Signature: Samuel O. Brown Date: DEC 14, 1981 Site Evalu. License Number: 130

DISPOSAL SYSTEM PROPOSED Show Location of System and Details on Disposal Plan on Page 2

SYSTEM: ☒ Combined System ☐ Separated System

TREATMENT TANK: ☐ Aerobic Tank ☒ Septic Tank ☐ Concrete ☐ Fiberglass ☐ Metal

Size in Gallons: 2000 Gal

Number of Bedrooms: N/A

SUBSURFACE ABSORPTION AREATYPE: ☒ Bed System No. of Beds: 2 Length: 20 ft Width: 25 ft

SIZE: ☐ Small ☐ Medium ☒ Large ☐ Extra Large

SITE MODIFICATION: Fall with low: 13 in. uphill 4 in. downhill

DETAILS: ☒ A Distribution Box is required ☐ Pumping is required ☐ is not required

DISTANCES: Yes ☐ No ☒ The proposed subsurface absorption area will be located at least 100 feet from any and all wells, springs, surface water bodies and courses (lake, pond, ocean, brook, stream, river, swamps, marshes, and bogs).

Yes ☐ No ☒ The proposed subsurface absorption area will be located at least 300 feet from any and all wells and springs producing 2000 gallons or more of water per day and any public water supplies.

PROPERTY LOCATION MAP:

FOR THE USE OF LPI ONLY: ☐ Denial. Application is denied for the following reasons: ☐ Form is incomplete. ☐ pg 1 as to ☐ General info. ☐ Site Investigation. ☐ System Proposed. ☐ Disposal System Plan. ☐ Cross Section. ☐ Statement. ☐ See section 1. ☐ Site Investigation indicates site is unsuitable for disposal system. ☐ Unsuitable for system proposed. ☐ System Proposed does not conform to Code. ☐ Site Investigation indicates site modifications are necessary. ☐ Acceptance. Application for permit is approved with condition specified comply with Section .

Signature: Samuel O. Brown Date: 6/10/82

Page 1112

SITE INVESTIGATION Show Location Of Pits on Site Plan on Page 2 *PORTLAND WATER DISTRICT*

Signature Sherry O. Brown Site Evaluator
License Number

DISPOSAL SYSTEM PROPOSED				Show Location of System and Details on Disposal Plan on Page 2	
SYSTEM	TREATMENT TANK	SUBSURFACE ABSORPTION AREA TYPE	SIZE	SITE MODIFICATION	
<input type="checkbox"/> Aerobic Tank <input checked="" type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Grinder <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal Size in Gallons 2000 Gal	<input checked="" type="checkbox"/> Bed System No. of Beds Two Length 100 ft Width 23 ft <input type="checkbox"/> Chamber System Number: <input type="checkbox"/> Type A <input checked="" type="checkbox"/> Single File <input type="checkbox"/> Type B <input type="checkbox"/> Cluster <input type="checkbox"/> Special System Length _____ ft N/A	<input type="checkbox"/> Small <input type="checkbox"/> Medium <input type="checkbox"/> Mod. Large <input checked="" type="checkbox"/> Large <input type="checkbox"/> Extra Large Design Pic. # 1125 GFD	Fill depth 13" in depth As in ground DETAILS <input checked="" type="checkbox"/> A Distribution Box is required Pumping is <input checked="" type="checkbox"/> required <input type="checkbox"/> not required The dose will be _____ Gallons DISTANCES <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The proposed subsurface absorption area will be located at least 100 feet from any dug wells, springs, surface water bodies or courses (lake, pond, stream, brook, stream, river), swamps, marshes, and seeps. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The proposed subsurface absorption area will be located at least 200 feet from any dug wells and springs producing 2000 gallons or more of water per day and daily public water supply.		
PROPERTY LOCATION MAP 		DATA PROCESSING CENTER 75 people 1st shift, 15 2nd & 3rd shifts 75 people x 1500 gpm x 4.1 ft³/gal = 46125 ft³ WAIVER <input checked="" type="checkbox"/> State Variance Required <input type="checkbox"/> Replacement Variance Required <input type="checkbox"/> None Required FURTHER USE OF LAND ONLY Form is incomplete if: <input type="checkbox"/> Site Plan <input type="checkbox"/> General Info <input type="checkbox"/> Site Investigation <input type="checkbox"/> Systems Proposed <input type="checkbox"/> Investment Information <input type="checkbox"/> Costs Section <input type="checkbox"/> Statement See Section 4.1 <input type="checkbox"/> Systems Proposed must be formed to comply <input type="checkbox"/> Site investigation and costs information is not complete <input checked="" type="checkbox"/> Acceptable Application for permit application submitted and approved as specified by section 4.1 of the code.			
		Signature: Date: 6/16/82 HINE 200-1178			

APPLICATION FOR SUBSURFACE WASTEWATER DISPOSAL PERMIT

Page 2 of 2

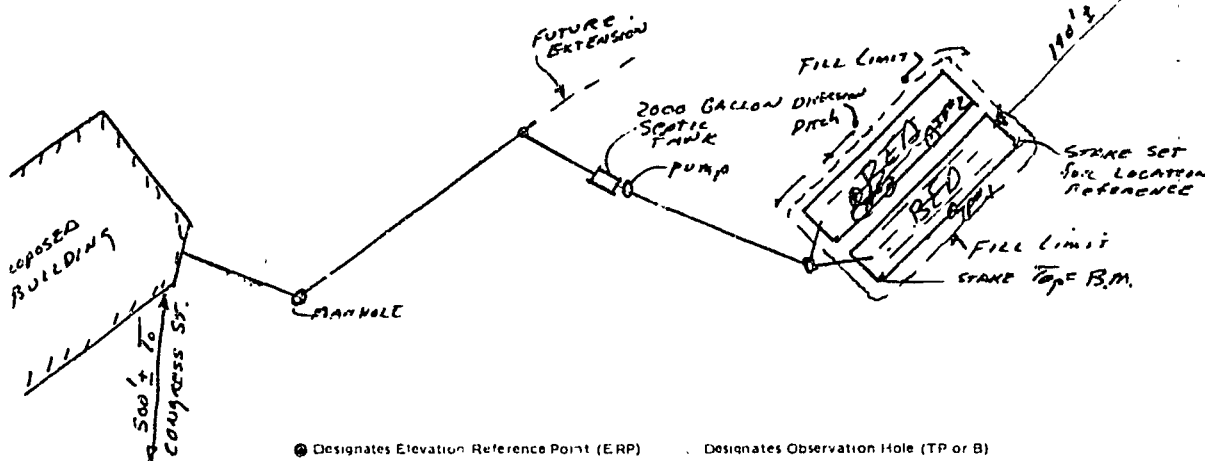
CITY LOCATION PORTLAND	Town, Plantation	CONGRESS ST	Street Road	Subdivision Name N/A	Lot No. N/A
PROPERTY OWNER OR APPLICANT UNION MUTUAL LIFE INS. CO.	DISPOSAL AREA ELEVATION		Reference Elevation Point established at _____ Elevation		
	Depth of Upslope Fill required _____ inches		Disposal Area Bottom to be established at _____ Elevation		
	Depth of Downslope Fill required _____ inches		Top of Distribution Lines or Top of Chambers _____ Elevation		

Site Plan

Scale 1" = 80' ft.

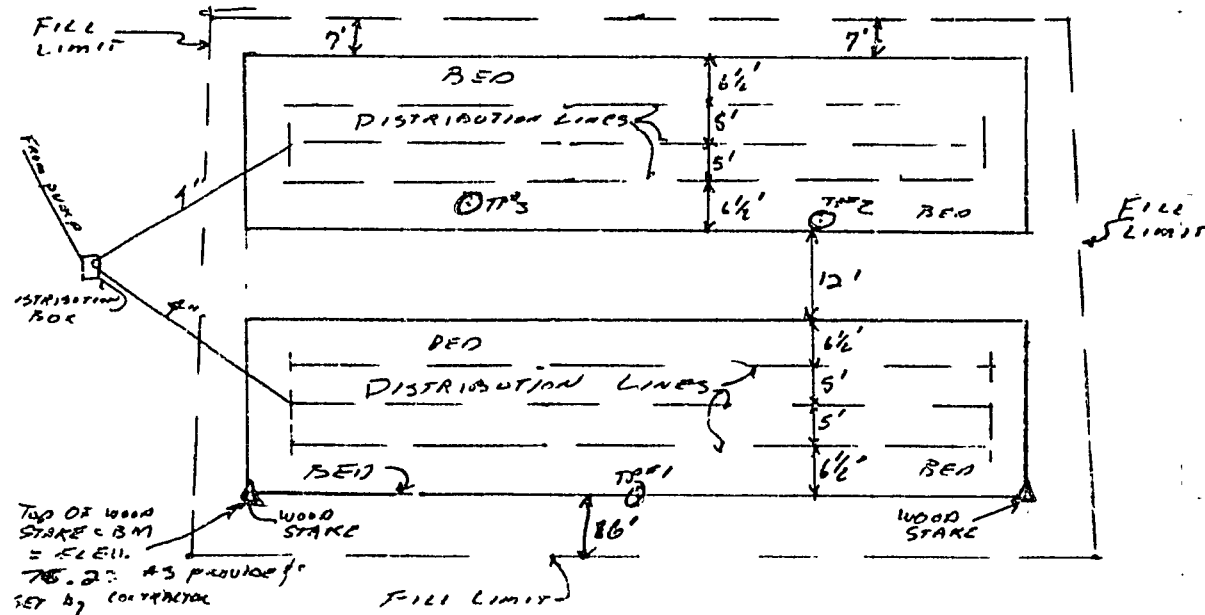
Information from SITE PLAN by ENGINEERS

72± AC PARCEL



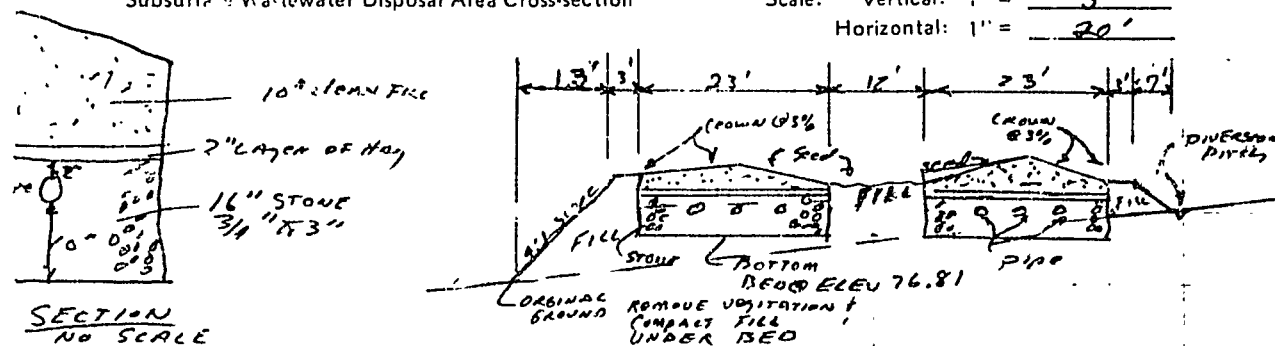
Subsurface Wastewater Disposal Plan

Scale 1" = 20' or



Subsurface Wastewater Disposal Area Cross-section

Scale: Vertical: 1" = 5'
Horizontal: 1" = 20'



Site Evaluation Signature

Timothy O. Brown

Date

DEC 19, 1981

License Number

130

HHE-200-A RV7/80



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

November 12, 1982

Perkin's Propan Gas Co.
Route #11
Shapleigh, Maine 04060

Dear Sir,

Your application to set (2) two 1,000 gal propane gas tanks to be used for temporary heat, until April 30, 1983 at 2211 Congress Street, Union Mutual Life Insurance Co. is being issued with one requirement.

1. A plan will be submitted to this office not later than November 17, 1982 showing location of these tanks and information on type of heaters being used.

If you have any questions on this requirement feel free to call this office.

Sincerely,

P. Samuel Hoffses,
Chief of Inspection
Services Division

PSH:ln

B

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01022

NOV 12 1982

ZONING LOCATION

PORTLAND, MAINE Nov. 10, 1982

CITY OF PORTLAND

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

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

LOCATION 2211 Congress St. Fire District #1 ☐ #2 ☐
1 Owner's name and address Union Mutual Life Ins. Co. Telephone
2 Lessee's name and address Telephone
3 Contractor's name and address Perkins Propane Gas Co. - Rte. # 11 No. Telephone 297-793-2269
Proposed use of building Insurance Co. new construction No. of sheets
Last use No families
Material No. stories Heat Style of roof No. families
Other buildings on same lot Roofing
Estimated contractual cost \$

FIELD INSPECTOR- Mr. 775-5451

Appeal Fees \$
Base Fee 50.00
Late Fee
TOTAL \$ 50.00

To set 2 -1,000 gal. propane gas tanks to be used for temporary heat, until April 30, 1983

Stamp of Special Conditions

send permit to # 3

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

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 Sill
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers. 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER

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

ZONING:

BUILDING CODE:

Fire Dept.:

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

Health Dept.:

Others:

Signature of Applicant John R. Perkins Phone # same

Type Name of above John R. Perkins for 1 ☐ 2 ☐ 3 ☒ 4 ☐

Perkins Propane Gas Co. Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

October 22, 1982

Union Mutual Life Insurance Company
2211 Congress Street
Portland, Maine 04102

Re: 2211 Congress Street

Dear Sir:

Your application for a building permit to construct a 31,900 square foot building (Phase Two - Office Building), as per plan, is being issued with the following requirements:

1. Your plans show a tread of 10 inches, Table 816 of the BOCA Basic Building Code, Eighth Edition, shows maximum riser 7 inches, minimum tread of 11 inches.
2. Kitchens and service pantries shall be separately enclosed and segregated with not less than three quarter (3/4) hour fire resistant rated construction, except that opening protectives are not required to be of said construction. No kitchen or service pantry shall serve as a component or element of a required exit way.
3. Vestibules, bath and toilet rooms, shall be separated from food service and public drinking and dining areas by vestibules with doors at each end.
4. Protection of structural members: Columns, girders, trusses, beams, lintels, or other structural members that are required to have a fireresistant rating, and that support more than two floors or one floor and roof, or support a bearing wall or a nonbearing wall more than two stories high, shall be individually protected on all sides for their length or height with material having the required fireresistant rating.
5. Standpipe systems will meet NFPA 14 requirements.
6. All stairs must meet the requirements of "Class A" stairs.
7. An additional exit must be provided for the basement office space to eliminate the dead end which now is in excess of 75 feet.
8. A waiver will be required for item 1, if necessary.
9. Electrical and Plumbing Permit must be obtained by masters of their trade.

If you have any questions on these requirements, please call this office, 775-5451, Ext. 346.

Sincerely,

P. S. Hoffses

Chief of Inspection Services

PSH/jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

2

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

00951
Oct 20, 1982

PERMIT ISSUED

OCT 26 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE.

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

LOCATION 2211 Congress St. Fire District #1 ☐ #2 ☐

1. Owner's name and address Union Mutual Life Ins. Telephone 780-2457.

2. Lessee's name and address Telephone

3. Contractor's name and address Davison Constr., Manchester, N. H. Telephone 775-1263.

Proposed use of building computer center. No. of sheets

1. Use No families

Material No. of stories Heat Style of roof Roofing

2. Other buildings on same lot

Estimated contractual cost \$ 7,500,000

FIELD INSPECTOR - Mr.

@ 775-5451

Appeal Fee \$ 10-20-82

Base Fee 25-000

Late Fee 34-7-13

TOTAL \$

bal due 1,630.00

Stamp of Special Conditions

To construct 31,900 sq ft. building
to be used for computer center as per plans
plans are on file in office.

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant David Knowlton for Phone # same

Type Name of above Davison Constr. 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

3



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 001071

OCT 9 1981

ZONING LOCATION PORTLAND, MAINE, June 16, 1981

CITY OF PORTLAND

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

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

LOCATION 2211 Congress Street Fire District #1 ☐ #2 ☐
1. Owner's name and address Union Mutual Life Ins. Co. - same Telephone 780-2457
2. Lessee's name and address Telephone
3. Contractor's name and address Davison Constr. - Manchester, N. H. Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building computer center No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Total cost \$ 000 Fee \$1,085.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION 25.00
This application is for: @ 75-5451 appeal fee
Dwelling Ert. 234 To construct foundation only 18,000
Garage square feet, building to be 50 ft.
Masonry Bldg. Appeal sustained 7-16-81 in height.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Jason Magill Phone # same
Type Name of above Jason Magill 1 ☐ 2 ☐ 3 ☐ 4 ☐
Bldg. Mgr. Union Mutual other
and Address

OFFICE FILE COPY

3

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Union Mutual Date Dec. 22, 1981
 Mailing Address 2211 Congress St. Address of Proposed Site 2211 Congress St.
Data Processing Center Site Identifier(s) from Assessors Maps Charts 211 & 215
 Proposed Use of Site B-1
70 Acres / 19,200 Zoning of Proposed Site
 Acreage of Site / Ground Floor Coverage
 Site Location Review (DEP) Required: () Yes (✓) No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes (✓) No Total Floor Area _____
 Planning Board Action Required: (✓) Yes () No
 Other Comments: _____
 Date Dept. Review Due: 12/24/81

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

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

Explanation _____
☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES		D1	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	NA	
COMPLIES CONDITIONAL: Y																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

Harriet J. Turner Dec 22, 1981
 SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

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

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED															
APPROVED CONDITIONALLY															
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: *This site plan was previously approved by this department on August 14, 1981*

(Attach Separate Sheet if Necessary)

William [Signature] 12/23/81

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

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

FIRE DEPARTMENT REVIEW

(Date Received) _____

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

REASONS: _____

(Attach Separate Sheet if Necessary)

L. J. [Signature]

SIGNATURE OF REVIEWING STAFF/DATE
FIRE DEPARTMENT COPY

12-23-81

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

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

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- ☒ Major Development — Requires Planning Board Approval: Review Initiated 5/17/84
☐ Minor Development — Staff Review Below

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

REASONS: _____

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE
PLANNING DEPARTMENT COPY

Processing Form

Applicant

Mailing Address

Proposed Use of Site

Acreeage of Site / Ground Floor Coverage

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

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

Planning Board Action Required: ☒ Yes ☐ No

Other Comments:

Date Dept. Review Due:

Date _____

Address of Proposed Site

~~Site Identifier(s) from Assessors Maps~~

Zoning of Proposed Site

Proposed Num., of Floors

Total Floor Area

PLANNING DEPARTMENT REVIEW

(Date Received)

- ☒ Major Development — Requires Planning Board Approval: Review Initiated *SITE PLAN AND SUBDIVISION*
☐ Minor Development — Staff Review Below

[illegible]

REASONS: APPROVED BY PLANNING BOARD AUG. 11, 1973

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE .. Aug. 5, 1982

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

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

LOCATION 2211 Congress Street Fire District #1 ☐ #2 ☐

1. Owner's name and address Union Mutual Life Ins. Co. - same Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Davison Const. Co., Inc. - 1306A Elm St., Portland, Me. 04105 Telephone 775-0263

..... No. of sheets

Proposed use of building Insurance Bldg. No. families

Last use new bldg. No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 541,000....

Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee

@ 775-5451 Late Fee

To install foundation only, 35,000 sq. ft., as per plan. TOTAL \$ 2,715.00....

(ISSUE PERMIT TO #1)

Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? No.

ZONING: Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Fire Dept.: are observed? Yes

Health Dept.: Others:

Signature of Applicant David Knowlton for Davison Const. Phone # 775-0263

Type Name of above David Knowlton for Davison Const. 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

278

Applicant Union Mutual Life Insurance Company Date March 5, 1982
Mailing Address 2211 Congress Street, Portland, Maine 04122 Address of Proposed Site 2211 Congress Street
Proposed Use of Site Data Processing Center Site Identifier(s) from Assessors Maps _____
Acreage of Site 72.7 / Ground Floor Coverage _____ Zoning of Proposed Site B-1
Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
Board of Appeals Action Required: (x) Yes () No Total Floor Area _____
Planning Board Action Required: () Yes () No
Other Comments: _____
Date Dept. Review Due: _____

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

- ☐ Use does NOT comply with Zoning Ordinance
☒ Requires Board of Appeals Action
☒ Requires Planning Board/City Council Action *Zone Change being processed*

Explanation _____

- ☐ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

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

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

REASONS: _____

Malcolm A. Ward 3/24/82
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

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

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENL CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓		✓		✓		CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)


 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY 3-24-82

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

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

PLANNING DEPARTMENT REVIEW

(Date Received) _____

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

APPROVED BY PLANNING BOARD
3/23/82

APPROVED
APPROVED
CONDITIONALLY

DISAPPROVED

LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Richard Kromley 3/23/82

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Union Mutual

Date 8-1-81

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage 1 Office

Zoning of Proposed Site _____

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

Proposed Number of Floors _____

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

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

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

2000 06 60 32 00
 2000 08 50 79 00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 2211 Congress Street

Issued to Union Mutual Life Ins. CO.

Date of Issue Sept. 14, 1962

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. 81-1354, 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

Entire - Phase I Building

Date Processing Center

Limiting Conditions: - None

This certificate supersedes
certificate issued July 15, 1962

Approved:

9-14-62
(Date)

Inspector

James V. Collins, Clerk
Inspector of Building
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.

CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING

THE TOWN/CITY OF Bedford

TOWN/CITY CODE 05070 LPI NUMBER 00113 DATE ISSUED 1/19/82 61554 IC
Month Day Year Certificate of App. Number

Installer's Name VL. LAG A F.I.M.I. 2 Installer Code 2

Owner UNION NATIONAL

Address 2211 CONGRESS ST. Subdivision
St./Lot Number (Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

TOWN'S COPY

Signature of LPI lms

Date Inspected 8/13/82

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

THE TOWN/CITY OF Bedford

TOWN/CITY CODE 05070 LPI NUMBER 00113 DATE ISSUED 1/19/82 61554 IP
Month Day Year License No. PERMIT NUMBER

Address of Where Plumbing Is Done 2211 CONGRESS ST. Subdivision Installer Code 2

Name of Owner UNION NATIONAL F.I.M.I. 2 Mailing Address 2211 CONGRESS ST. Zip Code

Type of Construction	1. New 2. Remodeling	3. Addition 4. Remodeling & Addition	5. Replacement of Hot Water Heater 6. Hook-up of Mobile Home	7. Hook-up of Modular Home 8. Other (Specify)
Plumbing To Serve	1. Single (Res) 2. Multi-Family (Res)	3. Mobile Home 4. Modular Home	5. Commercial 6. School	7. Other (Specify)
Number of Fixtures or Hook-Ups	Sink(s) <u>2</u> Toilet(s) <u>2</u> Bathtub(s) <u>1</u> Lavatory(s) <u>1</u> Shower(s) <u>1</u> Urinal(s) <u>1</u>	Dish-Washer(s) <u>1</u> Hot Water Heater(s) <u>1</u> Floor Drain(s) <u>2</u> Hook-Up(s) <u>1</u>		

TOWN'S COPY

MAR 15 1982

MAY 7 - 1982

MAY 12 1982

JUL 8 - 1982

JUL 20 1982

IMPORTANT: Note the following conditions:
 1. This Permit is non-transferable to another person or party.
 2. If construction has not started within 6 months from the Date of Issue, this Permit becomes void.

Dept. of Human Services
Div. of Health Engineering

Signature of LPI

Fixture Fee 50.00
 Hook-Up Fee 00.00
 Total Fee 50.00
 If Double Fee Check Box ☐

NHE 211 Rev. 7/80

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

PORTLAND, MAINE June 14, 1962.

ZONING LOCATION

PERMIT ISSUED

JUN 21 1962

CITY of PORTLAND

00452

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

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

LOCATION: 2211 Congress Street Fire District #1 ☐ #2 ☐
Telephone 788-2211

1. Owner's name and address Union Mutual Life Ins. Co. - same Telephone 772-2888

2. Lessee's name and address 92 Darling Ave., S.P. 04106 Telephone 772-2888

3. Contractor's name and address Allied Const. - 92 Darling Ave., S.P. 04106 Telephone 772-2888

Proposed use of building Life Ins. No. of sheets

Last use ~~SAFE~~ No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Appeal Fees \$

Estimated contractual cost \$ 30,000.00 Base Fee

FIELD INSPECTOR—Mr. @ 775-5451 Late Fee

Renovations to dining and serving area, as per plan. TOTAL \$ 160.00

(ISSUE PERMIT TO #3) Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..YES..... Is any electrical work involved in this work? ..YES.....

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

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

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

Size front ..YES..... depth ..YES..... No. stories ..YES..... solid or filled land? ..YES..... earth or rock? ..YES.....

Material of foundation ..YES..... Thickness, top ..YES..... bottom ..YES..... cellar ..YES.....

Kind of roof ..YES..... Rise per foot ..YES..... Roof covering ..YES..... Kind of heat ..YES..... fuel ..YES.....

No. of chimneys ..YES..... Material of chimneys ..YES..... of lining ..YES..... Corner posts ..YES..... Sills ..YES.....

Framing Lumber—Kind ..YES..... Dressed or full size? ..YES..... Size ..YES..... Max. on centers ..YES.....

Size Girder ..YES..... Columns under girders ..YES..... Bridging in every floor and flat roof span over 8 feet. ..YES.....

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

Joists and rafters: 1st floor ..YES..... 2nd ..YES..... 3rd ..YES..... roof ..YES.....

On centers: 1st floor ..YES..... 2nd ..YES..... 3rd ..YES..... roof ..YES.....

Maximum span: 1st floor ..YES..... 2nd ..YES..... 3rd ..YES..... height? ..YES.....

If one story building with masonry walls, thickness of walls? ..YES.....

IF A GARAGE

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

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

MISCELLANEOUS

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

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

Signature of Applicant ..YES..... Phone # 772-2888

Type Name of above Dick Cook, for Allied Construction... 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other ..YES..... and Address ..YES.....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

③ Ms Schmuckel

NOTES

6-28-87 - 1/2 K. Albrecht, Spent
 morning with her in Parkton and
 at the A & L lounge - cleaned the
 Ladies Room - No work on banner
 counter A & L of food items -
 8-13-87 Work completed

Fernald No. 82/952

Location
4475-4480 North 20th Street, Suite 200

Owner: Steven W. W.

Approved _____
6-21-87

Discussion

Contra

Allergies

Change to final

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

March 12, 1982


Union Mutual Life Insurance Co.
2211 Congress Street
Portland, Maine

RE: Appeal at 2211 Congress Street

Following is the decision of the Board of Appeals regarding your petition to construct foundation only for office building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGN/t

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Union Mutual Life Insurance Co.
- B. Property Location Vicinity of 2211 Congress Street
- C. Applicant's Interest in Property:
- ☐ Owner
☒ Tenant
☐ Other _____
- D. Property Owner Union Mutual Life Insurance Co.
- E. Owner's Address 2211 Congress St. Portland, Maine 04102
- F. Zone (Circle One):
- R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-I I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required Yes by Planning Board
- H. Present Use of Property headquarters office of company
- I. Section(s) to Which Variance Related Sec. 602.8.C.4.
- J. Reasons Why Permit Cannot be Issued Sec. 602.8.C.4. of the
City Zoning Ordinance limits height of structures in the B-1 Business zone to
3 stories or 35 feet.
- K. Requested Variance Would Permit _____
the construction of a 120,000 sq. ft. building (ground coverage: 33,500
sq. ft.) to be added to the existing Data Processing building This new
structure will be used for commercial office purposes.
- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

James McEll
Union Mutual

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

(A) Site Plan Application

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons *ledge & contour of land make them*
use necessary.

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

☐ Existed at the time of the enactment of the provision from which a variance is sought; or

☒ Were caused by natural forces; or

☐ Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons two story basement building not unusual & cost of construction

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reason: same as above.

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons most of building shielded from view.

V. Specific Relief Granted

After a public hearing held on 3/11/82, the Board of Appeals finds that: (Check One)

☒ Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec. 502.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Approval

<i>Paul D. Tazac</i>	Chairman
<i>Michael E. Winter</i>	
<i>Marvill A. Lethin</i>	
<i>Eugene S. Martin</i>	
<i>Robert E. St. John</i>	
<i>Thomas J. Murphy</i>	

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

2211 Congress St.

February 23, 1982

Mr. Jason M. Magill
Union Mutual Life Insurance Co.
2211 Congress St.
Portland, Me. 04102

Dear Mr. Magill:

Receipt of your application for a foundation permit for the new office building to be constructed on the firm's acreage in the rear of the site on outer Congress St. is hereby acknowledged.

Building permit and certificate of occupancy for this building as planned cannot be issued due to the height limitation in the B-1 Business Zone which limits structures to 3 stories or 35 feet in height per section 602.8.C.4 of the City Zoning Ordinance.

We understand your firm wishes to exercise your appeal rights in this matter. Your application for such are Space and Bulk height variance is hereby acknowledged for consideration by the Board of Appeals.

Sincerely,

A handwritten signature in cursive script that reads "Warren J. Turner".

Warren J. Turner
Zoning Specialist

c.c. P.S. Hoffses, Chief of Inspection Services
Joseph E. Gray, Jr., Director, Planning & Urban Dev.
Patricia Harrington, Chief Planner

CITY OF PORTLAND, MAINE
DEPT. OF PLANNING & DEVELOPMENT
1000 W. City St.
PORTLAND, MAINE 04102

WAS 05 39092DN1 03/09/82

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Mr. Russell O. Washburn
2105 Congress St.
Portland, Maine
04102

CITY OF PORTLAND, MAINE
DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101

WYM 15 39040EN1 03/04/82

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Elnora L Wyman
2015 Congress Street
Portland, Maine

RM-317

CITY OF PORTLAND, MAINE

DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101

Rm. 317

COD 85 50052HN1 03/05/82

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Donald Cook
385 Stevens Avenue
Portland, Maine

Pl- 2-23-82

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Union Mutual Life Insurance Company, owner of property at 2211 Congress Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 50 foot high office building at its 72 acre site on outer Congress Street

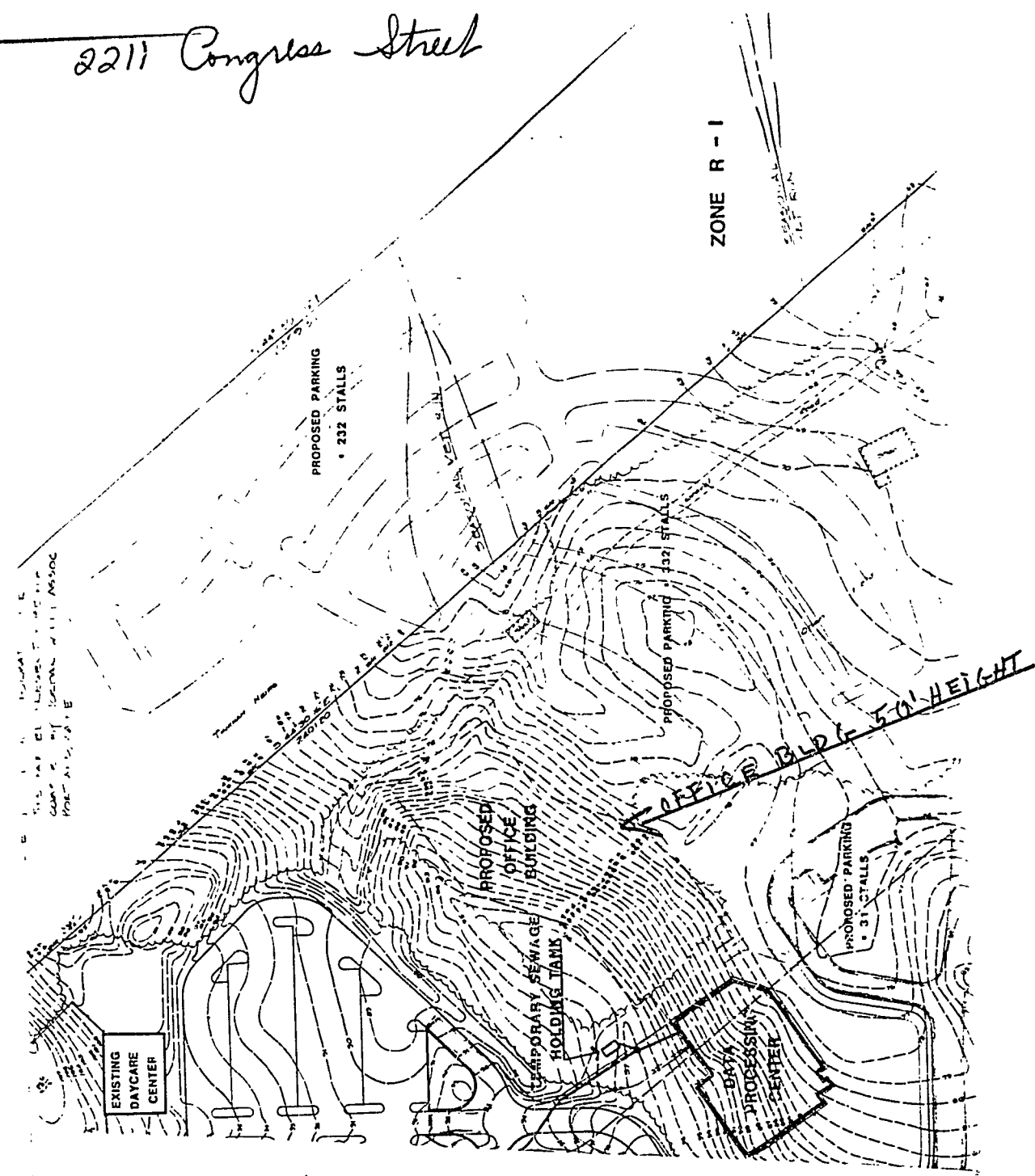
LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602 24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions)

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


APPELLANT

Jason M. Magill
Director, Physical Environment

2211 Congress Street



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

2211 Congress Street

All persons interested either for or against the Space & Bulk Variance Appeal will be heard at a public hearing in Room 204, City Hall, Portland, Maine, on Thursday, March 11, 1982 at 3:30 P. M. This notice of required public hearing has been sent to the owners of property directly abutting and directly across the street from the subject property, as required by Ordinance.

Union Mutual Insurance Company, owner of the property at 2211 Congress Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland hereby respectfully petitions the Board of Appeals to permit construction of a commercial office building approximately 50 feet in height which is not issuable for the following reason.

Such a use is not permitted under Sec. 602.8.C.4 of the City Zoning Ordinance in the B-I Business Zone where the property is located.
Sec. 602.24. C.3.B.1.

Legal Basis for Appeal, Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24c.3.b.1.

Michael E. Westort
Secretary

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chairman and Members of the Board of Appeals

DATE: 3-4-82

FROM: Warren J. Turner, Zoning Specialist

SUBJECT: Request for Height Variance for New Commercial Office Building
2211 Congress Street

A zone change is being submitted to the City Council for consideration on March 8th. If this zone change is adopted, as recommended by the Planning Board, the former Tinknam acreage will be added to Union Mutual's existing B-1 Business Zone. Their holding now encompasses about 72 acres.

A site plan will be available for the proposed commercial office building with a side elevation showing the 50 foot height which will match the existing data processing center to which it will be attached.

Mr. Jasor Magill has advised that the site plan will be delivered to City Hall on Thursday, March 4th.

M. Gerald Brewster has indicated that the Stroudwater Interceptor will probably become available by fall 1983 to serve this area. The Data Processing Center is presently served by a temporary sewage holding tank.

WJT/jmr

Warren J. Turner
Warren J. Turner, Zoning Specialist



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, Dec. 14, 1981

CITY of PORTLAND

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

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

LOCATION 2211 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Union Mutual Life Ins. Co. - same Telephone 780-2211
2. Lessee's name and address Telephone
3. Contractor's name and address Davison Const. Co., Inc. - 1306A Elm St. Telephone 803-669-3456
4. Architect Symes, Maine & McKee Specifications Plans No. of sheets 2-3456
Proposed use of building New Bldg. for Data Processing Center No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$19,425.00
Estimated contractual cost \$4,100,000

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451

Dwelling

Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To construct new building for data processing center, as per plans. 3 floors. 120' x 160'.

Foundation applied for and issued on separate permit. Stamp of Special Conditions

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

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

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

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.....

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone #

Type Name of above ... Denis Reiguo

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

OFFICE FILE COPY

3



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept, 11, 19 81
Receipt and Permit number A 73135

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 211 Congress St. Site of Computer Bldg.
OWNER'S NAME: Davison Constr. ADDRESS: Manchester, N. H.

	FEE
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary <u>x</u> TOTAL amperes <u>400</u>	<u>6.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE:
	<u>6.50</u>
	TOTAL AMOUNT DUE:

INSPECTION: Will be ready on done, or Will Call _____
CONTRACTOR'S NAME: E. S. Boulo
ADDRESS: 40 Circus Time Rd. So. Portland
TEL.: 772-3706 SIGNATURE OF CONTRACTOR: E. S. Boulo
MASTER LICENSE NO.: 3291
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 73135

Location 2211 Conifers St

Owner - Deorion Const

Date of Permit 9-11-81

Final Inspection 9-11-81

By Inspector Tudley

Permit Application Register Page No. 98

INSPECTIONS: Service - Leung by Luby
Service called in 9-11-81
Closing-in _____ by _____

[illegible]

CODE
COMPLIANCE
COMPLETED
DATE 7-11-87

DATE:	REMARKS:
-------	----------

[illegible]

2029-2217 Congress St.

July 20, 1981

Unionmutual Life Ins. Co.
2211 Congress St.
Portland, Me.
Att: Jason Macgill, Mgr. Bldg. Services

Following is the decision of the Board of Appeals regarding your petition to construct an 18,000 sq. ft. bldg. which is not issuable under the Zoning Ordinance in the B-1, Business Zone where property is located because this building will be about 50 ft. rather than the 35 ft. maximum allowed by Sec. 602.8.C.4. Please note that your appeal was granted

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

2029-2217 Congress St.

June 22, 1981

Unionmutual Life Ins. Co.
2211 Congress St.
Portland, Me.
Att: Jason Macill, Mgr. Bldg. Services

Building permit and certificate of occupancy to construct an 18,000 sq. ft. building at the above named location are not issuable under the Zoning Ordinance in the F-1 Business Zone in which this property is located because the height of this building will be about 50 ft. rather than the 35 ft. maximum allowed by Sec. 602.8.C.4

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec.602.24.C.b.1

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 16, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Unionmutual Life Ins. Co, owner of property at 2029-2217 Congress St, under the provisions of Sec. 602.24.C of the Zoning Ordinance of the City of Portland, Me. hereby respectfully petitions the Board of Appeals to construct an 18,000 sq. ft. building at the above named location which is not issuable under the Zoning Ordinance in the B-1, Business Zone in which this property is located because the height of this building will be about 50 ft. rather than the 35 ft. maximum allowed by Sec. 602.8.C.4

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C.(3) (b) (1) of the Zoning Ordinance have been met.

Gail D. Zayac
Secretary

231-B-4 Me. Turnpike Auth. - Augusta, Me.
231-A-3, -4, -7 Me. Turnpike Auth. 17 Bishop St.
231-A-1 Temple Beth El - 400 Deering Ave.
215-A-1 Temple Beth El -
215-B-4 Donald Cook - 385 Stevens Ave.
215-B-5 Dennis Doherty - 2071 Congress St.
216-A-13 Elnora L. Wyman - 2015 Congress St.
216-A-1 Gladys Finkham & Henry S.
216-A-2 Maurice B. Johnson - 3 cliff St.
216-A-5 Harold W. Blanchard - 95 Deerfield Rd. - RETURNED 7/13/81
216-A-3, -4 Repeat Henry S. Tinkham
216-A-11 Henretta M. Andren - 1969 Congress St.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Union Mutual Life Insurance Company owner of property at 2211 Congress Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 50 foot high building at its 72 acre site on outer Congress Street
To construct an 18,000 sq. ft. building at above location which is not issuable
under the Zoning Ordinance in the B-1, Business Zone in which this property is
located because the height of this building will be about 50 ft. rather than the
35 ft. maximum allowed by Sec. 602.8.C.4

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

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



APPELLANT

Jason M. Magill
Manager, Building Services

602 24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Union Mutual Life Ins. Co.
- B. Property Location 2029-2217 Congress St.
- C. Applicant's Interest in Property:
☒ Owner
☐ Tenant
☐ Other _____
- D. Property Owner same
- E. Owner's Address 2211 Congress St.
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P (B-1) B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property vacant
- I. Section(s) to Which Variance Related 602.24.C
- J. Reasons Why Permit Cannot be Issued Height of bldg. will be about 50 ft rather than the 35 ft. maximum allowed by Sec. 602.8.C.4 in the B-1 Business Zone where property is located
- K. Requested Variance Would Permit construction of a bldg. 50 ft. high

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

John Mc Gill, Jr.
Bedg. Services, U.M.

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Plans by owner

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

(☒) Yes/Agreement with statement

() No/Disagreement with statement

Reasons Cedge and slope for best use
of land

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

() Existed at the time of the enactment of the provision from which a variance is sought; or

(☒) Were caused by natural forces; or

(☒) Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on July 16, 1981, the Board of Appeals finds that: (Check One)

☒ Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Thomas Murphy Chairman
Gail D. Ziegler
Frederic S. Martyn
Nicholas J. Venturi
James E. Hickey
William C. Sullivan



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date May 13, 19 81
Receipt and Permit number A 67151

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

LOCATION OF WORK: 2195 Outer Congress Street
OWNER'S NAME: Unionmutual Ins. Co. ADDRESS: same FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 3.00
FIXTURES (number of) _____ relocating 3.00
Incandescent _____ Fluorescent xx (not strip) TOTAL 6
Strip Fluorescent _____ ft.

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of) _____

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING: _____

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: _____

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) _____

Ranges _____ Water Heaters _____

Cook Tops _____ Disposals _____

Wall Ovens _____ Dishwashers _____

Dryers _____ Compactors _____

Fans _____ Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of) _____

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

DOUBLE FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____

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

TOTAL AMOUNT DUE: 6.00

INSPECTION: _____

Will be ready on _____, 19 81; or Will Call xx

CONTRACTOR'S NAME: A. W. Sewall Co.

ADDRESS: Box 806 Scarboro

TEL.: _____

MASTER LICENSE NO.: 3306 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY -- WHITE
OFFICE COPY -- CANARY
CONTRACTOR'S COPY -- GREEN

ELECTRICAL INSTALLATIONS—

Permit Number _____

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

Owner James W. ...

Date of Permit	No.	City	State	County	Tract	Acres	Owner	Agent	Remarks
7-2-00	1	San Francisco	Calif.	Santa Clara					
7-2-00	2	San Francisco	Calif.	Santa Clara					
7-2-00	3	San Francisco	Calif.	Santa Clara					
7-2-00	4	San Francisco	Calif.	Santa Clara					
7-2-00	5	San Francisco	Calif.	Santa Clara					
7-2-00	6	San Francisco	Calif.	Santa Clara					
7-2-00	7	San Francisco	Calif.	Santa Clara					
7-2-00	8	San Francisco	Calif.	Santa Clara					
7-2-00	9	San Francisco	Calif.	Santa Clara					
7-2-00	10	San Francisco	Calif.	Santa Clara					
7-2-00	11	San Francisco	Calif.	Santa Clara					
7-2-00	12	San Francisco	Calif.	Santa Clara					
7-2-00	13	San Francisco	Calif.	Santa Clara					
7-2-00	14	San Francisco	Calif.	Santa Clara					
7-2-00	15	San Francisco	Calif.	Santa Clara					
7-2-00	16	San Francisco	Calif.	Santa Clara					
7-2-00	17	San Francisco	Calif.	Santa Clara					
7-2-00	18	San Francisco	Calif.	Santa Clara					
7-2-00	19	San Francisco	Calif.	Santa Clara					
7-2-00	20	San Francisco	Calif.	Santa Clara					
7-2-00	21	San Francisco	Calif.	Santa Clara					
7-2-00	22	San Francisco	Calif.	Santa Clara					
7-2-00	23	San Francisco	Calif.	Santa Clara					
7-2-00	24	San Francisco	Calif.	Santa Clara					
7-2-00	25	San Francisco	Calif.	Santa Clara					
7-2-00	26	San Francisco	Calif.	Santa Clara					
7-2-00	27	San Francisco	Calif.	Santa Clara					
7-2-00	28	San Francisco	Calif.	Santa Clara					
7-2-00	29	San Francisco	Calif.	Santa Clara					
7-2-00	30	San Francisco	Calif.	Santa Clara					
7-2-00	31	San Francisco	Calif.	Santa Clara					
7-2-00	32	San Francisco	Calif.	Santa Clara					
7-2-00	33	San Francisco	Calif.	Santa Clara					
7-2-00	34	San Francisco	Calif.	Santa Clara					
7-2-00	35	San Francisco	Calif.	Santa Clara					
7-2-00	36	San Francisco	Calif.	Santa Clara					
7-2-00	37	San Francisco	Calif.	Santa Clara					
7-2-00	38	San Francisco	Calif.	Santa Clara					
7-2-00	39	San Francisco	Calif.	Santa Clara					
7-2-00	40	San Francisco	Calif.	Santa Clara					
7-2-00	41	San Francisco	Calif.	Santa Clara					
7-2-00	42	San Francisco	Calif.	Santa Clara					
7-2-00	43	San Francisco	Calif.	Santa Clara					
7-2-00	44	San Francisco	Calif.	Santa Clara					
7-2-00	45	San Francisco	Calif.	Santa Clara					
7-2-00	46	San Francisco	Calif.	Santa Clara					
7-2-00	47	San Francisco	Calif.	Santa Clara					
7-2-00	48	San Francisco	Calif.	Santa Clara					
7-2-00	49	San Francisco	Calif.	Santa Clara					
7-2-00	50	San Francisco	Calif.	Santa Clara					
7-2-00	51	San Francisco	Calif.	Santa Clara					
7-2-00	52	San Francisco	Calif.	Santa Clara					
7-2-00	53	San Francisco	Calif.	Santa Clara					

Final Inspection

By Inspector W. J. [illegible]

Permit Application Register Page No. 2

INSPECTIONS: Service - - - - - by

Service called in

Closing-in

5-12-51

by

PROGRESS INSPECTIONS:

DATE:

REMARKS:



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, May 11, 1981

PERMIT ISSUED

MAY 12 1981

CITY of PORTLAND

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

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

LOCATION 2211 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Unionmutual Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Allied Constr. 9 Circus time Rd. Telephone 772--2988
4. Architect So. Portland No. of sheets
Proposed use of building day care center No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 14.50
Estimated contractual cost \$ 3,000.

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To erect walls as per plans
Dwelling Ext. 234

Garage

Masonry Bldg.

Other Bldg.

Alterations

Demolitions

Change of Use

Other

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

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

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.

Health Dept.

Others:

DATE

MISCELLANEOUS

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

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

Signature of Applicant

Dick Cook

Type Name of above

Phone #

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

3A