

CERTIFICATE OF APPROVAL	
Town/City Code FOR WASTEWATER DISPOSAL FOR THE CO.	
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Institute District Services Se	EC
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Actions 2211 Declaration of the back	_
Maine 5. Other	****
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June 10, 1932

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

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

Dear Mr. McGilli

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

ifolding t. are permitted for the following installations:

- The .. ding Tank is replacing a malfunctioning system or nonlicensed wastewater discharge when no reasonable alternative is available;
- The Holding Tank is to be used by an industrial or commercial [2]
- 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
- Holding Tanks shall not be considered permitted to serve new construction [4] of residential dwellings, whether seasonal or year-round, except as

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

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

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

Union Mutual Life Insurance Company June 17, 1982 Page 2

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

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

cc: Robert Esterberg, TEC Assoc. Ernold Goodwin, LPI

June 10, 1982

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

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

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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 owners at thement.

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- [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 17.8.5.

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 cust of pumping the tank contents, and the problems of disposing of the wastes once removed from the holding tank.

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Union Mutua 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

OP8/Ih cc: Robert Esterberg, TEC Assoc. Ernold Goodwin, LPI



CITY OF PORTLAND

GEORGE A. FLAHERTY DIRECTOR OF PARKS & PUBLIC WORKS

March 2, 1982

nv ...

Union Mutual Life Insurance Company 2211 Congress Street

Portland, Maine 04102

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.GO UDAG 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.

GEORGE A. FLAHERTY DIRECTOR OF PARKS & PUBLIC WORKS

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

... TRY CONGRESS STREET, ... PORTI AND MAINE OAID ... TELEPHONE 17071 775 CICL



DAVISON CONSTRUCTION COMPANY, INC.

1306-A ELM STREET . WANCHESTER, 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.

SEC/fb

Enclosure

ce: 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 Hail 379 Congre , Street Portland, Maine 04101

Attention: Mr. William Hoffses

Gentlemen:

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

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 "Hold fank System" revised March 9, 1982. The holding tank w 11 be used temporarily for the Data Processing Center. A. such time that the Stroudwater Interceptor is operational and at which time the $% \left(1\right) =\left(1\right) \left(1\right)$ sewige 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,

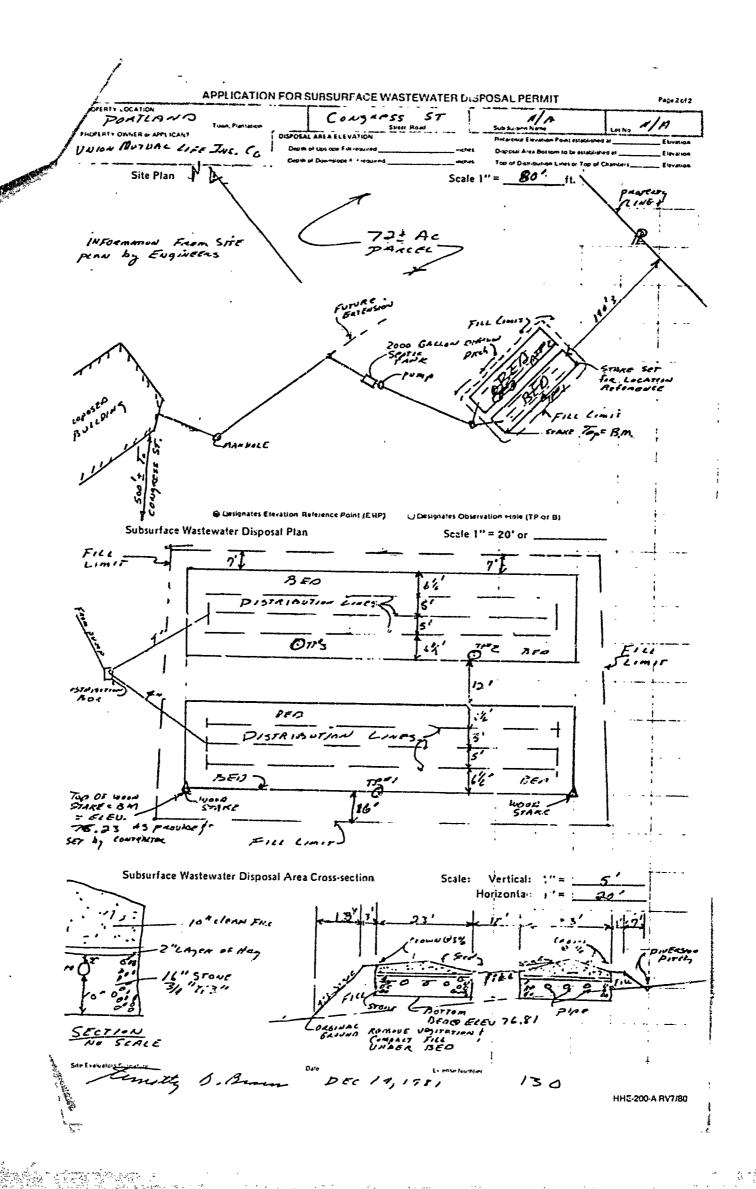
DAVISON CONSTRUCTION COMPANY, INC.

SEC/fb Enclosures

cc: Mr. Sid Graves - Symmes, Maini & McKee, Inc.

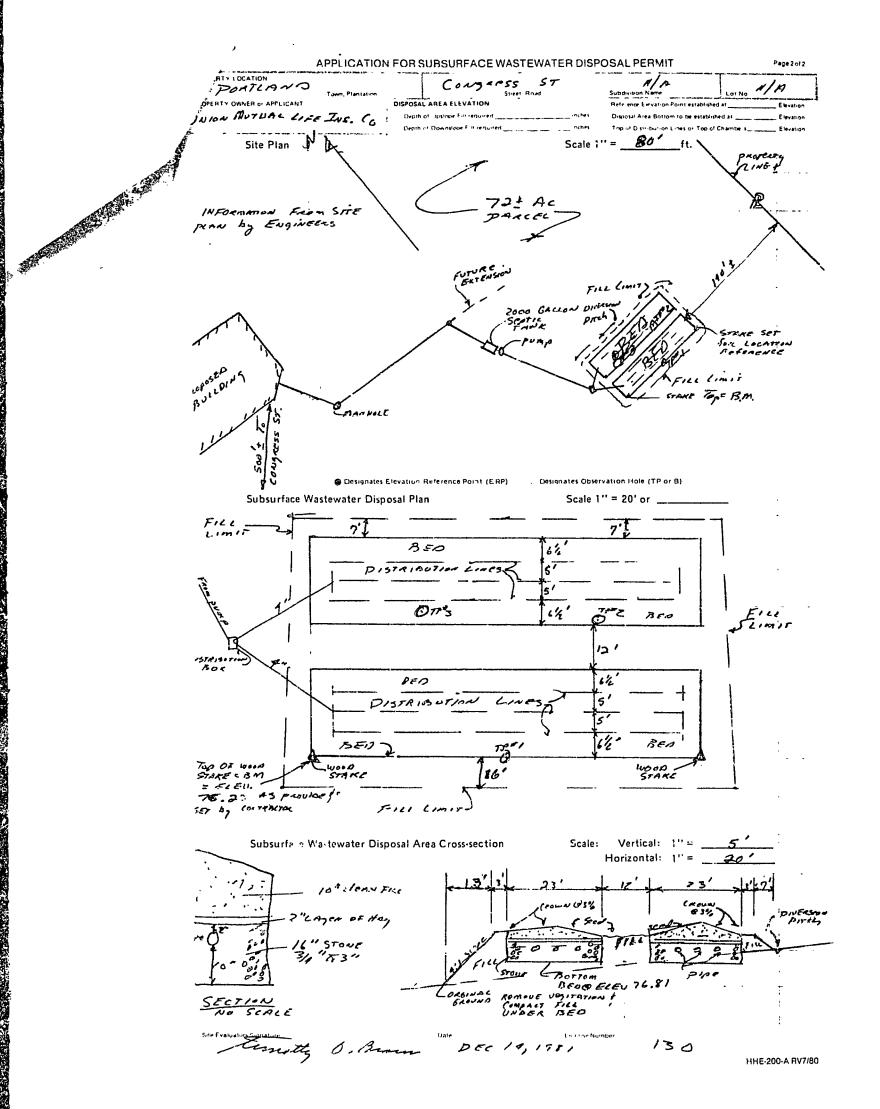
Mr. Jason Magill - Union Mutual Life Insurance Co.

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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 latter 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 reel free to call this office.

Sincerely,

P. Samuel Hoffses, Chief of Inspection Services Division

PSH:1n

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

\bigcap		
APPLICATION B.O.C.A. USE GROUP	FOR PERMIT	PERMIT ISSUED
B.O.C.A. USE GROUP		
B.O.C.A. TYPE OF CONSTRUCTION ZONING LOCATION POR	CTLAND, MAINE Nov. 10, 1982	NOV 12 1982
To the CHIEF OF BUILDING & INSPECTION SERVICE	CEC Description	CITY AL DODTE AND
		CILL OI I CHIERIND
equipment or change use in accordance with the Laws of the Ordinance of the City of Portland with plans and specifical	State of Maine, the Portland R.O.C. A. Pro-	ving building, structure,
Ordinance of the City of Portland with plans and specifical LOCATION2211 Concress: St.	ions, if any, submitted herewith and the fi	ollowing specifications
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("Illiacion's name and address Developments."	i eie	mone
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ر 775-5451		50.00
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Height average grade to top of plate He Size, front depth No, stories	eight average grade to highest point of roc	d
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FIELD INSPECTOR'S CORY		

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 panty 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 to 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 NFDA 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 access 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.

pSH/jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 75-5451

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B	APPLICATION FOR PER	MIT	PONTE TOOTTO
92	B.O.C.A. TYPE OF CONSTRUCTION	<u>l</u>	ERMIT ISSUED
ZONING L	OCATION PORTLAND, MAINE	Oct 20, 1982	0CT 26 1982
To the CHIEF The unders equipment or c	OF BUILDING & INSPECTION SERVICES, PORTI AND M igned hereby applies for a permit to erect, alter, repair, demolish, n thange use in accordance, with the second alter.	Ain. nove or install the follow	ITY of PORTLAND
LOCATION . 1 Owner's na	the City of Portland with plans and specifications, if any, submit 2211. Congress. St. ime and address. Union with the state of the s	tted herewith and the fo	lding Code and Zoning ollowing specifications: District #1 #2
2. Contractor	name and address Davison Conets	······································	hone .
Proposed use o	of building	• • • • • • • • • • • • • • • • • • • •	No a sheets
Materiai	on same lot	· · · · · · · · · · · · · · · · · · ·	tamilies
I Samated contr	ractural cost \$7,500,000	Angeal Face	- · · · · · · · · · · · · · · · · · · ·
rielly inspec	CTOR - Mr @ 775-5451	Base Fee	82 ····
18-18	nstruct 31,900 aq ft. building	Late Fee TOTAL	34 745
	used for computer center as per plans are on file in office.	bal due	1,630.00
		Stamp of Sp	ecial Conditions
ana mecharicals	LICANT · Se _r arate permits are required by the installers and su	ocontractors of heating	. plumbing, electrical
Has septic tank in Height average gr Size, front	ng with masonry walls, thickness of walls?	to highest point of roo d?	f
o cars now accom	Modated on same lot	ammanus I	
vill automobile rej <i>PPROVALS BY:</i>		ommercial cars to be acceded in the proposed buil	cmmodated ding?
UILDING INSPE	ECTION DIANGUANA	MISCELLANEOUS urbing of any tree on a p	
OILDING CODE	***************************************	e of the above work a	
can Dept.:	to see that the Stare a are observed?	and City requirements i	person competent pertaining thereto
	Ţ.		
2)	Signature of Applicant Javid Knowlton for	or Phone # .	same
<u>'</u>	The transfer of the transfer o		2 17 3 17 4 17
	other .	dress	
FIELD	D INSPECTOR'S COPY APPLICANT'S COPY OFF	ICE FILE CORY	

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	ROCA USE	APPLICA' GROUP			ERMIT	PEP	IMI	ľI	SSUE
T ST		E OF CONSTRUC			1071	• • • •	007	_	
ZONUNIC		_				1	OCT	9	1981
ZUNING	LOCATION	1	PORTLAN	ND, MAINE,	June 16,	182ش			
The under ture, equipmer Zoning Ordina	vigned hereby appl mr or change use in	ING & INSPECTIO ies for a permit to cr accordance with the Portland with plans	rect, alter, i Laws of t	repair, demolisi he State of Ma	h, move or insta ine, the Portlan	all the following B.O.C.A. I	ng bui Buildin	lding	ode and
tions:									
 Owner's na Lessee's na Contractor Architec . 	ame and address . ame and adddress 's name and addre	ess Street Union Mutua Ess Davison Duter center	l·Life Constr. Specifi	Ins. Co.	ster , N.	Telepho Telepho H. Telepho	ne 78 ne ne	80+3 	2457.
Last use						No. fam	ilies .		
Material	No. storie:	s Heat		Style of roof.		Roofing .			
Other building	es on same lot		· • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • •	• • • • • • • • • •			
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This application			G	GENERAL DE	ESCRIPTION			.00	31 re
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		1.71. 234	3	o constr	uct found	ation on	t,	18,	,000
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		Appeal sustaine	4 7-19	-01	Sta	amp of Specia	al Cori	ditic	ons
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Change of Use	······································	arrend s	اد ست		undigia i u nitugiri				
NOTE TO AF	PPLICANT: Sepa	rate permits are req	uired by th	e installers and	l subcontractor	s of heating,	plumb	ing,	electri-
cal and mechar		EDVITICTO DE 1	CCI.ED ~<						
	r.	ERMIT IS TO BE I			3 4 4				
		DET!		NEW WORK		••••			
Is any plumbin	ig involved in this	work?			work involved	in this world?			
Is connection t	o be made to publi	ic sewer?		f not, what is p	roposed for sev	vage?			• • • • •
Has septic tan!	k notice been sent	? • • • • • • • • • • • • • • • • • • •	F	orm notice ser	nt?	• • • • • • • • • • • • • • • • • • •			
Height av. 1ge	grade to top of pl	ate	Heig	ht average grad	le to highest po	int of roof			
Size, front	depth	No. stories	St	olid or filled la	nd?	earth or re	ock? .		
Kind of roof	andadon	The Rise per foot	ickness, to	P botte	om cell	ar	• • • • •	• • •	• • • • •
No. of chimney	ys	Material of chimneys		f lining	Kind of I	neat	fu	 Iai	• • • • •
Framing Lumb	per—Kind	Dressed or ful	l size?	Co	rner posts	Sil	lls		
Size Girder	Co	olumns under girders		Size .	N	Max. on cente	rs		
Joists and	walls and carryin	g partitions) 2x4-10	5" O. C. B	Bridging in ever	ry floor and fla	roof span o	ver 8	fect.	
On center	rs: 1si	t floor	, 2nd .	· • • • • • • • • • • • • • • • • • • •	., 3rd	, roof		• • •	• • • • • •
Maximum	span: 1st	t floor	, 2nd		., 3rd	roo	f	• • •	• • • • •
If one story bu	ilding with mason	ry walls, thickness o	f walls?	• • • • • • • • • • • • • • • • • • • •		height?	· · · · · ·	• • •	
			IF A GA			_			
No. cars now a	acce imodated on	same lot, to be	accommo	dated num	ber commercial	cars to be a	comm	ıoda	ted
		ne other than minor	repairs to	cars habitually	stored in the p	roposed build	ling? .		
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		AN EXAMINER .		Vill work requir	re disturbing of	any tree on a	ı publi	c str	ect?
				Vill there he in	charge of the -	houe wests -	.		
				see that the S	charge of the a State and City i	conirements	person	ı con	thereto
				re observed?		-quirements	Pertail	uug	mereto
Others:			····//	1/1	.,				
	Sign	ature of Applicant	Las.	m Mas	111	Phone #.	Bi	ame	.

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CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

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Use complies with Z	onin	g Ord	inanc	e	Staf	f Rev	iew l	3elov	1									_	
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BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

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SIGNATURE OF
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CITY OF PORTLAND, MAINE SITE PLAN REVIEW

Processing Form

Applicant									Date			
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ite Location Review (DEP) Re		_		(١ ٨	Zoning of Proposed Site) No Proposed Number of Floors						
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(Attach Separate Sh	eet if N	lecessa	ary)									
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CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

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Mailing Address	•	<u>.</u>				-	Āddi	ess of	Propose	ed Site			
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PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form 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 Board of Appeals Action Required: () Yes () No Proposed Number of Floors Planning Board Action Required: (/) Yes () No Total Floor Area_ Other Comments: _ Date Dept. Review Due:_ PLANNING DEPARTMENT REVIEW Major Development — Requires Planning Board Approval: Review Initiated SITE PLAN AND SUBDIVISION ☐ Minor Development — Staff Review Below APPROVED DISAPPROVED (Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE
PLANNING DEPARTMENT COPY

		F					
APPLICATION		PE	WITTSSIEN				
B.O.C.A. USE GROUP			200010				
B.O.C.A. TYPE OF CONSTRUCTION	• • • • • • • • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	5 506 3 4				
ZONING LOCATION PO	RTLAND, MAINE Ang	;;:5;:1982:	. 19.2, 1				
To the CHIEF OF BUILDING & INSPECTION SERVICE The undersigned hereby applies for a permit to erect, alterequipment or change use in accordance with the Laws of the Ordinance of the City of Portland with plans and specifical LOCATION 2211 Congress Street 1. Owner's name and address	CES, PORTLAND. MAINE or, repair, demolish, move on e State of Maine, the Portle ations, if any, submitted he This: Co: - same Co:, Isia: - 1306A - E	rinstall the follow nd B.O.C.A. But rewith and the fo Fire I Tele Tele La St., Tele	olding Code and Zoning collowing specifications: District #1 , #2 phone , #4 03105 ohone , 775-0263 No. of sheets o. families	Other buildings on same lot	Style of 1001		ng
Estimated contractural cost S. 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	S 2,715.00····				
(ISSUE PERMIT TO #1)		Stamp of S	pecial Conditions				
and mechanicals. DETAILS Is any plumbing involved in this work?	OF NEW WORK Is any electrical work invo	elved in this wor	k?				
Is connection to be made to public sewer? Has septic tank notice been sent? Height average grade to top of plate Size, front depth No. stories. Material of foundation Thicknes Kind of roof Rise per foot No. of chimneys Material of chimneys Framing Lumber—Kind Dressed or full size! Size Girder Columns under girders Studs (outside walls and carrying partitions) 2x4-16" O. C. Joists and rafters: Ist floor On centers: Ist floor Maximum span: Ist floor If one sto.y building with masonry walls, thickness of walls.	If not, what is proposed for Form notice sent?	or sewage?	oof				
	GARAGE		•				
No. cars now accommodated on same lot, to be accommodated on same lot, to same lot .	nodated number com s to cars habitually stored	mercial cars to be in the proposed	accommodated				
APPROVALS BY: DATE		SCELLANEOUS					
BUILDING INSPECTION—PLAN EXAMINER	Will work require distur	oing of any tree or	a public street? RQ				
ZONING: BUILDING CODE: Fire_Dept.: Health Dept.: Others:	Will there be in charge to see that the State and are observed? Y?!	l City requireme	nts pertaining thereto				
	S. W. I						
Signature of Applicant Type Name of above Pavid.	and distanting	Phone	:#gz				
Type Name of above PRATO.	Athan	74 -YYP.44	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
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FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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		LOCATION	OR OR F LOT	SEC. 21)		it SAL	YARDS	VARDS	T YARDS	CTIONS	+	AREA	DING AREA	PER FAMILY	H OF LOT	FRUNTAGE	STREET PARK	SING BAYS	
Loning: SPACE & BULK,	NE	ONE LOCATION	TERIOR OR DRNER LOT	S FT. SETBACK REA (SEC. 21)	ISE	EWAGE	LEAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	неіснт	LOT AREA	BUILDING AREA	AREA PER FAMILY	иютн ог сот	LOT FRUNTAGE	OFF-STREET PARKING	LOADING BAYS	
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 ARCA	AREA PER FAMILY	WIDTH OF LOT	LOT FRUNTAGE	OFF-STREET PARK	LOADING BAYS	
Zoning: SPACE & BULK, as applicable COMPL'ES	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT, SETBACK AREA (SEC. 21)	USE	SEWAGE	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	міртн оғ сот	LOT FRUNTAGE	OFF-STREET PARK	LOADING DAYS	CONTINUE CON
COMPLIES COMPLIES	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETHACK ARCA (SEC. 21)	USE	SEWAGE	REAR YARDS	SIDE VARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRUNTAGE	OFF-STREET PARK	LOADING BAYS	CONDITION SPECIFIED BELOW,
COMPLIES CONDITIONALLY	DATE	ZONE LOCATION	INTERIOR OR	40 FT. SLTBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING ARCA	AREA PER FAMILY	WIDTH OF LOT	LOT FRUNTAGE	OFF-STREET PARK	LOADING BAYS	SPECIFIED
COMPLIES COMPLIES	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT, SETBACK AREA (SEC. 21)	USE	ZEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	1H5I3H	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRUNTAGE	OFF-STREET PARK	LOADING DAYS	SPECIFIED BELOW, REASONS
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CITY OF PORTLAND, MAIME SITE PLAN REVIEW Processing Form

	Processing Form
blicant	Date
Mailing Address	Addres. 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 Board of Appeals Action Required: () Yes Planning Board Action Required: () Yes	() No Fotal Floor Area
Other Comments:	
Date Dept. Review Due	_
FIRE DEF	PARTMENT REVIEW (Date Received)
APPROVED APPROVED CONDITIONALLY DISAPPROVED REASONS:	CONNECTIONS SHAFFICERORY CONNECTIONS SHEET OF HATER CONNECTIONS SHEET OF HATER CONNECTIONS SPECIFIED BELOW REASONS SPECIFIED BELOW BELOW
(Attach Separate Sheet if Necessar)	FIRE DEPARTMENT CORY SIGNATURE OF REVIEWING STAFF/DATE 3-24-82

CITY OF PORTLAND. MAINE SITE PLAN REVIEW Processing Form

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CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 2211 CONGress Street

Date of Issue

Sept. 14, 1982

Chis is in 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 ese, limited or otherwise, as indicated below.

FORTION OF BUILDING OR PREMISES

Issued to Union Mutual Life Ins. CO.

APPROVED OCCUPANCY

Phtire - Phase I Building Limiting Conditions: - None

Date Processing Center

This certificate supersedes certificate issued

Approved:

9-14-82 Ma

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CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING

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	YERMIT ISSUED
APPLICATION FOR PERM	
B.O.C.A. USE GROUP	0452
B.O.C.A. TYPE OF CONSTRUCTION	June 14, 1982. TTY of PORTLAND
TORATION FURILLIAND	
The undersigned hereby applies for a permis to erect, after, repair, demolish, mequipment or change use in accordance with the Laws of the State of Maine, the ordinance of the City of Portland with plans and specifications, if any, submit LOCATION 2211 Conspans Street. 1. Owner's name and address Union Mithal Life. Ins. Co same Lessee's name and address Union Mithal Life. Ins. Co same Lessee's name and address Allied Const 92. Darling Ave.	nove or install the following situating. Portland B.O.C.A. Building Cude and Toning uted herewith and the following specifications: Fire District #1 \(\text{3.} \) #2 \(\text{1.} \) Telephone 78C=2211 Telephone No. of sheets No. families No. families
Proposed use of Panaling Sayle of roof.	Rooking
Proposed use of building Life Irs. Last use SATO No. stories Heat Style of roof. Other buildings on same lot	Anneal Fees Same
Other buildings on same cost \$.30,000,00.	Base Fee
FIELD INSPECTOR—Mr@ 775-5451	* Emm
FIELD INAFECTOR @ 775-5451	TOTAL \$ 160.00
Renovations to dining and serving area, as per plan.	
Renovation	Stamp of Special Conditions
(ISSUE PERMIT TO #3)	
NOTE TO APPLICANT: Separate permits are required by the installers	heavergers of heating, plumbing, electrical
To Sengrate permits are required by the installers	s and surgonuments
and mechanicals.	* Å ¯ . %
and mechanicals.	•
Is any plumbing involved in this work?	of filled land? earth of fock.
Material of foundation	Roof covering lining Kind of heat fuel Corner posts Silk Size Max. on centers in every floor and flat roof span over 8 feet. 3rd roof roof roof height? MISCELLANEOUS work require disturbing of any tree on a public street? there be in charge of the above work a person competer eet that the State and City requirements pertaining therete observed?
Material of foundation	Roof covering lining Kind of heat fuel Corner posts Sills Size Max. on centers in every floor and flat roof span over 8 feet. 3rd roof 3rd roof 4 roof height? E number commercial cars to be accommodated habitually stored in the proposed building? MISCELLANEOUS work require disturbing of any tree on a public street? There be in charge of the above work a person competer that the State and City requirements pertaining therefore that the State and City requirements pertaining therefore the state of the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining therefore the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements pertaining the state and City requirements
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CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



GAN. D. ZAYAC Chairperson

MICHAEL E MESTORT Secretary

JACQUELINE COHEN TIMOTHY E FLAHERTY EUGENE S MARTIN THOWAS 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,

(Marille)

Malcolm G Ward

Zoning Enforcement Officer

MGW/t

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

CITY OF PORTLAND. MAINE BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

ı.	Fin	dings of Fact
	A.	Applicant Union Mutua' Life Insurance Co.
	в.	Property Location Vicinity of 2211 Congress Street
	c.	Applicant's Interest in Property:
		() Owner () Tenant () Other
	D.	Property OwnerUnion Mutual Life Insurance Co.
	E.	Owner's Address 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
	н.	Present Use of Property
		Section(s) to Which Variance Related Sec. 602.6.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.
		Requested Variance Would Permit
		twiction 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.
	_	Structure nass
	L L	. Notice Sent to Adjacent Property Owners

II.	Apr	<u>bearances</u>
	A.	Those Advocating Variance B. Those Opposing Variance Union Manual
		(Attachments, As Necessary)
III.	Exh	<u>ibits</u> (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)
	(A)	Ste Pen Application.
ıv.	Rea	sons for Decisions - Undue Hardship (The following checklist relate with the Board of Appeals hard
		ship 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
		(X Yes/Agreement with statement
		() No/Disagreement with statement
		Reasons ledge & contour of land make then
		use necessary.
	В.	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)
	(X) Yes/Agreement with statement
	() No/Disagreement with statement
	cost of constriction
	con of constriction
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 Asmes as alme.
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)
	(X) Yes/Agreement with statement
	() No/Disagreement with statement
	Reasons most of hailer shaller from went.
. Spe	cific Relief Granted
Afte	er a public hearing held on $3/1/82$, the Board of Appeals ds that: (Check One)
X,	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)

100

v

() <u>Disapproval</u> - All conditions required by Sec. 302.24C 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

_Chairman

ZONING BOARD OF APPEALS



GAIL D. ZAYAC Chairperson

MICHAEL E. WESTORT Secretary

JACQUELINE COHEN TIMOTHY E. FLAHERTY EUGCNE 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.

Many enclared warren J. Turner

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

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

DEPT. OF PLANDING \$ -0.0 TOTAL COMMENT ASSET WIS CITY HS FORTLAND, WARNE GUID

WAS 05 39092DN1 03/09/82

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

Mr. Russell O. Washburn 2105 Congress Sto-Fortland, Maine 04102

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 FORMARD

Elnora L Wyman 2015 Congress Street Portland, Maine

Pm 37

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

COO 85 50052HN1 03/05/82

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

Donald Cook 385 Stevens Avenue Portland , Maine

191-2-23-82

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

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

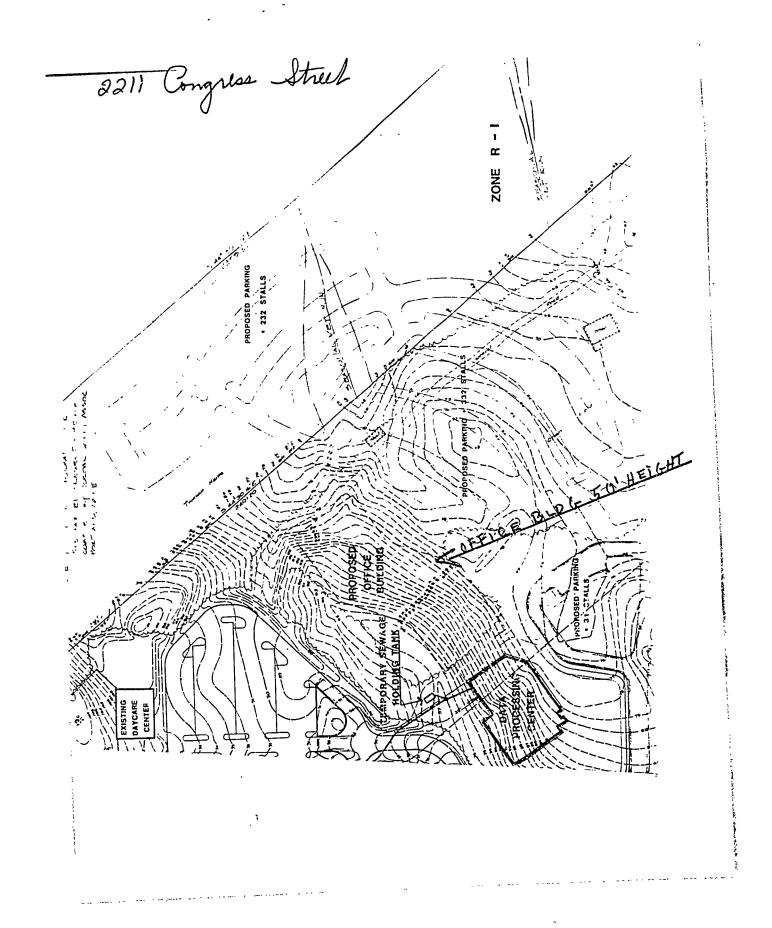
Union Mutual Life Insurance Company, owner of property at 2211 Congress Street under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectifully petitions the Board of Appeals to permit: Construction of a 50 foot high office building at its 72 acre site on 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)

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

Jason M. Magill

Director, Physical Environment



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 State & Bulk Variance Appeal will be heard at a public hearing in Room 2004, City Hall, Portland, Maine, on Thursday, March 11, 1982 at 3:30 P. M. Unis 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 fect in height which is not is suable 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

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

CITY OF PORTLAND, MAINE MEMORANDUM

To: Chairman and Members of the Board of Appeals

DATE: 3-4-82

FROM: Warren J. Turner, Zoning Specialist

Request for Height V riance 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. Jason Magill has advised that the site plan will be delivered to City Hall on

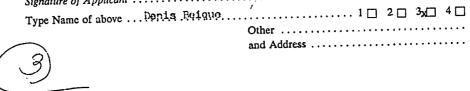
M.. Gerald Brewster has indicated that the Stroudwater Interceptor will probably become served by a temporary sewage holding tank.

Warren J. Turner, Zoning Specialist

WJT/jmr

^ -	* **				PG	I TIMIT	SSUED
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	B.O.C.A. TYPI	E OF CONSTRUCTION	ON	001354			ner 2317
ZONING	LOCATION	PO	RTLAND,	MAINE, Dac: 14;	J 1 teles	TY of PU	RTLANE
To the DIREC The under ture, equipme Zoning Ordin tions: LOCATION 1. Owner's 1 2. Lessee's 1 3. Contracto 4. Architect Proposed use Last use	ctor of Building control of building	NG & INSPECTION S es for a permit to erect accordance with the Le Portland with plans an est. St. Union Matual Life ess. Davison Const & McKee Fldg. for Data P	SERVICES I, alter, rep aws of the d specifican See Ins. Specifican t: Co., Specifican	Sportland, Maine air, demolish, move or is State of Maine, the Portions, if any, submitted has been submitted from the submitte	install the fortland B.O.S. rerewith and To Stands Stands No	ollowing build C.A. Building d the follow in District #1 elephone collephone ding, struc- c Code and g specifica- , #2 3-2211 cr, 1. H.	
Other buildi	nge on same lot					Fee \$.19.	
Estimated co	ontractural cost \$	100.000		ENERAL DESCRIPTI		Fee \$.194	##P.4YP
		@ 775-5451	GI	ENERAL DESCRIPTI	ON		
This application Dwelling	tion is tor:	Ext. 234		struct new buildi plans. 3 floors	. 150	× 100 •	
Garage			as per	dation applied	for an	d issued	on
Metal Bldg. Alterations Demolitions	dg		sepe	rate permit.	Stamp o	f Special Con	ńdicions
Other	APPLICANT: Se	parate permits are requ	aired by th	e installers and subcom	tructors of	heating, plum	ibing, electri-
cal and med	chanicais.	PERMIT IS TO BE IS		1 2 3 5 Other:	4 🗆	• •	
		DETA	AILS OF	NEW WORK			
Is connection Has septice Height avec Size, from Mathelic Connection Kind of rec No. of child Framing I Size Girde Studs (our Joist On connection On connection Stude Course Joist On connection Joint Connection Has septice and a septice an	ion to be made to put tank notice been serage grade to top of the condition	to the floor rying partitions) 2x4-1st floor	Height Samuel Sa	s any electrical v ork interpretation of not, what is proposed form notice sent? The average grade to hig solid or filled land? Do bottom Roof covering Corner po Size Eridging in every floor 3rd 3rd	hest point of heat sits	Sills on centers of span over , roof , roof	fuel
			TO A C	ARAGE			
No. cars	now accommodated	on same lot, to	be accomn	nodated number co to cars habitually stored	mmercial call in the prop	ars to be acco posed buildin	g?
	omobile repairing o		ATE	M	IISCELLAI	MEOUS	
BUILDI	NG INSPECTION	PLAN EXAMINER	٤	Will work require dist	arbing of ar	ny tree on a p	ublic streen? .n
BUILDI	NG CODE:			Will there be in charge to see that the State a	and City rec	ove work a pequirements pe	erson competent ertaining thereto

OFFICE FILE COPY



Health Dept.: are observed? yes....



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Sept, kk

Date

Receipt and Permit number A The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of To the CHIEF ELECTRICAL INSPECTOR, Portland, Mainc. Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications: LOCATION OF WORK: 2211 Congress St. Site of Computer Bldg. OWNER'S NAME: Davison Constr. ADDRESS: Manchester, N. H. Switches _____ Plugmold _____ ft. TOTAL ____ OUTLETS: Receptacles _ Flourescent ____ (not strip) TOTAL ____ FIXTURES: (number of) Strip Flourescent ____ ft. __Uniterground _____Temporary x TOTAL amperes 400 SERVICES: Overhead ___ METERS: (number of) 1 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 mair boiler) _____
Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____ APPLIANCES: (number of) Water Heaters Disposals Ranges Cook Tops Dishwashers Compactors Wall Ovens Others (denote) Dryers Fans TOTAL MISCELLANEOUS: (number of) Branch Panels ____ Separate Units (windows) _____ Transformers _ Air Conditioners Central Unit Signs 20 sq. ft. and under Swimming Pools Above Ground In Ground Fire/Burglar Alarms Residential _____ Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ Circus, Fairs, etc. _ Alterations to wires Repairs after fire Emergency Lights, battery Emergency Generators ______ TATION FOR THE FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: FOR REMOVAL OF A "STOP ORDER" (304-16.b) · or Will Call _ INSPECTION: Will be ready on . E. S. Boulo 40 Circus Time Rd. So. Portland CONTRACTOR'S NAME: ADDRESS: TEL.: MASTER LICENSE NO.: LIMITED LICENSE NO .:

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

INSPECTIONS: PROGRESS INS	Service called in	9-11-81 by	tion v	Permit Number Location 22 Owner Deac
CODE COMPLIA! COMPLET	10:	-////////	Register ingo No. 98	173135 11 Congress St.
	to the same of the same and the			

· . .

2029-2217 Congress St.

July 20, 1981

Unionmutual Life Ins. Co. 2211 Congress St. Portland, Me. Att: Jason Magill, 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

TO SOUTH THE WAY TO SEE THE SECOND

2029-2217 Congress St.

June 22, 1981

Unionrutual Life Ins. Co. 2211 Congress St. Portland, Me. Att: Jason Magill, 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 E-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

ZONING BOARD OF APPEALS



THOMAS J. MURPHY Chairman

GAIL D. ZAYAC

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 Tinkham & Henry S.

216-A-2 Maurice B. Johnson - 3 cliff St.
216-A-5 Harold W. Blanchard - 95 Deerfield Rd. ~ RF10RNGD 7//3/8/

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 "ARIANCE (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 to 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 Strend 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 attached hereto as Exhibit A.

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 inique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size: exceptional topographical featurest 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 afcresaid unique physical condition existed at the time of the enactment of the provision from which a variance is scught 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 patcel 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

• Findings of Fact
A. Applicant Union Mutual Life Ins. Co.
B. Property Location 2029-2217 Congress St.
C. Applicant's Interest in Property:
(x) Owner () Tenant () Other
D. Property Ownersame
E. Owner's Address
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
H. Present Use of Property vacant
I. Section(s) to Which Variance Related 602.24.C
J. Reasons Why Permit Cannot be Issued <u>Height of bldg. will be about 50 ft</u> 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.	App	<u>earances</u>
	A.	Those Advocating Variance Ason Mc GCC Thyr. Bedg. Aunios, U.M.
		(Attachments, As Necessary)
III.	Exh	<u>ibits</u> (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)
	1	Pans hy shoner
IV.	Rea	sons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hard-ship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)
	Α.	The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience
		(V) Yes/Agreement with statement
		() No/Disagreement with statement
	В.	Reasons (ldge (Ind More in Dest use And 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
		(.X Were the result of governmental action

C.	enjoyment of property in the manner commonly enjoyed by Owners of property subject to the lame provision.
	() No/Disagreement with statement
	Reasons
D.	As evidenced by affirmation
	As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant.
	Yes/Agreement with statement
	() No/Disagreement with statement
	Reasons
	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. Sport	
- ppeci	fic Relief Granted
finds	that: (Check on) held on _ Kily // 198/ the
(/ A)	a public hearing held on _kily/6/98/, the Board of Appeals pproval - All of the condition
re ar	pproval - All of the conditions required by Sec. 602.24C 3.b.(1) esponses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.
Co	onditions of Approval (If any)

() <u>Disapproval</u> - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by <u>one or more</u> 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

Chairman



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

	Date, 19, 19, 19	-3 -51
	Receipt and Permit number A 6	71.51
To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine: The undersigned hereby applies for a permit to make electrical instantiation, the Portland Electrical Ordinance, the National Electrical Code Maine, the Portland Electrical Ordinance.	allations in accordance with the laws and the following specifications:	
Maine, the Portland Electrical Ordinance, the National Intersect LOCATION OF WORK: 2195 Outer Congress Street ADDRESS:	same	
LOCATION OF WORK: 2195 Outer Congress Street OWNER'S NAME: Unionmutual Ins. Co. ADDRESS:	FEES	
	1 /	
OUTLETS: Switches Plugmold ft. TO	OTAL 1-30 3.00	
Receptacles Switches Plugmoid relocation	g / o o	^
maxeman and a second se	3.0	<u> </u>
Receptacles Switches relocating FIXTURES (number of) Incandescent Flourescent (not strip) TOTAL Strip Flourescent ft.	· · · · · · · · · · · · · · · · · · ·	
Overhead Underground Temporary T METERS: (number of)		
assumption of	• • • • • • • • • • • • • • • • • • • •	
MOTORS: Inimher of		
Fractional		
1 1177 01100		
PROTECTION AT HEATING:		
Oil or Gas (number of units)		
Oil or Gas (by a main boiler) Oil or Gas (by separate units) Over 20 kws		
Oil or Gas (by separate units) Electric Under 20 kws Over 20 kws		
Flortric Under 20 kws Over 20 kws		
ADDITARICES (number of)		
	rs	
Disposals		
Dishwashers		
Compactors		
Dryers Others (deno	ote)	
Fans - Others (deno		
MISCELLANEOUS: (number of)		
MISCELLANEOUS: (number of) Branch Panels		
Branch Panels Transformers In the state of		
Transformers Air Conditioners Central Unit Unit (windows)		
Air Conditioners Central Unit Separate Units (windows)		
Separate Units (windows) Signs 20 sq. ft. and under		
Signs 20 sq. ft. and under Over 20 sq. ft.		
Over 20 sq. ft. Swimming Pools Above Ground		
Swimming Pools Above Ground In Ground Fire/Burglar Alarms Res.aential		
Ti Dundan Alarms Residential		
Fire/Burglar Alarms Res.gential Commercial		
Heavy Duty Offices, 220 vor to over 30 am	nps	
Circus, Fairs, etc.		
Circus, Fairs, etc		
Alterations to wires Repairs after fire		
Repairs after fire Emergency Lights, battery		
Emergency Lights, battery Emergency Generators INST	DIE.	
Emergency GeneratorsINST	ALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT FOR REMOVAL OF A "STOP ORDER" (304-16.b)	OTAL AMOUNT DUE: 6.	00
	xx	
INSPECTION: 19_; or Will Call		
INSPECTION: Will be ready on		
CONTRACTOR'S NAME: A. W. SEWILLE ADDRESS: Box 806 Scarboro		
ADDRESS: Box 800 person	- cover a cmon. A	
TEL.: 3306 SIGNARY	RE OF COMTRACTOR	
ADDRESS: BOX 800 SCATBOTO TEL.: MASTER LICENSE NO.: 3306 SIGNARU LIMITED LICENSE NO.:	m / lwall_	

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

INSPECTIONS: PROGRESS IN	Service called in
-17 -	S-13-81 Register Page No. D
3-73 TO	REMARKS:

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 12 1961

TO CA	TISE CROTTP			WHI TO IBCI
B.O.C.A.	TURE OF CONSTRU	CTION	386 May 11, 1981	CROPECTION
TADOLE CONTRACT	TIPE OF COMBINE	PORTLAND,	MAINE, May 11, 1981	CITY of PCRTLAND
ZONING LOCAT To the DIRECTOR OF B The undersigned hereb ture, equipment or change Zoning Ordinance of the C tions: LUCATION 2211 1. Owner's name and ad 2. Lessee's name and ad 3. Contractor's name and 4. Architect	UILDING & INSPECTION y cpplies for a permit to use in accordance with to City of Portland with plan Congress St. Iddress Unionmutual Iddress Allied Co	PORTLAND, ON SERVICES, erect, alter, repa the Laws of the S ms and specificati Constr. Specificat	PORTLAND, MAINE ir, demolish, move or install the tate of Maine, the Portland B O ons, if any, submitted herewith a Fire Circus time Rd.	following building, struc- C.A. Building Code and and the following specifica- District #1 [], #2 [Telephone
Last use		,	vie of roof	oofing
Other buildings on same Estimated contractural co	lot			Fee \$
Estimated contractural co	ist \$	GE	NERAL DESCRIPTION	
I his application is for: Dwelling	(a) 7/3-343 Ext. 234	οι To e	rect walls as per p	lans
asonry Bldg			Stamp	of Special Conditions
Other		e required by the	installers and subcontractors of	heating, plumbing, electri-
cal and mechanicals.	PERMIT IS TO	BE ISSUED TO	1 2 2 3 2 4 4	
	1 Ditimization	O	iner:	• • •
	Ŧ	DETAILS OF N	EW WORK	
Is connection to be made Has septic tank notice Height average grade to Size, front Material of Coundation Kind of roof No of chimneys Framing Lumber—Kin Size Girder Studs (outside walls a Joists and rafters On centers: Maximum span: If one story building to	been sent? to top of plate depth No. s Rise per fcol Material of chind Dressed Columns under g and carrying partitions) 1st floor 1st floor 1st floor with masonry walls, thick	Height He	any electrical work involved in toot, what is proposed for sewagerm notice sent? In average grade to highest point oblid or filled land? In bottom cellar coof covering Kind of head of the comment of the covering Size Maridging in every floor and flat to the covering floor and flat to the covering of the covering Maridging in covery floor and flat to the covering of the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the covery floor and flat to the covering of the cover	of roof earth or rock? tt fuel Sills x. on centers roof span over 8 feet. roof roof height?
No cars now accomn	nodated on same lot	., to be accomm	odated number commercial of cars habitually stored in the pr	cars to be accommodated
Will automobile repa	iring be done other than	i minor repairs t	O cars macroans, see	-
APPROVALS BY:		DATE	MISCELLA Will work require disturbing of	1112000
BUILDING CODE: Fire Dept.: Health Dept.:	nes P. Collins		Will there be in charge of the alto see that the State and City rare observed?	pove work a person competent
Others:		plicant	k Cook	Phone #
FIELD INSPECTOR'S		2A	Other and Address	