

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

September 1967

Location: 708 Marion Ave.

Before tank and piping are covered from view, installer is required to notify the Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters

(1)
These tanks of 1000 gallons capacity are required to be of steel or wrought iron no less in thickness than #10 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

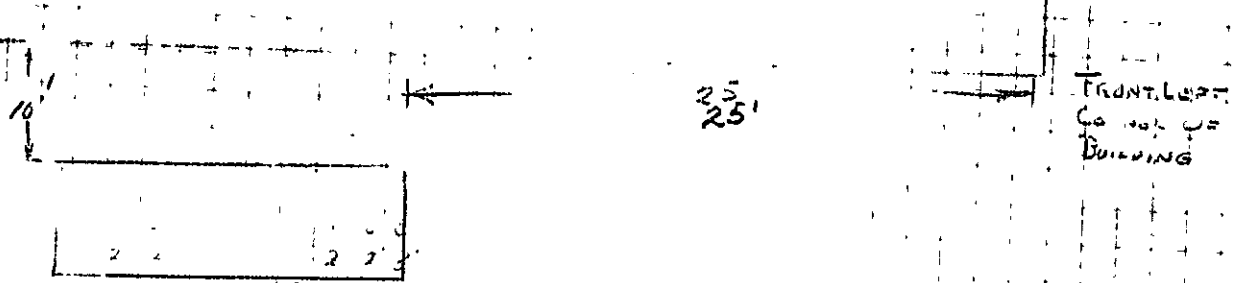
Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

HEDGE & MATTHEWS Bldg.
708 WARDEN AVE.
PORTLAND, MAINE

HEATING BY CARON / WALTER, INC
416 PEARSON ST.
S. PORTLAND, MAINE
799-2220

Front



1000 GAL. WATER TANK

RECEIVED
SEP - 7 1967
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 7, 1967

PERMIT ISSUED

00865 SEP 8 1967

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 708 Warren Ave. Use of Building Shop & Office No. Stories 1 New Building
Name and address of owner of appliance Hedge-Mattheis Company, 18 Ashmont St.
Installer's name and address Caron-Waltz Inc. 416 Preble St. So. Portland Telephone 799-2228

General Description of Work

To install Oil-fired forced warm air heating system and (4) oil-fired Power-Matic Unit Heaters.

(4)-suspended in shop area-(1) in office area IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 6'
From top of smoke pipe thru roof - 4" in dia. chimney over 4' From sides or back of appliance over 3'
Size of chimney flue (2)-10" in dia. (1)-8" Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

(4)-Powermatic-gunitype IF OIL BURNER
(1)-American Std.

Name and type of burner Labeled by underwriters' lab? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 2"
Location of oil storage outside underground Number and capacity of tanks 1000 gals. *
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

* Tank bears Underwriter's Label, buried 3' underground and covered with asphaltum.

Heaters are located at least 8' above floor.

Amount of fee enclosed? 6.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

9/8/67 J. R. Demore, Fire

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

Caron-Waltz Inc.

CS 300

INSPECTION COPY

Signature of Installer by: Frank E. Sawell

7M



APPLICATION FOR PERMIT

Class of Building or Type of Structure Metal
Portland, Maine, September 7, 1967

PERMIT ISSUED
00863
SEP 7 1967
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 708 Warren Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Hedge & Mattheis Company, 18 Ashmont St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Caron-Waltz Inc. 416 Preble St., So. Portland Telephone 799-2228
Architect _____ Specifications _____ Plans NO No. of sheets _____
Proposed use of building Shop & Office No. families _____
Last use _____ No. families _____
Material metal No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 400.00 Fee \$ 3.00

General Description of New Work

To erect "prefab chimney".
Metalvent- 8"-sectional.
Type of heat and fuel-warm air-oil.
Supported on frame of bldg.
Cleanout fitting to be used.

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

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 _____ rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

H. E. M.

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Hedge & Mattheis Company
Caron-Waltz Inc.

CS 301

INSPECTION COPY

Signature of owner by:

Lud. H. Rowell

M.

Permit No. 67/86.3
Location 708 Warren Ave
Owner Hedge-Matthews Corp
Date of permit 9/7/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

11-28-67 Completed

J

EQ
me
leg
AAS

A.P.- 708-720 Warren Avenue

August 16, 1967

Hedge & Matthews
66 Cove Street

to to: Deloid & Gomes
822 Mt. Pleasant St., New Bedford, Mass.

Gentlemen:

It has been brought to our attention that the building at the above named location for which you were recently issued a building permit is not to be built according to the plans submitted to this office. If such is the case, new plans are to be furnished and the changes are to be done as an amendment to the permit issued August 14, 1967. No further work is to be done, other than the foundation until this information is at hand and the amendment issued.

Very truly yours,

Archie L. Seekins
Deputy Director of Building & Inspection Services

ALS:m

A.P.- 708-720 Warren Ave.

August 14, 1967

Hedge & Mattheis
66 Cove Street

cc to: Carroll E. Taylor, 410 Sumner St., Auburn, Maine
cc to: DeLoid & Gomes, 822 Mt. Pleasant St.,
New Bedford, Mass.

Gentlemen:

Permit to erect a 1-story metal building 50'x100' at the above named location is being issued subject to plans and specifications submitted with application and further Building Code compliance as follows:

1. 503.6.7: Door #16 to boiler room will need to be rated for 1-hour fire resistance and equipped with a closer. The boiler room ceiling will need to be of 5/8" thick plasterboard in lieu of the cement asbestos board as indicated.
2. 504.9.2: Signs of permanent character shall be displayed at the mezzanine storage areas stating the live load for which these floors are designed to support.
3. 605.2.3.1: Partitions in the office area, other than masonry, will need to be of metal studs instead of the wood indicated.

Very truly yours,

Archie L. Jenkins
Deputy Director of Building & Inspection Service

ALS:m

A.P. Bear -708-720 Warren Avenue

July 25, 1967

Deloid & Gomis Construction Corp.
822 Mount Pleasant Street
New Bedford, Mass.

cc to: Hedges & Matthews Co., 66 Cove Street
cc to: Carroll E. Taylor, 410 Sumner St.,
Auburn, Maine

Gentlemen:

Permit for excavation and foundation only for a 50'x100'
metal building at the above location as per plans presented with
application is being issued as follows:

1. All footings are to be placed at not less than
4 feet below finished grade.
2. Contrary to Section 2A03 of the specifications, all
concrete work must be formed unless special permission
is given for portions below the frost level or for
sections not subject to frost action.
3. The City of Portland Public Works Department should
be consulted as to application of the Sidewalk Ordinance
at this location.

Very truly yours,

Gerald E. Mayberry
Director of Building & Inspection Services

GEH:m

A.P. Rear -708-720 Warren Avenue

July 25, 1967

Deloid & Combs Construction Corp.
822 Mount Pleasant Street
New Bedford, Mass.

cc to: Hedge & Matthews Co., 66 Cove Street
cc to: Carroll E. Taylor, 410 Summer St.,
Auburn, Maine

Gentlemen:

Permit for excavation and foundation only for a 50'x100'
metal building at the above location as per plans presented with
application is being issued as follows:

1. All footings are to be placed at not less than
4 feet below finished grade.
2. Contrary to Section 2A03 of the specifications, all
concrete work must be formed unless special permission
is given for portions below the frost level or for
sections not subject to frost action.
3. The City of Portland Public Works Department should
be consulted as to application of the Sidewalk Ordinance
at this location.

Very truly yours,

Jerald E. Hayberry
Director of Building & Inspection Services

CEM:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure Excavation & foundation only
Portland, Maine, July 21, 1967

PERMIT ISSUED
00142

JUL 25 1967

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location R 708-720 Warren Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Hedges & Mattheis, 66 Cove Street Telephone 778-8114
Lessee's name and address _____ Telephone _____
Contractor's name and address Deloid & Gomes Const. Corp., New Bedford, Mass. Telephone _____
822 Mount Pleasant St.
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building retail business & retail service No. families _____
Last use _____ No. families _____
Material metal No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

Application for excavation and foundation only for metal building,
50'x100'

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

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? yes
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

M. E. M. / letter

Miscellaneous

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

Hedge & Mattheis
Deloid & Gomes Const. Co.

CS 301

INSPECTION COPY

Signature of owner

By

Supt. James R. Ogden
Dec

NOTES

8-8-67 Footings for
- curb towards Riverside
OK to pour. *DD*

8-15-67 Footings in
Front curb & part sidewalk
ready to pour *DD*

X

Permit No.	67/641
Location	708 W. Harrison Ave.
Owner	H. G. & M. Matthews
Date of permit	8-15/67
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking - at Notice	
Form Check-Notice	

Super - Jim Ogden

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 559.73
 Issued 7/24/67
 Portland, Maine July 24, 1967

To the City Electrician, Portland, Maine:
 The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Hodge & Mattheis Tel. 865-6244
 Contractor's Name and Address Maynard B. Smith Commercial
 Location Warren Ave. Number of Stories 1
 Number of Families 1 Alterations 1
 Description of Wiring: New Work Additions 1
 Pipe Cable Metal Molding 11 BX Cable 11 Plug Molding (No. of feet) 8
 No. Light Outlets 11 Plugs 25 Light Circuits 12 Fluor. or Strip Lighting (No. feet) 416'
 FIXTURES: No. 6 Light Switches 12 Undergound 4 No. of Wires 4 Size 30
 SERVICE: Pipe 2 1/2" Cable Added Total No. Meters 1
 METERS: Relocated 2 Phase 3 H. P. 3 3/4 Amps Volts 208 Starter H.P.
 MOTORS: Number 2 Domestic (Oil) No. Motors Phase H.P.
 HEATING UNITS: Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms) Watts Brand Feeds (Size and No.) Watts
 APPLIANCES: No. Ranges Watts Extra Cabinets or Panels Watts
 Elec. Heaters Watts Signs (No. Units) Watts
 Miscellaneous Welder Air Conditioners (No. Units) 19 Inspection 19
 Transformers Watts
 Will commence July 24, 1967 Ready to cover in 12
 Amount of Fee \$ 12.00 Signed Maynard B. Smith

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER	<input checked="" type="checkbox"/>	GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS: B.T. 10/26/67 INSPECTED BY [Signature] (OVER)

Hedge & Mattheis

LOCATION WARREN AVE

INSPECTION DATE 10/26/67

WORK COMPLETED 10/26/67

TOTAL NO. INSPECTIONS 1

REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooling Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit	1.50
TEMPORARY WORK (limited to 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet over 50	.02
Circuits, Carnivals, Fairs, etc.	10.00
MISCELLANEOUS	
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

10/26/67

\$15-24 7/5/67
Granted 4/27/67
67/18

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Hedge & Mathais Co., owner of property at Rear 708-720 Warren Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions of
said Ordinance to permit: construction of a 1-story metal retail business and retail
service building 50'x100'. This permit is presently not issuable under the Zoning
Ordinance in the I-1 Industrial Zone in which this property is located because such
a use is not permitted by the provisions of Section 11-A-10 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result in
undue hardship in the development of property which is inconsistent with the intent and
purpose of the Ordinance; that there are exceptional or unique circumstances relating
to the property that do not generally apply to other property in the same zone or
neighborhood, which have not arisen as a result of action of the applicant subsequent
to the adoption of this Ordinance whether in violation of the provisions of the
Ordinance or not; that property in the same zone or neighborhood will not be adversely
affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

Hedge & Mathais Co.

By:

H. P. Hughes
APPELLANT

DECISION

After public hearing held April 27, 1967, the Board of Appeals finds that
all of the above conditions do exist with respect to this property and that a
variance should be granted in this case.
It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

Franklin G. Hinckley
Henry M. [unclear]
[unclear]
BOARD OF APPEALS

A.P.- Eoar of 708-720 Warren Ave.

April 3, 1967

Hedge & Mathis Company
66 Cove Street
Portland, Maine

cc to: Carroll F. Eaylor
410 Sumner St., Auburn
cc to: Corporation Counsel

Gentlemen:

We will be unable to issue a building permit to construct a 1-story metal retail business and retail service building 50x100 feet at the above named location because a permit would not be issuable under the Zoning Ordinance in the I-1 Industrial Zone in which this property is located because such a use is not permitted by the provisions of Section 11-A-10 of the Ordinance.

We understand that the company would like to exercise its appeal rights in this matter. Accordingly an authorized representative should come to this office in Room 113, City Hall and apply for a building permit at which time an appeal may be filed on forms which are available here. A fee of \$15.00 shall be paid at this office for the appeal.

Before the appeal date we will need a new plot plan showing a parking area for at least 13 motor vehicles as required by Sec. 14-B-8 of the Zoning Ordinance. We will also need assurance that the company will have a right of way over the Central Maine Power Company's land to Warren Avenue.

Very truly yours,

Gerald E. Kayberry
Director of Building & Inspection Services

GEM:m

April 17, 1967

Hedge & Mathis Co.
66 Cove Street

Gentlemen:

cc: Carroll E. Taylor
410 Sumner St.,
Auburn, Maine

April 27, 1967

DATE: April 27, 1967

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Hedge & Matheis Co.
AT Rear 708-720 Warren Ave.

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

BOARD OF APPEALS

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

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

Record of Hearing

Appeal R 708-120
Warren arc

4/27/67

20

Warren arc

634-780 ✓
631-779 ✓

Warren arc
Reverade St.

Reverade St.

221-319 ✓
212-322 ✓

4/27/67

15

586-688 R. E. Realty Co., Inc. (CR) - 69 ~~Wagner Street~~
694-706 Central Maine Power Co. (CR) - ~~Box 1801, Portland, Maine~~
708-794 Dup.
R. 708-794 Virginia H. Hillies - 700 Warren Avenue ✓

585-615 ~~Arthur Portland Radio, Inc. (CR) - 341 Main St., Westbrook, Maine~~
695-777 Chester G. & Helen O. McAlister - 300 Riverside Street ✓
781 Portland Broadcasting Corporation - 779 Warren Avenue

241-317 Riverside Street

~~213-217 Portland Terminal Co. - Esplanade 222 St. John Street,~~
221-235 Arthur & Mabel C. Graham (PX) - 225 Riverside Street ✓
237-281 Dup.
" Roy E. Knowles (CR) - Unity, Maine ✓
289-409 Donald O. Butler - 174 Prospect Street ✓

212-322 Riverside Street

~~Russell A. Whitney (CR) - (440) Maple St., Maine~~
214-221 Location
222-236 Edith W. Douglass - 232 Riverside Street ✓
238-242 Helen Olan - 248 Riverside Street ✓
244-254 Dup.
251-258 Arthur C. & Kathleen S. Thibodeau - 260 Riverside Street ✓
R. 256-274 Hedge & Mallica Company - 66 Cove Street ✓
260-274 Myrl R. Friell - 268 Riverside Street ✓
276-284 Central Maine Power Co. of Augusta (CR) - Dup.
300 Dup.
312-322 Mary E. Richards - 314 Riverside Street ✓

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 17, 1967

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 27, 1967 at 4:00 p.m. to hear the appeal of Hedge & Mathis Co. requesting an exception to the Zoning Ordinance to permit construction of a one-story metal retail business and retail service building 50'x100' at Rear 708-720 Warren Avenue.

This permit is presently not issuable under the Zoning Ordinance in the I-1 Industrial Zone in which this property is located because such a use is not permitted by the provisions of Section 11-A-10 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 17, 1967

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 17, 1967

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 17, 1967

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 27, 1967 at 4:00 p.m. to hear the appeal of Hedge & Matheis Co. requesting an exception to the Zoning Ordinance to permit construction of a one-story metal retail business and retail service building 50'x100' at Rear 708-720 Warren Avenue.

This permit is presently not issuable under the Zoning Ordinance in the I-1 Industrial Zone in which this property is located because such a use is not permitted by the provisions of Section 11-A-10 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property which is inconsistent with property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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IN THE BOARD OF APPEALS

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er of 708-720 Warren Ave.

April 14, 1967

Carroll E. Taylor
410 Summer Street
Att: Mr. Swift

cc to: Hedge & Mattheis Company
66 Cove Street

Dear Mr. Taylor:

Relative to our telephone conversation of April 13, 1967 regarding item #9 of our letter dated April 12, 1967: Section #151 of the State Plumbing Code requires a floor drain in the shop area. Enclosed find 3 copies of such installations as approved by the Plumbing Department.

Any building where internal combustion engines are serviced is not permitted to be of third class construction as stated in Section 503.3.2 of the Building Code. It will be necessary, therefore to redesign the storage area over the office section to conform to unprotected non-combustible construction.

Very truly yours,

Archie L. Seekins
Deputy Director of Building & Inspection
Services

ALS:m

Re: rear of 708-720 Warren Avenue

April 12, 1967

Hedge & Matthews Co.
66 Cove Street

cc to: Carroll L. Taylor
410 Sumner St., Auburn, Maine

Gentlemen:

In the event that your appeal to construct a 1-story warehouse and office building 50'x100' at the above named location is sustained the following compliance to the Zoning Ordinance and Building Code will need to be met before a permit may be issued.

1. As stated in our letter of April 3, 1967 we will require a new plot plan indicating a parking area for at least 13 motor vehicles as required by Section 14-B-3 of the Zoning Ordinance.
2. We also will need assurance that you will have a right of way over property owned by Central Maine Power Company on Warren Avenue.
3. We will need statements of design covering the design of the pre-engineered metal building and of the foundation and storage areas, signed by persons responsible for the design of same. (2 enclosures).
4. We will need design computations of the structural members of the building to complete our checking before a permit may be issued.
5. The name and address of the contractor and the fee paid based on the cost of work will also need to be furnished.
6. Section 504.9.2: Load signs will need to be displayed at all mezzanine storage areas indicating the live load for which the floor is designed.
7. Section 402.5.4.2: Handrails both sides of stairs to mezzanine storage if stairs are more than 40" wide.
8. Section 503.6.7: Door #8 to boiler room will need to be rated for 1-hour fire resistance and equipped with a closer.
9. Section 503.9.2: Floor drains will be required in the shop area and will need to be equipped with traps or separations.

This building would normally be classified as unprotected non-combustible construction but because of the wood framing and floor of the storage area over the office section this building will need to be classified as Third Class Construction. With this information at hand we may further process this application.

Very truly yours,

Archie L. Seakins
Deputy Director of Building & Inspection Services

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