



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 340-L-17
Barden St.

June 9, 1989


AJB Associates
One Dana Street
Portland, Maine 04101

Gentlemen:

This is in reference to your recent application for a conditional use appeal for a New England Telephone Substation at the end of Wall Street on Barden Street (Lot 340-L-17) for which the appeal was granted by the Board of Appeals on April 6, 1989.

This proposed substation in the R-3 Residence Zone should be processed for site plan review as a minor development. Six copies of the site plan prepared by a registered land surveyor should be submitted for review by the several City departments. The fee for this review is \$300.00. The conditional use appeal is effective for six months following its approval by the Board of Appeals.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Merlin Leary, Code Enforcement Officer
Denice Rogers, New England Telephone Co., 1 Davis Farm Road, Portland
Warren J. Turner, Administrative Assistant



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Sincerely,


William D. Giroux
Zoning Enforcement Officer

*Permit has been issued for Merlin Leary
11/7/89*

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Merlin Leary, Code Enforcement Officer
Denice Rogers, New England Telephone Co., 1 Davis Farm Road, Portland
Warren J. Turner, Administrative Assistant

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: AJE Associates New Eng. / Tel&Tel (applicant)

Address: One Dana St. Portland, 04101 ⁷⁹⁷⁻¹⁷⁸⁵

LOCATION OF CONSTRUCTION Barden St. 340--L-17

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____ Utility Substation

Est. Construction Cost: _____ Type of Use: Conditional Use Appeal

Past Use: Vacant Lot

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

_____ Conversion - Explain Conditional Use Appeal to construct

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Utility Substation

Residential Buildings Only: _____

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type: _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date <u>March 20, 1989</u>	Subdivisor: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$50.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved _____

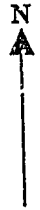
Permit Received By Latini

Signature of Applicant Danielle Rogers for NET Date 3/20/89

Signature of CEO _____ Date _____

Inspection Dates _____

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ Conditional Use Appeal \$50.00

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 9 Packets submitted.

Signature of Applicant David Rogers for New England Telephone Co Date March 20, 1989

April 4, 1989

City of Portland
Zoning Board of Appeals
389 Congress Street
Portland, Maine 04101

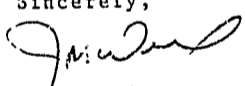
Dear Board Members:

This is to confirm an agreement between A.J.B. Associates and New England Telephone Company for easement rights on our property as it abuts Wall Street. This lot is identified by the Assessors records as Lot 17, Section L of Map 340. The easement is properly defined by the site plan included within the Conditional Use appeal as prepared by HTA-ORST Associates, Inc.

With the approval of the Conditional Use application by the Zoning Board of Appeals, New England Telephone Company and A.J.B. Associates will finalize our transaction prior to the application for a building permit.

If you have any questions or concerns, please do not hesitate to call. Thank you for your time and consideration.

Sincerely,



Partner - A.J.B. Associates

James Wolf

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Lot 340-L-17
End of Wall Street

MERRILL S. SELTZER
Chairman
JOHN C. KNOX
Secretary
PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

April 7, 1989


Ms. Diane Rogers
New England Telephone Co.
5 Davis Farm Road
Portland, Maine 04103

Dear Ms. Rogers:

At the meeting of the Board of Appeals on Thursday evening, April 6, 1989, the Board voted by a unanimous vote of six members present to grant your firm's application for a conditional use appeal which would authorize the construction of a proposed fiber optic switching station at the end of Wall Street in the R-3 Residence Zone. Easement rights for the use of the land which abuts Wall Street are being obtained in an agreement between the New England Telephone Company and A.J.B. Associates prior to the application for a building permit.

A copy of the Board's decision is enclosed. Please furnish this office with a copy of the easement agreement before issuance of the building permit can be processed.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

cc: James Wolf, Wolf Associates, One Dana Street, Portland, Maine 04101
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Merle Leary, Code Enforcement Officer
Sara Green, Planner
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel