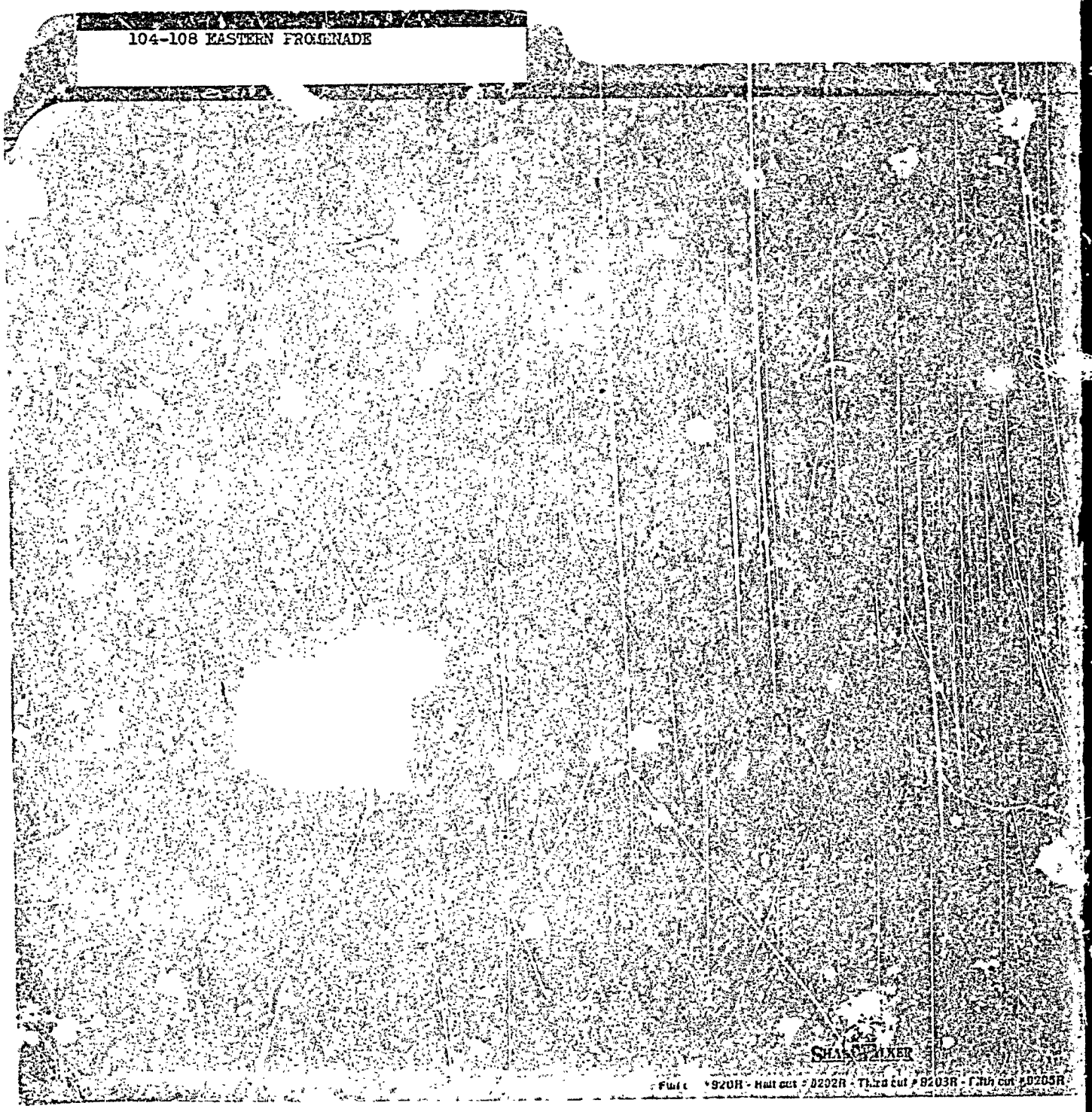
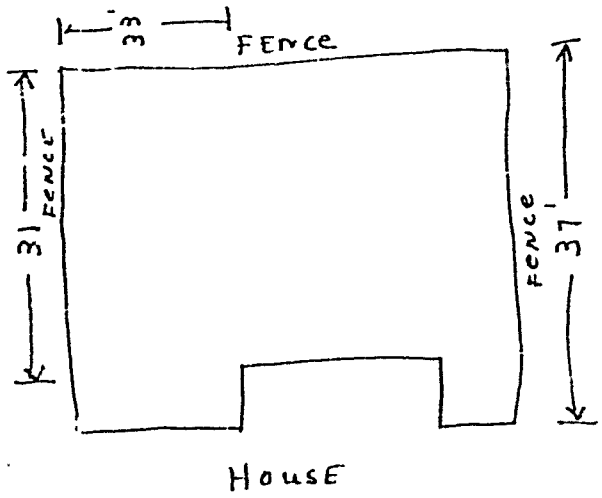
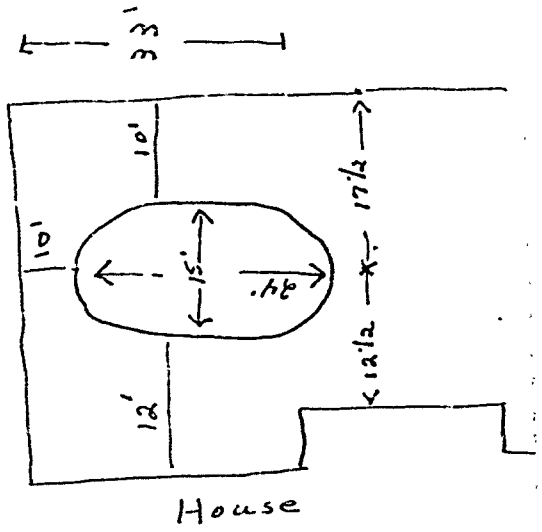
104-108 EASTERN PROMENADE



Full c *920R - Half cut #0202R - Third cut #0203R - Fifth cut #0205R





Plot plan for 15 x 24 oval Coleco Above ground
To be installed at 108 Eastern Prom
Portland, Maine

PERMIT ISSUED

RECEIVED
AUG 16 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 17, 1982

Broadway Pools
698 Broadway
South Portland, Maine 04106

Re: 108 Eastern Prom.

Your application for a building permit to install an above ground swimming pool at 108 Eastern Promenade is being issued with the following requirements:

1. One or more means of egress shall be provided from the pool. Treads of steps or ladders shall have slip resistant surfaces and handrails on both sides, except that handrails may be omitted when there are not more than four steps or when they extend the full width of the side or end of the pool.

2. All swimming pools shall be provid[illegible]th a potable water supply, free of cross connections with [illegible]ool or its equipment.

3. All swimming pool accessories shall be designed, constructed and installed so as not to be a safety hazard. Installations or structures for diving purpose shall be properly anchored to insure stability and properly designed and located for maximum safety.

4. Every person owning land on which there is situated a swimming pool which contains 24 inches or more of water in depth at any point shall erect and maintain thereon an adequate enclosure either surrounding the property or pool area sufficient to make such body of water inaccessible to small children. Such enclosure, including gates therein, must be not less than 4 feet above the underlying ground. All gates must be self latching with latches 4 feet above the underlying ground and otherwise made inaccessible from the outside to small children. A natural barrier, hedge, pool cover or other protective device approved by the governing body may be used so long as the degree of protection afforded by the substituted devices or structures is not less than the protection afforded by the enclosure, gate and latch described herein.

APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 17 1982
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 00669 .....
ZONING LOCATION .... R-6 ..... PORTLAND, MAINE Aug. 13, 1982

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

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

LOCATION 108 E. Pran ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Beverly Mybaver, same ..... Telephone 774-8691
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address Broadways Pools, 698 Broadway, So. Ptld. Telephone 799-6600

..... No. of sheets .....
Proposed use of building ..... No. familie .....
Last use ..... No. families .....
Material ..... No. stories ..... 1' ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $ 2,000

FIELD INSPECTOR—Mr. .....
@ 775-5451

Appeal Fee,	$ .....
Base Fee	20.00 .....
Late Fee	.....
TOTAL	$ 20.00 .....

To install above ground pool 15 x 34 oval

MAIL PERMIT TO #1

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

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

DETAILS OF NEW WORK

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

Joists and rafters:	1st floor	2nd	3rd	roof .....
On centers:	1st floor	2nd	3rd	roof .....
Maximum span:	1st floor	2nd	3rd	roof .....

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

IF A GARAGE

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

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: O.K. Mall 8/16/82
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

MISCELLANEOUS

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

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

Signature of Applicant Danny A. Lewis, pres. Phone # as above .....
Type Name of above ...Broadway Pools ..... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other .....
and Address .....

PERMIT ISSUED
WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Permit No. 82/699

Location 108 Eastern Dr.

Owner Beverly Myhrwold

Date of permit 8-13-82

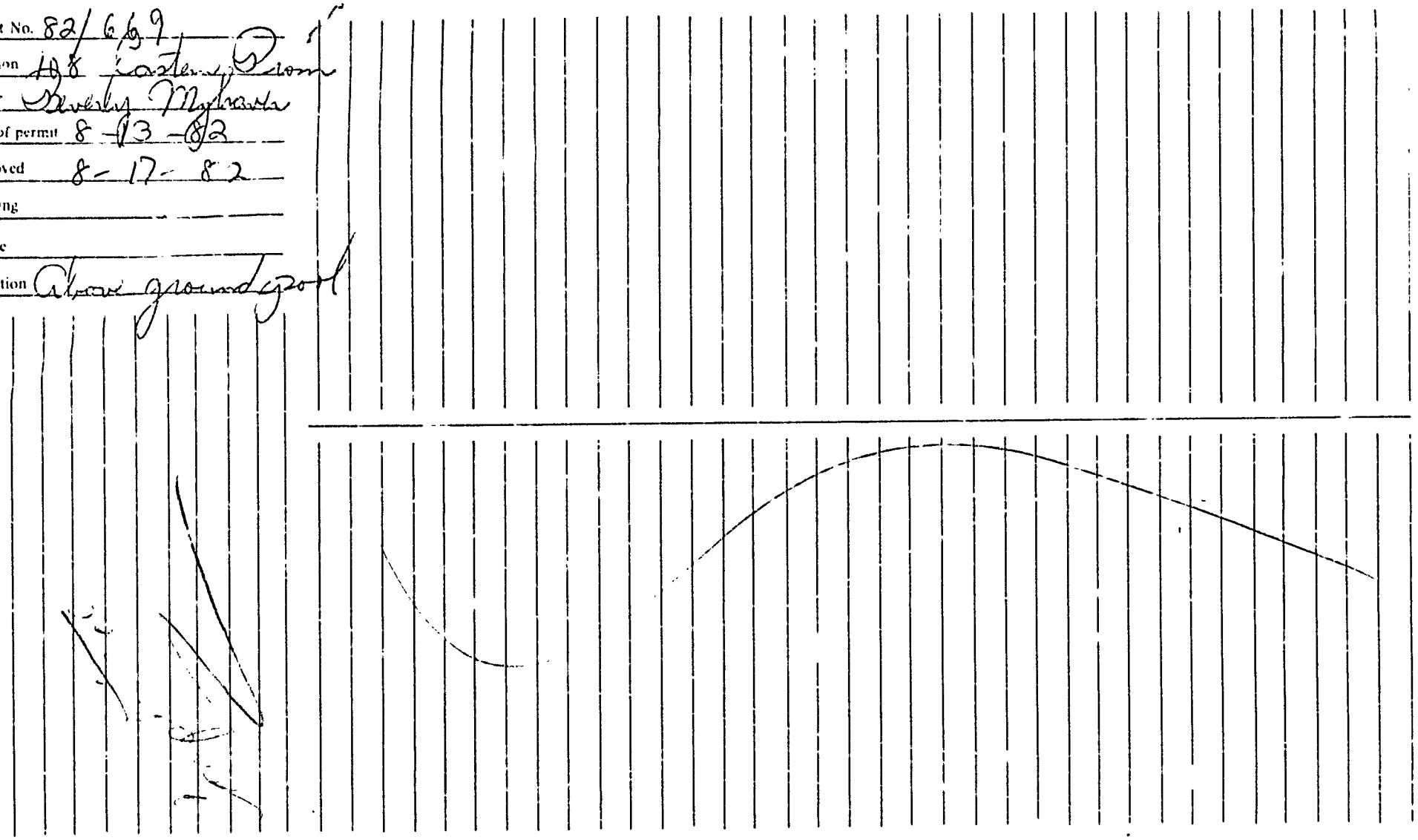
Approved 8-17-82

Dwelling

Garage

Alteration Above ground pool

NOTES



APPLICATION FOR PERMIT

PERMIT ISSUED
092362
MAR 15 1965
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, March 15, 1965

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 108 Eastern Promenade

Owner's name and address Richard Davis, 108 Eastern Promenade Telephone

Contractor's name and address Albert Keniston, 17 Lassel Street Telephone

Use of building—Present Dwelling Proposed ~~Dwelling~~

No. of Stories 2 Style of roof hip Type of present roof covering ~~asphalt~~

Type and Grade of roofing to be used Class C Und. Lab. ~~asphalt~~ No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover one-half of roof

Richard Davis

Fee $ .50

Signature of Owner By: Albert D. Keniston

INSPECTION COPY

C23 155-5C Marks

Permit No. 65/7:2

Location 108 Erection

Owner Richard Davis

Date of permit 2/15/65

PERMIT TO INSTALL PLUMBING

14660
PERMIT NUMBER

Address 308 Eastern Promenade

Installation For: Richard Davis

Owner of Bldg: Richard Davis

Owner's Address: Same

Plumber: Maynard Waltz Date: 11-10-64

Date Issued 11-10-64
PORTLAND PLUMBING INSPECTOR

By J. P. Welch
APPROVED FIRST INSPECTION

Date 11-12-64

By

APPROVED FINAL INSPECTION

Date JOSEPH - WELCH
CHIEF PLUMBING INSPECTOR

By

TYPE OF BUILDING
- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	2	$ 4.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
		TOTAL ▶		$ 4.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

33

PERMIT NUMBER 9111

Date Issued 8-5-60

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 8-5-61

JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date 8-5-60

By JOSEPH P. WELCH

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 108 Eastern Promenade

Installation For: Richard Davis

Owner of Bldg.: Richard Davis

Owner's Address: 108 Eastern Promenade

Plumber: Swallner & Iverson Inc. Date: 8-5-60

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS	3	
		TANKLESS WATER HEATERS		
2		GARBAGE GRINDERS	2	$4.00
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			2 Total	$4.00

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 8959

Date Issued July 11, 1960

PORTLAND PLUMBING INSPECTOR

By J P Welch

APPROVED FIRST INSPECTION

Date July 11-60

JOSEPH P WELCH

APPROVED FINAL INSPECTION

Date July 4-1961

By JOSEPH P WELCH

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☑ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

SM 12-53 ☐

PERMIT TO INSTALL PLUMBING

Address: 108 Eastern Promenade

Installation For: Richard F Davis

Owner of Bldg.: Richard F Davis

Owner's Address: 108 Eastern Promenade

Plumber: Lovejoy & Jordan Date: 6-25-60

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
2		SINKS	2	1.00
2		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
		DRAINS		
		HOT WATER TANKS 3		
1		TANKLESS WATER HEATERS	1	.66
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		Washing Machine	1	.66
			Total	11.32

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 3533

Date Issued 6-29-56

PORTLAND PLUMBING INSPECTOR

By F Pilch

APPROVED FIRST INSPECTION

Date June 15-56

By F Pilch

APPROVED FINAL INSPECTION

Date June 15-56

By F Pilch

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 102 Oak Riverside

Installation For:

Owner of Bldg.: Geo. M. Smith

Owner's Address: 102 Oak Clarno

Plumber: Parker & Co. Date: 6-29-56

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS 30 gal	1	$4.50
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			1	$4.50

Total

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

ISSUED
01152
SEP 12 1961
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, September 12, 1961

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 108 Eastern Promenade Within Fire Limits? _____ Dist. No. _____

Owner's name and address Richard Davis, 108 Eastern Prom. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Oscar H Froding, 98 Columbia Rd. Telephone 2-2044

Architect _____ Specifications _____ Plans no No of sheets _____

Proposed use of building Dwelling No. families 2

Last use " No. families 2

Material frame No. stories 2½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 250.00 Fee $ 2.00

General Description of New Work

To demolish existing rear platform and steps. 6' x 20'.
To construct rear platform and steps 6' x 20' same location.

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

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 6' wide depth 20' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation existing (brick piers) 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? dressed Corner posts _____ Sills 4x6

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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

Joists and rafters: 1st floor 2x6 , 2nd _____, 3rd _____, roof no roof

On centers: 1st floor 16" , 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor 10' , 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

Richard Davis
Oscar H Froding.

INSPECTION COPY

Signature of owner by: Oscar H Froding

7/h

Permit No. 61 1513

Location 108 Carleton Ave

Owner Richard Dinnis

Date of permit 9/12/61

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

10/31/61 - All work started

11/29/61 - Same & S.S.

1/2/62 - Same & S.S.

2/9/62 - No work started

Lapsed

Memorandum from Department of Building Inspection, Portland, Maine

AP-108 Eastern Promenade

October 4, 1961

Mr. Oscar M. Froding
98 Columbia Road

cc to: Richard Davis
108 Eastern Promenade

Dear Mr. Froding:

Permit to construct platform and stairway at second floor above existing piazza is being issued subject to our discussion as follows:

1. Corner and supporting posts are to be a minimum of 4x6" members continuous from sill to second floor porch rail.

2. The 4x6" sills are to be let into the 6" dimension of the posts 2" for support.

3. There are to be rails around the stairwell opening at the second story platform and handrails for stairs as well.

4. Headers and trimmers for stairwell opening are to be doubled 2x6" members.

5. Three 2x6 stringers with points nailed on will be sufficient for these stairs.

Very truly yours,

GEM/lg

Gerald E. Mayberry
Deputy Building Inspection Director

CS-27

PERMIT ISSUED
OCT 4 1961
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, Sept. 18, 1961

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 61/1152 *pertaining to the building or structure comprised in the original application 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 108 Eastern Promenade — Within Fire Limits? ..... Dist. No. .....

Owner's name and address Richard Davis, 108 Eastern Promenade — Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address Oscar K Froding, 98 Columbia Road — Telephone .....

Architect ..... Plans filed yes No. of sheets 2

Proposed use of building Dwelling — No. families .....

Last use " — No. families 2

Increased cost of work 300.00 — Additional fee 2.00

Description of Proposed Work

To construct 2nd story piazza with stairway inside of first and second floor porches. (no roof) 6' x 20' rear of dwelling.

Permit Issued with Memo

Appeal sustained 9/27/61

Details of New Work Permit to owner

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

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 .....

Material of underpinning ..... Height ..... Thickness .....

Kind of roof no roof. Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining .....

Framing lumber—Kind hemlock ..... Dressed or full size? dressed .....

Corner posts ..... Sills ..... Girt or ledger board? ..... Size .....

Girders ..... Size ..... 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 2x6, 2nd ....., 3rd ....., roof ----

On centers: 1st floor 16", 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor 10', 2nd ....., 3rd ....., roof .....

Approved: A. E. Gn. w/memo

Richard Davis

Signature of Owner by: Richard H Davis

Approved: Albert J Sears
Inspector of Buildings

INSPECTION COPY

BP-61/1152- 104-108 Eastern Promenade

Sept. 19, 1961

Mr. Richard A. Davis
108 Eastern Promenade

cc to: Corporation Counsel

Dear Mr. Davis:

Permit amendment for constructing a second floor and stairway without roof above existing first floor platform 6 feet by 20 feet on rear of dwelling at the above named location is not issuable under the Zoning Ordinance because the new work will be only about 10½ feet from the rear lot line instead of the minimum rear yard distance of 20 feet required by Section 7-B-1 of the Ordinance applying to the R-6 Residence Zone in which the property is located. We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

Granted 9/28/61
61/87

DATE: Sept. 28, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF RICHARD A. DAVIS

AT 104-108 Eastern Promenade

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

VOTE

BOARD OF APPEALS

	Yes	No
~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ Frederick B. Nelson	(✓)	( )
Ralph L. Young	(✓)	( )
Harry M. Shwartz	(✓)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL September 20, 1961

Richard A. Davis, owner of property at 104-108 Eastern Promenade, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of second floor and stairway without roof above existing first floor platform, 6 feet by 20 feet, on rear of dwelling at this location. This permit is presently not issuable because the new work will be only about 10-1/2 feet from the rear lot line instead of the minimum rear yard distance of 20 feet required by Section 7-B-1 of the Ordinance applying to the R-6 Residence Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Richard H. Davis
APPELLANT

DECISION

After public hearing held September 28, 1961, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

Ralph L. Young
Harry M. Ekmark
Frederick R. Nelson
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

September 25, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, September 28, 1961, at 4:00 P.M. to hear the appeal of Richard A. Davis requesting an exception to the Zoning Ordinance to permit construction of second floor and stairway without roof above existing first floor platform, 6 feet by 20 feet, on rear of dwelling at 104-108 Eastern Promenade.

This permit is presently not issuable because the new work will be only about 10 1/2 feet from the rear lot line instead of the minimum rear yard distance of 20 feet required by Section 7-B-1 of the Ordinance applying to the R-6 Residence Zone in which this property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Copies to: Daniel J. Hayden
17 Morning Street

Priscilla B. Smith
21 Morning Street

September 25, 1961

Mr. Richard A. Davis
108 Eastern Promenade
Portland, Maine

Dear Mr. Davis:

September 28, 1961

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

BP-61/1152- 104-108 Eastern Promenade

Sept. 19, 1961

Mr. Richard A. Davis
108 Eastern Promenade

cc to: Corporation Counsel

Dear Mr. Davis:

Permit amendment for constructing a second floor and stairway without roof above existing first floor platform 6 feet by 20 feet on rear of dwelling at the above named location is not issuable under the Zoning Ordinance because the new work will be only about 10½ feet from the rear lot line instead of the minimum rear yard distance of 20 feet required by Section 7-B-1 of the Ordinance applying to the R-6 Residence Zone in which the property is located. We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

COPY

APPLICATION FOR PERMIT

PERMIT ISSUED
JUN 30 1961
CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, June 30, 1961

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 108 Eastern Promenade

Owner's name and address Richard H Davis, 108 Eastern Prom. Telephone

Contractor's name and address Ralph Denham Scarboro Maine Telephone

Use of building—Present Dwelling Proposed Dwelling

No. of Stories 2 ½ Style of roof pitch Type of present roof covering Asphalt Class C Und.Lab.

Type and Grade of roofing to be used Asphalt Class C.Und.Lab. No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover porch roof on dwelling.
To cover two sides of 1-car garage.roof.

Fee $ .50

Signature of Owner by: Richard H Davis

INSPECTION COPY

Appeal withdrawn 6/21/60 60/66

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL June 17, 1960, 19__

Richard A. Davis, owner of property at 104-108 Eastern Promenade,
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to permit construction of an enclosed stairway
from second floor to ground on rear and side of dwelling at this location. This permit is
not available because the proposed work will be only about 5 feet from one section of the
rear lot line and about 13½ feet from another part of that line instead of the minimum rear
yard clearance of 20 feet required for any new work by Section 7-B-1 of the Ordinance applying
to the R-6 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL:
Such permit may be granted only if the Board of Appeals finds that enforcement of the terms
of the Ordinance would result in undue hardship and desirable relief may be granted without
substantially departing from the intent and purpose of the Ordinance.

_____
APPELLANT

DECISION

After public hearing held _____, 19__; the Board of Appeals finds that

It is, therefore, determined that

_____
_____
_____
BOARD OF APPEALS

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, June 14, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ..... pertaining to the building or structure comprised in the original application 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 108 Eastern Promenade ..... Within Fire Limits? ..... Dist. No. .....

Owner's name and address Mrs. Richard A. Davis, 143 Scammon St., So. Port. Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address Ernest C. Soule, 75 Edwards St. Telephone .....

Architect ..... Plans filed yes No. of sheets 1

Proposed use of building Dwelling No. families 2

Last use " No. families 2

Increased cost of work ..... Additional fee .50

Description of Proposed Work

To construct outside enclosed stairway on rear of building as per plan

Details of New Work

Ernest Soule

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

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 .....

Material of underpinning ..... Height ..... Thickness .....

Kind of roof ..... Rise per foot ..... Roof covering ..... of lining .....

No. of chimneys ..... Material of chimneys .....

Framing lumber—Kind ..... Dressed or full size? .....

Corner posts ..... Sills ..... Girt or ledger board? ..... Size ..... Max. on centers .....

Girders ..... Size ..... 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 .....

Approved: .....

.....

.....

Mrs. Richard A. Davis

Signature of Owner By: .....

Approved: Ernest C. Soule

Inspector of Buildings

INSPECTION COPY

CS. 105

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 9, 1960

PERMIT ISSUED
JUN 14 1960

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 108 Western Promenade Within Fire Limits? _____ Dist. No. _____

Owner's name and address Mrs. Richard H. Davis, 11 Dearmon St., So. Port. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ernest C. Soule, 75 Edwards St. Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 6

Proposed use of building Dwelling No. families 2

Last use " No. families 1

Material frame No. stories 2 Heat _____ Style of roof hip Roofing _____

Other buildings on same lot garage

Estimated cost $ 3200. Fee $ 5.00

General Description of New Work

To change use of building from 1-family dwelling to 2-family dwelling.
1st floor - Partition off existing pantry to form bathroom - 2x4 studs, 16"O.C., plasterboard - existing window
Change doors and windows as per plans

2nd floor - Change doors and windows as per plans

~~To construct rear outside stairway as per plans~~

Permit Issued with Letter

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*** Ernest C. Soule

Details of New Work

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

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

Has septic tank notice been sent? _____ Form notice sent? _____

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing Lumber--Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

If a Garage

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

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

APPROVED:
with letter of 6/14

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

Richard Davis

CS 301

INSPECTION COPY

Signature of owner By: E. C. Soule

PH

Permit No. C-0 [illegible]

Location [illegible]

Owner [illegible]

Date of permit 6/14/60

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7/12/60 - Work nearly done
-LF

8/1/60 - Work done
Cert to be issued-
LF

A. - 104-108 Eastern Promenade

June 14, 1960

Mrs. Richard A. Davis
143 Scanlon Street

cc to: Mr. Ernest C. Soule
75 Edwards Street
cc to: Corporation Counsel

Dear Mrs. Davis:

Building permit for construction of an enclosed stairway from second floor to ground on rear and side of dwelling at the above named location is not issuable because the proposed work will be only about 5 feet from one section of the rear lot line and about 13½ feet from another part of that line instead of the minimum rear yard clearance of 20 feet required for any new work by Section 7-B-1 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located.

I understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly I am certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

6/21/60
Appeal filed but withdrawn

AP- 104-108 Eastern Promenade

June 24, 1960

Mr. Ernest C. Soule
75 Edwards Street

cc to: Mrs. Richard A. Davis
143 Scammon Street, S.Portland

Dear Mr. Soule:

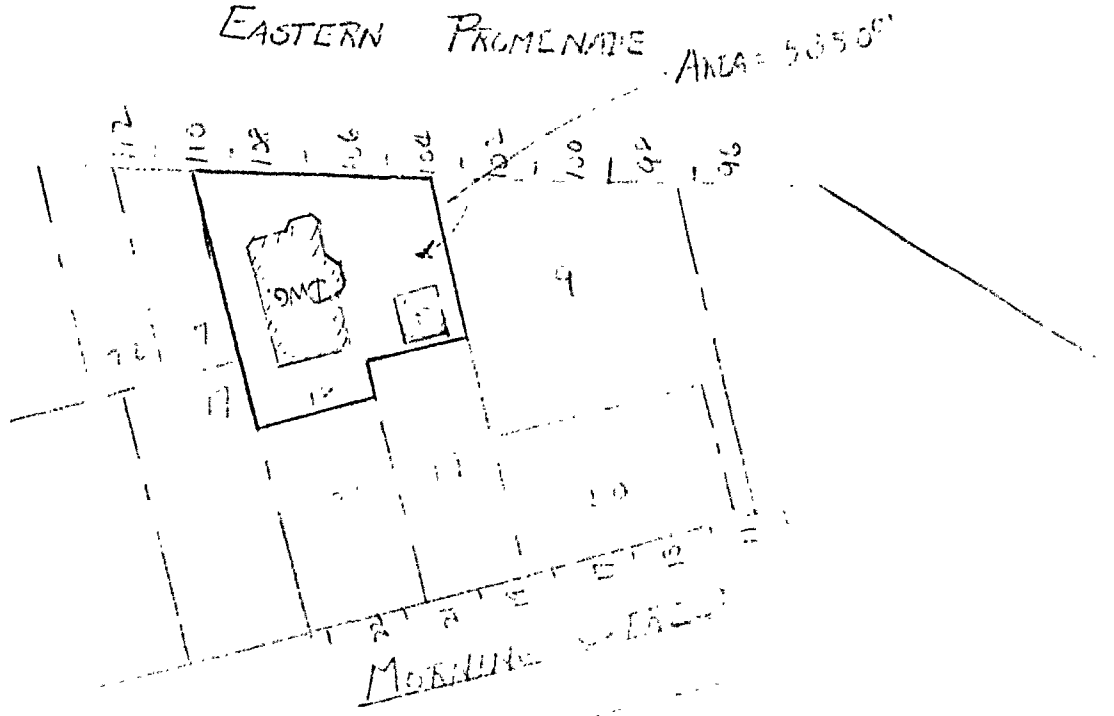
Building permit for changing use of the single family dwelling at the above named location to living quarters for two families is issued herewith based on plans filed with application for permit, but subject to the condition that there are to be no living quarters above the second story. The construction of an enclosed rear stairway from the first floor to the ground has been excluded from the work covered by this permit. It is understood that the owner would like to appeal discrepancies concerning application of Zoning Ordinance requirements involving closeness of proposed stairway to lot lines. Construction of the stairway is to be covered by an amendment to the permit now being issued, which is to be filed as a basis for instigation of appeal proceedings.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

C-C



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine 12/5/50

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 103 E. Promenade Use of Building dwelling No. Stories ~~Existing~~ Existing "

Name and address of owner of appliance Robert K. Smith, 108 Eastern Promenade

Installer's name and address Randall & McAllister, Portland, Me. Telephone

General Description of Work

To install Tinken Silent Automatic Rotary Wall Flame Burner with steam controls

IF HEATER, OR POWER BOILER

Location of appliance or source of hea Cellar Type of floor beneath appliance cement

If wood, how protected? Kind of fuel

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue Other connections to same flue

If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Tinken Rotary Labelled by underwriter's laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner cement

Location of oil storage cellar Number and capacity of tanks 1 - 275 gallon

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? none

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or 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?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

RECEIVED

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: OK 12-9-50 VTP

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

Signature of Installer Randall & McAllister

A. RILEY

INSPECTION COPY

Permit No. 50/2406

Location 1812 East Second Street

Owner [illegible] Smith

Date of permit 12/9 [illegible]

Approved [illegible]

NOTES

1 Ft. [illegible]

2 Year Type [illegible]

3 Wall [illegible]

4 Bur[illegible] Supply [illegible]

5 Name [illegible]

6 Size [illegible]

7 Distance [illegible]

8 Name [illegible]

9 Capacity [illegible]

10 Type Engine [illegible]

11 Tank Distance [illegible]

12 Oil Gauge [illegible]

13 Instruction Card [illegible]

L-10 5 H.

Left Alone

Pipe

Rept. 3736C-I

July 15, 1941

Mr. F. [illegible],
73 Ashmont Street,
Portland, Maine

Dear Sir:

In your application for a building permit to cover alterations in the building of Mr. Robert Smith at 139 Eastern Promenade, you have shown that the new enclosed rear porch would be only 10 feet from the rear line in an Apartment House Zone where the Zoning Ordinance requires no less than 12 feet to new work covered by a permit.

You will see that if this distance is actually less than 12 feet, I am unable to issue the permit.

The owner has appeal rights which may be exercised, and these will be explained to him if he will get in touch with the undersigned at this office. I am forced to be out of the office a great deal of the time but try to be here between the hours of one o'clock and three o'clock every day but Saturday.

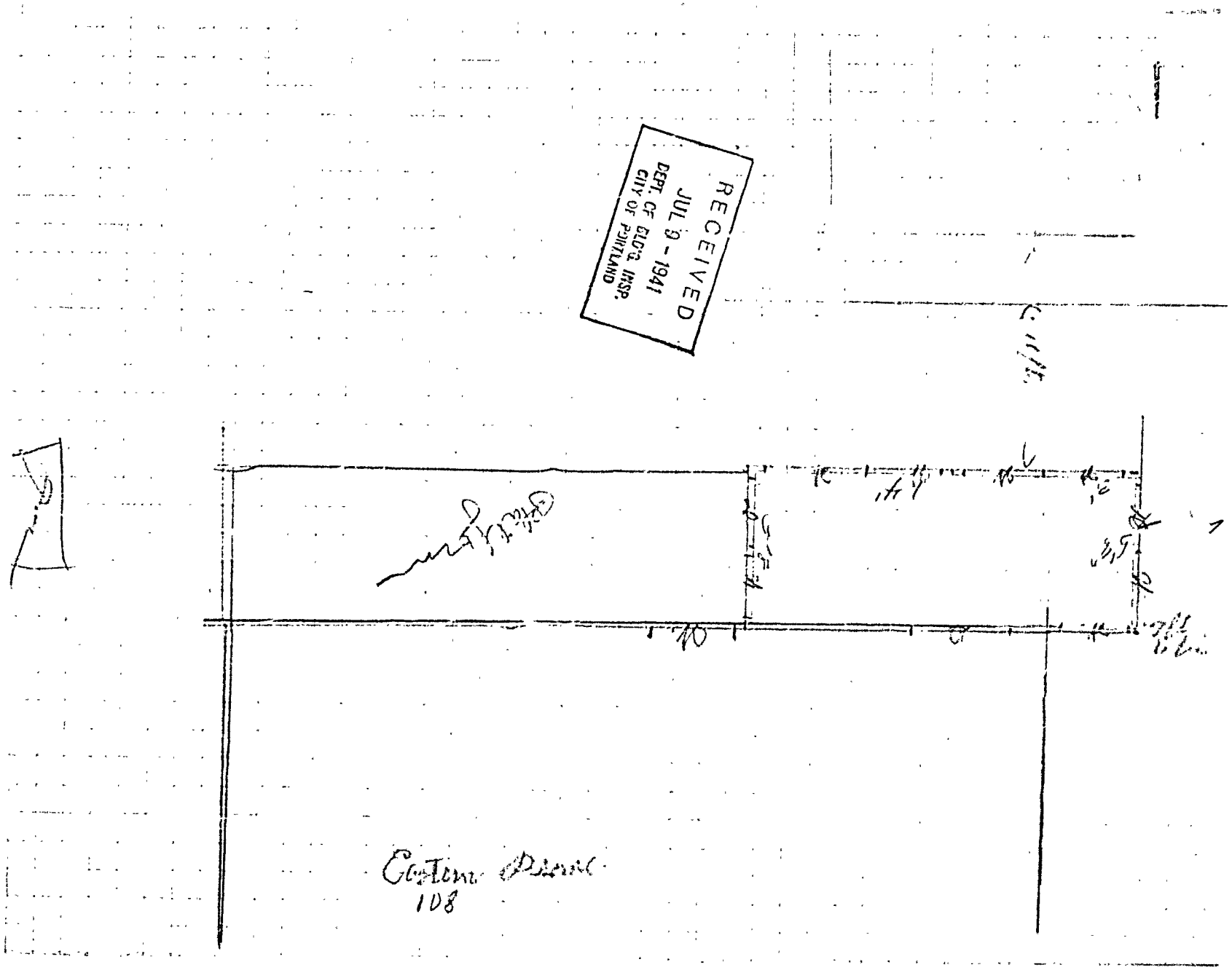
If an appeal is to be filed, it would be well to do so at once as delay in getting the matter will otherwise ensue. The normal date for hearing such an appeal would be July 16th, but the appeal would have to be filed not later than July 14th to be heard on that date.

Very truly yours,

Inspector of Buildings

mcb/t
CC: Mr. Robert Smith
139 Eastern Promenade

RECEIVED
JUL 9 - 1941
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Custom Home
108

...) APARTMENT HOUSE ZONE

PERMIT ISSUED

Permit No. 1127

JUL 22 1941

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 9, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 108 Eastern Promenade Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Robert Smith, 108 Eastern Promenade Telephone

Contractor's name and address W. F. Wallace, 73 Belmont St. Telephone 3-8691

Architect Plans filed yes No. of sheets 1

Proposed use of building dwelling house No. families 1

Other buildings on same lot garage

Estimated cost $ 175 Fee $

Description of Present Building to be Altered

Material wood No. stories 2½ Heat Style of roof Roofing

Last use dwelling house No. families 1

General Description of New Work

To build addition 3' x 5'8" to existing platform, first floor, and provide new roof over section of this platform 17' x 5'8" and glass in more than half of the area of the vertical enclosing walls will consist of window sash or glass area of doors

... sustained 7/21/41 ...

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.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Is any plumbing work involved in this work?

Is any electrical work involved in this work? Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? solid (existing brick piers) earth or rock? earth

Material of foundation iron column Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof flat (tipped) Rise per foot 1½" Roof covering tin

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind spruce or hemlock Dressed or full size? dressed

Corner posts 4x4 Sills 4x6 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters:	1st floor 2x6	2nd	3rd	roof 2x6
On centers:	1st floor 16"	2nd	3rd	roof 20"
Maximum span:	1st floor 5'	2nd	3rd	roof 5'

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

If a Garage

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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade 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

Signature of owner Robert Smith By W. F. Wallace

INSPECTION COPY

'41/1044
& Eastern Sprm
- Robert Smith

Date of permit 7/22/41

Notif closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8/7/41

Cert. of Occupancy issued None

NOTES

7/31/41 - Work not
ready for
8/7/41 - Work and
complied OK

J.

THIS SHEET

Sustained 7/21/41

City of Portland, Maine

[redacted]

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Robert Smith at 108 Eastern Promenade

July 11, 19 41

To the Municipal Officers:

Your appellant, Robert Smith

who is the owner of property at 108 Eastern Promenade

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to cover construction of an enclosed porch about 17 feet by six feet in the first story at the rear of the dwelling house on this property because the new work is proposed only 10 feet from the rear property line instead of the 12 foot minimum provided by the ordinance in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant has been putting on a temporary storm porch at this location for a number of years, and now desires to make a permanent glassed-in porch for additional comfort and convenience. It is his belief that the location of the proposed porch will not decrease light and air of or increase fire hazard to the neighboring property.

[illegible] granting as (3-C-13)

41/50

Action of Appeals Committee on Appeal of
Robert Smith, 108 Eastern Promenade

Chairman Martin.....Yes.....

Edward Berry.....Yes.....

Dr. Leighton.....

Herman E. Libby.....Yes.....

William J. Ward.....

41/.50

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF ROBERT SMITH AT 108 EASTERN PROMENADE

July 18, 1941

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Martin, Councillors Berry and Libby and the Inspector of Buildings.

Mr. Fred Wallace, contractor, appeared for the appellant in support of the appeal and there were no opponents present.

Warren McDonald

Room 21, City Hall
July 16, 1941

Mr. Robert Smith,
108 Eastern Promenade,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, July 18, 1941 at four-thirty o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the construction of the enclosure of a porch at the rear of your dwelling house at 103 Eastern Promenade.

Please be present or be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

CC: F. E. Wallace
73 Ashmont Street

41/50

Room 21, City Hall
July 16, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, Ju. 18, 1941 at four-thirty o'clock in the afternoon upon the appeal under the Zoning Ordinance of Mr. Robert Smith relating to minor alterations of his dwelling house at 108 Eastern Promenade.

The Inspector of Build.ar ... was unable to issue a building permit to cover the construction of an e... porch about 17 feet by 6 feet in the first story at the rear of the ... house on this property because the new work is proposed only 10 f... the rear property line instead of the 12 foot minimum provided by the ... ance in the Apartment House zone where the property is located.

The appellant sets forth in his appeal as follows: "The appellant has been putting on a temporary storm porch at this location for a number of years, and now desires to make a permanent glassed-in porch for additional comfort and convenience. It is his belief that the location of the proposed porch will not decrease light and air or increase fire hazard to the neighboring property.".

All persons interested either for or against the appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

Robert Mack
21 Morning Street

, that the appeal under the zoning ordinance of Robert Smith at 108 Eastern Promenade, relating to construction of an enclosed porch closer to the rear property line than ordinarily permitted in the Apartment House Zone where the property is located, be sustained and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the ordinance in this specific case involves unnecessary hardship by needlessly depriving the owner of the opportunity of improving the property; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance in that the location of the proposed enclosure would not interfere with light and air or increase fire hazard to the neighboring property.

(1) APARTMENT HOUSE ACT

PERMIT ISSUED
Permit No. 6705
MAY 2 1929

APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd

Portland, Maine, May 1st 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 109 Eastern Promenade Ward 1 Within Fire Limits? Yes Dist. No. 3

Owner's or Lessee's name and address Robert M. Smith Same Telephone

Contractor's name and address Owner Telephone

Architect's name and address

Proposed use of building 2 Car Garage No. families

Other buildings on same lot Dwelling House

Description of Present Building to be Altered

Material Wood No. stories 1 Heat Style of roof Roofing

Last use 2 Car Garage No. families

General Description of New Work

To enlarge present doors of Garage (2 Car)

NOTIFICATION BEFORE LATHING WILL BE REQUIRED
CERTIFICATE OF OCCUPANCY WILL BE REQUIRED
BEFORE CONNECTION FOR WATER

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness,, top bottom

Material of underpinning Height Thickness

Kind of roof Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? No

Plans filed as part of this application? No No. sheets

Estimated cost $ 25.00 50.00 Fee $ .25 .50

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

Signature of owner Robt. M. Smith

PRO INSPECTION COPY

Mitt P. Lawson
CHIEF OF FIRE DEPT.

9103H

Ward 1 Permit No. 29/1705

Location 108 Eastern Prom

Owner Robert M Smith

Date of permit 5/2/29

Notif. closing in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland Me., May 16, 1918 *19*

To the

INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location 108 Eastern Promenade Wd. 1

Name of owner is? Robert M. Smith Address 108 Eastern Promenade

Name of mechanic is? W. Gregory " Grand Trunk R R

Name of architect is? "

Proposed occupancy of building (purpose)? Private garage

If a dwelling or tenement house, for how many families?

Are there to be stores in lower story? No.

Size of lot, No. of feet front? 80 ; No. of feet rear? ; No. of feet deep? 70

Size of building, No. of feet front? 16 ; No. of feet rear? ; No. of feet deep? 20

No. of stories, front? one ; rear?

No. of feet in height from the mean grade of street to the highest part of the roof? 12 ft.

Distance from lot lines, front? 50 feet; side? 4 feet; side? feet; rear? 2 feet

Firestop to be used? Sides and roof to be covered with slate suffaco Ashphalt

Will the building be erected on solid or filled land?

Will the foundation be laid on earth, rock, or piles?

If on piles, No. of rows? distance on centres? length of?

Diameter, top of? diameter, bottom of?

Size of posts?

" girts?

" floor timbers? 1st floor concrete, 2d , 3d , 4th

O. C. " " " " , " , " , "

Span " " " " , " , " , "

Braces, how put in?

Building, how framed?

Material of foundation? concrete thickness of? laid with mortar?

Underpinning, material of? height of? thickness of?

Will the roof be flat, pitch, mansard, or hip? ~~pitch~~ hip Material of roofing? Ashphalt

Will the building be heated by steam, furnaces, stoves or grates? none Will the flues be lined?

Will the building conform to the requirements of the law? Yes

No. of brick walls? and where placed?

Means of egress?

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement?

What will be the clear height of first story? second? third?

State what means of egress is to be provided?

Scuttle and stepladder to roof?

Estimated Cost,

$ 700.00

Signature of owner or authorized representative, Robt. M Smith

Address, 108 Eastern Promenade

Plans submitted?

Received by?

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

1918 .

No. 5279

APPLICATION FOR

PERMIT TO BUILD 3d CLASS BUILDING

LOCATION

No. 104- 108 Eastern Promenade

Ward 1.

Inspector.

CONDITIONS

PERMIT GRANTED

May 17, 1918 191 .

Permit filled out by

Permit number

Plan number

FINAL REPORT

191 .

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated?

Nature of violation?

Violation removed when? 191 .

Estimated cost of building, etc., $

Building Inspector.

APPROVAL OF PLANS

Supervisor of Pl

APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 25 1986
CITY OF PORTLAND

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 001694 .....

ZONING LOCATION ..... PORTLAND, MAINE ... Nov. 21, 1986

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

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

LOCATION 108 Eastern Prom

1. Owner's name and address Carole & Bill Bornheimdr- same ..... Fire District #1 ☐ #2 ☐ Telephone 879-0022
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address ...E. M. Builders - Box 2188 So. Port Telephone 767-3867

Proposed use of building ....4 family..... No. of sheets .....
Last use ...2 family..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $..50,000...

FIELD INSPECTOR—Mr. .....
@ 775-5451

Appeal Fees	$ .....
Base Fee	....270.00..
ch of use	265x
Late Fee	.....25.00..
TOTAL	$ .295.00.....

Change of use from 2 to 4 families with new apts 1 in basement and 1 on 3rd floor, alterations, sturctural changes as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

MISCELLANEOUS

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

Signature of Applicant ..... Phone # ...same.....
Type Name of above ....Bill Bornheimdr..... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other ....
and Address ....

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date March 30, , 1987
Receipt and Permit number D 09219

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

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

LOCATION OF WORK: 108 Eastern Prom.

OWNER'S NAME: Bill Bornheimer ADDRESS: same

	FEES
OUTLETS:	
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL ____	
FIXTURES: (number of)	
Incandescent ____ Flourescent ____ (not strip) TOTAL ____	
Strip Flourescent ____ ft.	
SERVICES:	
Overhead ____ Underground ____ Temporary____ TOTAL amperes ____ ..	
METERS: (number of) 2	
MOTORS: (number of)	1.00
Fractional ____	
1 HP or over ____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) ____	
Electric (number of rooms) ____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) ____	
Oil or Gas (by separate units) ____	
Electric Under 20 kws ____ Over 20 kws ____	
APPLIANCES: (number of)	

Ranges			
Cook Tops		Water Heaters	
Wall Ovens		Disposals	
Dryers		Dishwashers	
Fans		Compactors	
TOTAL ____		Others (denote)	

MISCELLANEOUS: (number of)	
Branch Panels 4	
Transformers ____	4.00
Air Conditioners Central Unit ____	
Separate Units (windows) ____	
Signs 20 sq. ft. and under ____	
Over 20 sq. ft. ____	
Swimming Pools Above Ground ____	
In Ground ____	
Fire/Burglar Alarms Residential ____	
Commercial ____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ____	
over 30 amps ____	
Circus, Fairs, etc. ____	
Alterations to wires ____	
Repairs after fire ____	
Emergency Lights, battery ____	
Emergency Generators ____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	5.00

INSPECTION:

Will be ready on 3/30/87, 19__; or Will Call ____

CONTRACTOR'S NAME: Pierre G. Turcotte

ADDRESS: RFD 2 Box 605 Lisbon Falls, Maine 04252

TEL.: 353-6236

MASTER LICENSE NO.: 03865

LIMITED LICENSE NO.: ____

SIGNATURE OF CONTRACTOR: Pierre G. Turcotte

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 09219

Location Cafe Extension

Owner Bell Boulevard Cleaners

Date of Permit 3/30/87

Final Inspection 3/31/87

By Inspector O. Ferguson

Permit Application Register Page No. 147

INSPECTIONS: Service _____ by _____

Service called in 3/30/87

Closing-in _____ by _____

PROGRESS INSPECTIONS: 3/30/87 / _____ / _____

3/31/87 / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE:	REMARKS:
3/30/87	This permit is an update for Permit # 09075

3/31/87 DK

25

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland
Street Subdivision Lot #: 103 Est. Prom.

PROPERTY OWNERS NAME

Last: Bornheimer First: William
Applicant Name: Rudolf Asparinus
Mailing Address of Owner/Applicant (If Different): 1231 Forest Ave Portl, Me

PORTLAND Type of Permit Issued: [signature] PERMIT # 2,120
$ [ ] FEE ☐ If Double Fee Charged
Local Plumbing Inspector Signature
L.P.I. # [ ]

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[signature] Jan. 5, 86
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[signature] MAR 11 1987
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application Is for

1. ☐ NEW PLUMBING
2. ☑ RELOCATED PLUMBING

JAN 9 1986

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☑ MULTIPLE FAMILY DWELLING
4. ☐ OTHER - SPECIFY: _____

Plumbing To Be Installed By:

1. ☑ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER/MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # L.1.2.6

JAN 2 9 1987

Number	Hook-Up And Piping Relocation
1	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.
	FEB 23 1987
1	HOOK-UP: to an existing subsurface wastewater disposal system.
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.
1	Hook-Ups (Subtotal)
$	Hook-Up Fee

Number	Column 2 Type of Fixture
	Hosebibb / Sillcock
	Floor Drain
	Urinal
	Drinking Fountain
	Indirect Waste
	Water Treatment Softener, Filter, etc.
	Grease/Oil Separator
	Dental Cuspidor
	Bidet
	Other: _____
	Fixtures (Subtotal) Column 2

Number	Column 1 Type Of Fixture
3	Bathtub (and Shower)
	Shower (Separate)
3	Sink
4	Wash Basin
4	Water Closet (Toilet)
3	Clothes Washer
3	Dish Washer
3	Garbage Disposal
	Laundry Tub
2	Water Heater
25	Fixtures (Subtotal) Column 1
0	Fixtures (Subtotal) Column 2
25	Total Fixtures
$ 55.	Fixture Fee
$ 0.	Hook-Up Fee
$ 55.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

108 Eastern Promenade

April 27, 1988

Carole and William Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

This office has rechecked the plan for your recent building permit to extend your building at the rear a minimum of three (3) feet toward the rear lot line. This plan as submitted did not show that there was any building extension involved as it appeared to be all an integral part of the existing building.

The City Zoning Ordinance for the R-6 Residence Zone in Section 14-139 (4) b requires a rear yard setback of twenty (20) feet. The stair tower as rebuilt encroaches an additional three (3) feet toward the rear lot line in further violation of the required rear yard setback.

Upon advice from the City's Corporation Counsel's Office, we are requesting that you file for a space and bulk variance appeal within one week from today or legal action will be taken by the City regarding this rear yard encroachment of the City Zoning requirements. A copy of this variance application is enclosed to assist you in applying for this variance request for consideration by the Board of Zoning Appeals.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

108 Eastern Promenade

April 27, 1988

Carole and William Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

This office has rechecked the plan for your recent building permit to extend your building at the rear a minimum of three (3) feet toward the rear lot line. This plan as submitted did not show that there was any building extension involved as it appeared to be all an integral part of the existing building.

The City Zoning Ordinance for the R-6 Residence Zone in Section 14-139 (4) b requires a rear yard setback of twenty (20) feet. The stair tower as rebuilt encroaches an additional three (3) feet toward the rear lot line in further violation of the required rear yard setback.

Upon advice from the City's Corporation Counsel's Office, we are requesting that you file for a space and bulk variance appeal within one week from today or legal action will be taken by the City regarding this rear yard encroachment of the City Zoning requirements. A copy of this variance application is enclosed to assist you in applying for this variance request for consideration by the Board of Zoning Appeals.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

104 Eastern Promenade

October 24, 1988

William B. & Carole B. Bornheimer
104 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

This is in reference to your application for a building permit for an outside stairway, which is required by the Fire Prevention Bureau for your building at 104 Eastern Promenade in the R-6 Residence Zone.

This office has been advised by the Office of the Corporation Counsel that a space and bulk variance would be required for you to place this fire escape on the building because it would encroach on the 20 foot rear yard setback by about 22 inches. It is the opinion of the City's Corporation Counsel that this would necessitate a variance being sought from the Board of Appeals.

If you wish to be included on the agenda for the Board of Appeals for their next meeting on November 17th, then we must have nine copies of your application in this office on or before October 31, 1988, at Noon. Application blank and materials pertaining to your variance request are enclosed for your information.

Sincerely.

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosures: Variance Request forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

104 Eastern Promenade

January 9, 1989

Mr. F. Paul Frinsko, Attorney
Bernstein, Shur, Sawyer & Nelson
P. O. Box 9729
Portland, Maine 04104

This is in acknowledgment of your application for an interpretation appeal to determine whether the Inspection Services Division erred in its finding that the proposed outside stairway encroaches upon the rear yard setback (20 feet) required in the R-6 Residence Zone.

The Zoning Enforcement Officer found that although the Corporation Counsel contends that this outside stairway should be considered to be "grandfathered" by virtue of its being applied for in advance of the zoning amendment to the text of the R-6 Residence Zone approved by City Council on July 19, 1988, the proposed stairway encroaches on the rear yard setback approximately eight (8) feet into the rear yard setback for that portion of the proposed building addition.

An attempt to consider this proposed stairway as a projection for a width of approximately 22 inches in width was not considered appropriate. Stairs are not considered to be accessory structures, but are considered an integral part of the main building, along with bulkheads. The proposed outside stairway encroaches about eight (8) feet into the twenty foot rear yard setback.

On advice from the City's Corporation Counsel, it has been determined that this stairway requires a space and bulk variance. This interpretation appeal will be placed on the agenda for the Board of Appeals at their meeting on January 26, 1989, which will be held at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda will be mailed to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

108 Eastern Promenade

January 6, 1989

William B. & Carole B. Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

This is in reference to your application for a building permit for a new addition at 108 Eastern Promenade in the R-6 Residence Zone. This permit application includes an outside stairway which is required by the Fire Prevention Bureau for your multiple unit building.

This Office has been advised by the Office of the Corporation Counsel that a space and bulk variance would be required for you to place this fire escape on the building because it would encroach on the 20 foot rear yard setback by about eight (8) feet. It is the opinion of this office that this would necessitate a space and bulk variance being sought from the Board of Appeals and an amendment to the approved site plan for this building addition.

If you wish to be included on the agenda for the Board of Appeals for their next meeting on February 9, 1989, then we must have nine copies of your variance request in this office on or before January 23, 1989 at 12 o'clock Noon. Application blanks and materials pertaining to your variance request are enclosed for your information.

Sincerely,

Warren J. Turner

Warren J. Turner
Aministrative Assistant

Enclosures: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
David Lourie, Corporation Counsel
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

108 Eastern Promenade

December 14, 1988

Mr. William Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. Bornheimer:

We are obliged to deny your application for a building permit for an addition to your residence at 108 Eastern Promenade due to the encroachment of the proposed outside stairway or fire escape into the rear yard setback of twenty feet, which is required by the City Zoning Ordinance in Section 14-139(4)(b) concerning the R-6 Residence Zones.

This will make available to you an opportunity to file for either a space and bulk variance or an interpretation appeal before the Board of Appeals. In the interpretation appeal, you would be requesting a determination that the Building Inspector erred in this decision to deny your building permit based upon the rear yard setback requirement. In the variance request you would be asking the Board of Appeals to grant a variance based upon undue hardship and the fact that a second means of egress is required by the Life Safety Code of the Fire Department. A plot plan amendment is also possible.

If you could apply for an appeal or variance on or before Noon on December 21, 1988, then this item could be placed on the agenda for the January 12th 1989 meeting of the Board of Appeals. Material for review by the Board of Appeals should be received on or before Noon on January 9, 1989 for inclusion on the agenda for the meeting of the Board of Appeals on January 25th.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance and Appeal Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

PERMIT # 900999 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: William & Carole Bornheimer 617-354-8076

Address: 7 Story St. Cambridge, Mass. 02138 879-0022

LOCATION OF CONSTRUCTION 108 Eastern Promenade

CONTRACTOR: Yankee House Righ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 200,000 Type of Use: 6 condo units

Past Use: 4 condos

Building Dimensions L___ W___ Sq. Ft.___ # Stories:___ Lot Size:___

Is Proposed Use:___ Seasonal X Condominium___ Apartment

___ Conversion - Explain new addition for 2 new condos

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE per plans

Residential Buildings Only:

Of Dwelling Units 4 # Of New Dwelling Units 2

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 November 18, 1988
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost $200,000
Value/Structure
Fee $1,020

Subdivision: Yes / No
Name
Lot
Block
Permit Expiration:
Ownership: Public / Private

Ceiling: R-6

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

PERMIT ISSUED
AUG 8 1990
City Of Portland

Roof:

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

Chimneys:

Type: _____ Number of Fireplaces _____

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 R-6 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

OK WJH 8-2-90

Permit Received By E. Latini

Signature of Applicant Bill Bornheimer Date 11/18/88

Signature of CEO _____ Date _____

PERMIT ISSUED WITH LETTER

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO

© Copyright GPCOG 1987

17 MR - MACGAL

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

November 26, 1990

RE: 108 Eastern Promenade, Portland, ME.

Mr. Bill Bornheimer
7 Story Street
Cambridge, Mass. 02138

Dear Sir:

Your request for one(1), ninety(90) day extension for your building permit #900999 has been granted. Therefore, your building permit will be valid until May 4, 1991.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

January 24, 1989

William Bornheimer
108 Eastern Promenade
Portland, Maine 04101

RE: 108 Eastern Promenade 2-unit addition

Dear Mr. Bornheimer:

You have requested a letter ascertaining whether the changes you are proposing to your approved site plan can be reviewed administratively.

Based on the plans submitted at this time, and subject to compliance with the zoning ordinance, the following changes as proposed do not substantially alter the site plan.

1. Moving parking space #5 to eliminate a stacked parking space

2. Expanding the width of building addition by 1' while maintaining a legal side setback of 10 feet

3. Creating a walkway from the promenade sidewalk to the basement floor of the addition.

4. Establishing a walkway from the proposed elevator to the promenade sidewalk.

Conditions of this revised approval of requested revisions will include but are not limited to a preservation plan for the fir tree located adjacent to the addition and tree planting to buffer the rear of the addition.

Please contact the Planning staff if you have any questions.

Sincerely,

Joseph E. Gray, Jr., Director of Planning and Urban Development

JGjmq

cc: David Lourie, Corporation Counsel
Sam Hoffses, Chief of Building Inspections
Warren Turner, Administrative Assistant
Maureen O'Meara, Senior Planner
Paul Frinsko, Bernstein, Shur, Sawyer, & Nelson

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

108 Eastern Promenade

William . . Carole Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

Due to icy driving conditions, the meeting of the Board of Appeals for January 26th was cancelled, and the appeals were therefore postponed to the next regular meeting of the Board on Thursday evening, February 9th, in Room 209, City Hall, Portland, Maine, at 7 P.M. Your interpretation appeal will be scheduled as the first item on the evening agenda. A copy of the agenda for that meeting will be sent to you.

Section 14-139(4)b of the City Zoning Ordinance requires a twenty foot rear yard setback, and the proposed outside stairway would encroach about eight (8) or more feet into the rear yard setback. This outside stairway is considered to be "grandfathered" due to the date on which this application was originally submitted. This project would be located in the R-6 Residence Zone.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer
Paul Frinsko, Attorney, Bernstein, Shur, Sawyer & Nelson
Charles A. Lane, Associate Corporation Counsel
William D. Giroux, Zoning Enforcement Officer

874-8300

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

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

February 13, 1989

RE: 108 Eastern Promenade

William and Carole Bornheimer
108 Eastern Promenade
Portland, Maine 04101

Dear Mr. and Mrs. Bornheimer:

At the meeting of the Board of Appeals on Thursday evening, February 9th, the Board voted by a unanimous vote of seven members present to grant your interpretation appeal. The Board of Appeals found that the outside staircase (which is grandfathered due to the date of your initial building permit application) is an accessory structure as defined in Section 14-139 of the Zoning Ordinance and is hence governed by the setback requirements of such structure (which are a minimum of three (3) feet). There is enclosed a copy of the Boards decision for your records.

Based on the Board's decision, a building permit can now be processed for this proposed building addition.

Sincerely,

Warren J. Turner
Administrative Assistant

/el

Enclosure

cc: Paul Frinsko, 100 Middle Street, Portland, Maine 04101
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Burt MacIsaac, Code Enforcement Officer
William D. Giroux, Zoning Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel