

June 11, 1957

AP 86 Congress St.—Proposed 3-car masonry
wall garage and Zoning Appeal relating
to the location of it

Mr. Augustine R. Breggia
84 Congress St.

Copies to Mr. Philip P. Snow
477 Congress St.
Corporation Counsel

Dear Mr. Breggia:-

Building permit for construction of a 3-car one-story concrete block garage about 28 feet by 36 feet for the storage of three motor vehicles (one of which may be a commercial vehicle) (the proposed garage is intended to take the place of a much larger building which would be demolished) is not issuable under the Zoning Ordinance because:

- the rear wall and the side wall toward Atlantic St. would be only one foot from the rear and side property lines, respectively, instead of the 3 feet stipulated by Section 7B 1 and 2 of the Ordinance;
- the proposed building in the rear yard would occupy about 1000 square feet of that yard instead of the 600 square feet limit imposed by Section 10;
- the proposed building together with the existing apartment house on the lot would occupy an area of about 2540 square feet instead of the maximum allowed area of 2000 square feet, the latter figure representing 40% of the area of the lot stipulated by Section 7B 7;

as applied to the R-6 Residential Zone in which the property is located.

You have indicated your desire to seek an exception from the Zoning Board of Appeals. There is, however, a question under the revised Zoning Ordinance, effective June 6th, as to what the appeal rights are in such a case. It is suggested that you go to the office of Corporation Counsel, where you will find a copy of this letter, and secure information as to what your appeal rights are. If you have them, it would be well to file the appeal then and there if you hope to get consideration by the Board of Appeals at the earliest possible date.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCB/3

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF FORTLAND, MAINE
Department of Building Inspection

June 13, 1957

Mr. Ottaviano A. Breggia
33 Newbury Street

Copy to: Augustin R. Breggia
84 Congress Street

Philip P. Snow
477 Congress St.

Dear Mr. Breggia:

Corporation Counsel

In regard to your inquiry as to application of the Zoning Ordinance to construction of a one story concrete block garage 28 feet by 36 feet for storage of three motor vehicles (we understand the storage of any commercial motor vehicle is not contemplated) in location shown on plot plan filed therewith, we find that the property is located in an R-6 Residence Zone where the following requirements apply:

1. A clearance of not less than three feet from side and rear lot lines instead of the one foot distances shown.
2. Only 30% of the approximately 2000 square feet area of the rear yard or about 600 square feet can be occupied by an accessory building instead of the approximately 1000 square feet which proposed building would occupy.
3. Only 40% of the 5050 square feet area of lot or 2020 square feet can be occupied by principal and accessory buildings instead of the approximately 2540 square feet which would be occupied.
4. The proposed building would have to be kept at least five feet away from the dwelling unless attached to it, instead of the separation of about three feet indicated.

Some or all of these discrepancies may be subject to appeal, but if the owner would like to appeal, we suggest before proceeding further that you or he consult the legal department of the City as to his appeal rights.

Very truly yours,

AJ3/H

Albert J. Sears
Deputy Inspector of Buildings

C
O
P
Y

*Inquiry
86-88 Congress St.*

June 13, 1957

Mr. Ottaviano A. Breggia
33 Newbury Street

Copy to: Augustino R. Breggia
84 Congress Street

Philip P. Snow
477 Congress St.

Dear Mr. Breggia:

Corporation Counsel

In regard to your inquiry as to application of the Zoning Ordinance to construction of a one story concrete block garage 28 feet by 36 feet for storage of three motor vehicles (we understand the storage of any commercial motor vehicle is not contemplated) in location shown on plot plan filed therewith, we find that the property is located in an R-3 Residence Zone where the following requirements apply:

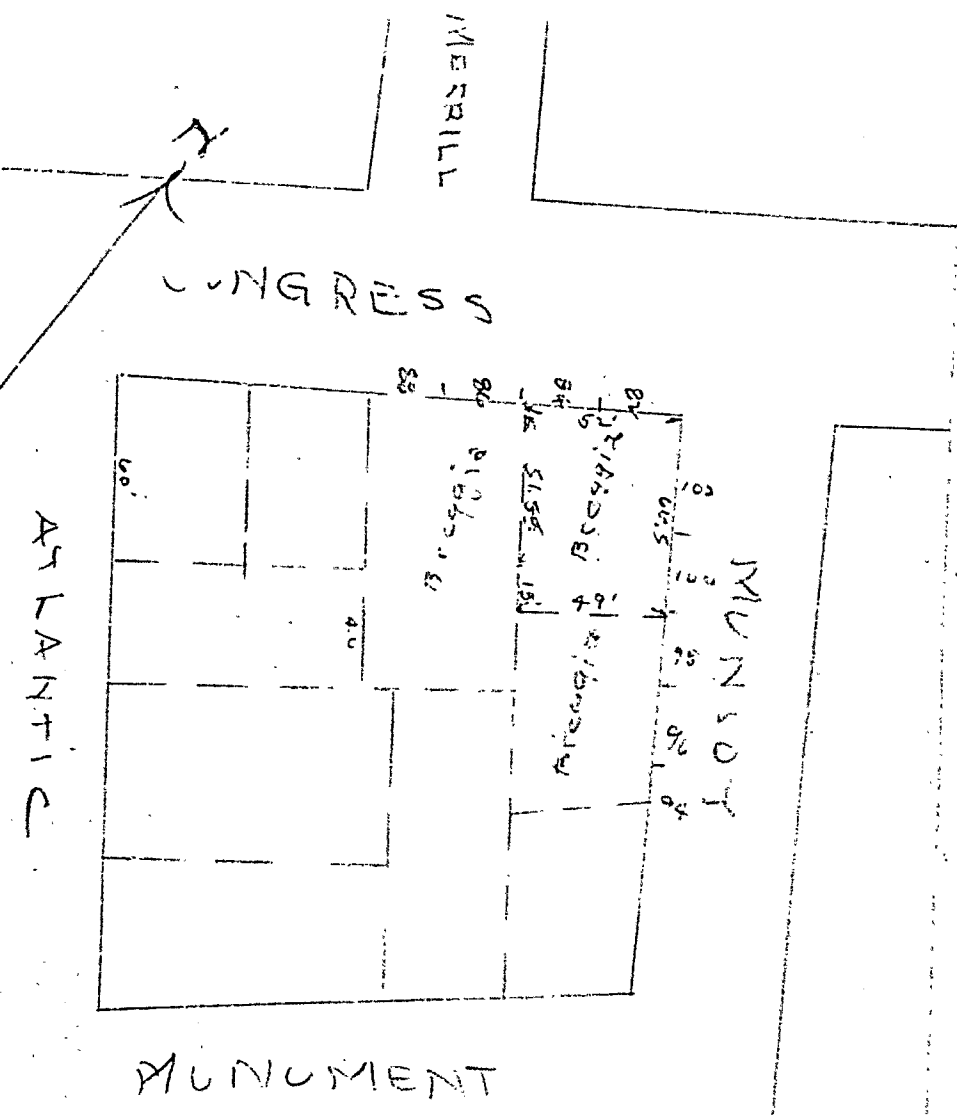
1. A clearance of not less than three feet from side and rear lot lines instead of the one foot distances shown.
2. Only 30% of the approximately 2000 square feet area of the rear yard or about 600 square feet can be occupied by an accessory building instead of the approximately 1000 square feet which proposed building would occupy.
3. Only 40% of the 5950 square feet area of lot or 2020 square feet can be occupied by principal and accessory buildings instead of the approximately 2540 square feet which would be occupied.
4. The proposed building would have to be kept at least five feet away from the dwelling unless attached to it, instead of the separation of about three feet indicated.

Some or all of these discrepancies may be subject to appeal, but if the owner would like to appeal, we suggest before proceeding further that you or he consult the legal department of the City as to his appeal rights.

Very truly yours

Albert J. Sears
Deputy Inspector of Buildings

AJS/H



BREGGIA
 82-88 CONGRESS
 5/27/77 WAD

INQUIRY BLANK

Handwritten initials

ZONE R-6

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Letter
Verbal
By Telephone

Date June 7, 1957

LOCATION 86-88 Congress Street OWNER Augustine R. Breggia

MADE BY James Ottaviano Breggia, 33 Newbury Street

ADDRESS 84 Congress Street

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY 1- Is it lawful for a three car garage for storage of non-commercial motor vehicles to be erected in the location shown on attached plans?

ANSWER See letter 6/13/57 - W

DATE OF REPLY 6/13/57 REPLY BY ags

City of Portland, Maine
Board of Appeals
—ZONING—

Revised
5/4/56

April 13, 1956

To the Board of Appeals:

Your appellant, Augustino Breggia, who is the owner of property at 86-88 Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

56/33

Building permit to include construction of one-story concrete block garage, 36 feet x 49 feet, for storage of three oil trucks, and replacing existing 6-car wooden frame storage garage, at rear of 86-88 Congress Street, driveway giving access to proposed garage to be from Munjoy Street over lot numbered 96-78 Munjoy Street, is not issuable because the parking or storage of more than one commercial vehicle on this lot is not allowable according to Section 5A of B Ordinance applying to the limited Business Zone where this property is located. Also, because the proposed building would occupy practically one hundred percent of the rear yard of the dwelling on the same lot instead of the maximum of thirty percent and because the rear wall and the side wall of the proposed building farther from Munjoy Street and perhaps the sidewall nearer Munjoy Street would be about 18 inches from the property lines instead of the minimum of three feet required.

The facts and conditions which make this exception legally permissible are as follows: An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Augustino Breggia
Appellant

After public hearing held on the 4th day of May, 1956, the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

Ruth W. Walsh
John W. Lela
Lillian G. Lane
William F. Brisson
Edward J. Kelly
BOARD OF APPEALS

DATE: May 4, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance CF Augustino Breggia
AT 26-28 Congress Street

Public hearing on the above appeal was held before the Board of Appeals

<u>BOARD OF APPEALS</u>	<u>VOIE</u>		<u>MUNICIPAL OFFICERS</u>
	Yes	No	
Edward T. Colley	()	()	
William H. O'Brien	()	()	
Ruth D. Walsh	()	()	
John W. Lake	()	()	
Carlton G. Lane	()	()	
	()	()	
	()	()	

Record of Hearing:

IN FAVOR OF: Augustino Breggia

OPPOSED: Letters in file
Robert Rowe
Petition presented by Mr. Rowe

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: The Board of Appeals
FROM: Mr. Robert B. Rotaling, Planning Director
SUBJECT: ZONING APPEALS

DATE: May 3, 1956

The City Planning Board at its meeting on April 20, 1956, reviewed a number of Zoning Appeals which are scheduled to come before your Board on Friday, May 4, 1956. The Planning Board desires to report its findings for your consideration on four of the appeals as follows:

1. 86-88 CONGRESS STREET, AUGUSTINO BRIGLIA, OWNER: The recommendation of the Planning Board is that this appeal should not be granted for the following reasons:

Under present zoning regulations only one commercial vehicle without appeal is permitted in the Limited Business Zone in which this property is located. The owner wishes to store three commercial oil trucks in the proposed garage. This property is located in the Munjoy Hill area now being considered as an Urban Renewal project. The area is predominantly residential on properties adjacent to the rear of the proposed garage. The proposed Urban Renewal project for this area will be for the purpose of up-grading its residential development. An expansion of commercial truck parking and consequent activity would be detrimental to the surrounding residences. It should also be noted that the proposed garage will cover almost 100% of the rear yard, and access to the garage is proposed to be from Munjoy Street which is a residential street. The proposed excessive building coverage of land and heavy truck traffic on a residential street would be very undesirable. It should be noted that this property is located in a block which, in contrast to the Local Business Zone is almost 100% residential.

2. PROPERTY LOCATED AT 1269 WASHINGTON AVENUE, WARREN PRIDE, OWNER: It is the recommendation of the Planning Board that this appeal should not be granted for the following reasons:

This property, located in a Residence C Zone, has been historically used for residential purposes. It is located in a Residence C Zone which does not permit the proposed business use. The nearest business zone, (Local Business) is located 700 ft. westerly along Washington Avenue from the property in question. The appellant's property is completely surrounded by residential uses and the proposed business use, if permitted, would create what would amount to "spot zoning", and would introduce and tend to encourage strip commercial development along this entirely residential section of Washington Avenue

41 Congress St
Portland 3, Maine
April 25, 1956

Mr. Ben B. Wilson, Chairman
Board of Appeals
City Hall
Portland, Maine

Dear Sir:

Since I am the
executrix of my mother's
estate, I am answering
your letter regarding the
appeal of Mr. Breggia to
allow a garage in the
rear of his house.

Unfortunately, I am
working on Monday so
shall be unable to attend
the meeting.

I hope this
letter will bear some
weight in the matter,
however.

I object to any exceptions. It is contrary to the law so should not be allowed in the first place.

Furthermore, he parks his cars in front of my house even in the winter. As a result when the snow plowing operations are in effect, the plow has to swing out around his car thus leaving a concentrated mass in front of my house. The same is true of snow removal, even with the "no parking snow removal" signs, he is parked there.

Remember, he has two corners to park on, one by his own house and the other on the other corner in front of his store.

May I say also that the garage on the ^{Waujo} Hill area for ^{Stanford} Trucks is a public nuisance and never should ^{have} been allowed. When they start out early in the morning they make so much noise going by that there's no more sleep around here.

The same should be said for the oil trucks of Mr. Saggia.

The Board of Appeals should be onto their job and refuse this exception, because it does depart from the intent and purpose of the zoning law.

Property values go down for existing property when a garage of that size is erected.

Therefore, since such a garage would be contrary to the welfare, convenience, health of the neighborhood and would also be detrimental and offensive, I object to its being constructed across the street from my house.

Nobody wants to live anywhere near a garage with great big trucks going in and out all hours of the day and night.

I did try to call you but your telephone was disconnected, and the City Manager's office said to write you a letter under these circumstances.

So, I hope you will do the best by this community and not grant any exception in this case.

Sincerely yours,

Alice L. Chandler

Executrix for the

Ethel D. Chandler Estate

Portland Me.
April 29-1956

Foning Ordinance Com.

Mr Ben B. Wilson Chairman

Dear Sir

I do not think it would
be advisable to allow a garage

to be built on this lot 1196-98

Munjoy St. if be a step in

the wrong direction as it

would not be very disturbing

in this location on the St.

Lawrence Church, one of the

first church buildings in

this city would be very

much disturbed to have

oil truck going and coming

at all times of day & night

and often parked in the

2

Apr. 29. 52

street beside the homely
appearance of such a build-
ing so close to the church.
There there would be the usual
clatter and noise which is
always present in such
a building with trucks in
and out at all hours.

On account of a long and
continued illness I am unable
to attend these meetings. I
have written this few lines
to object this type of build-
ing on this lot as many of
hill very close to a residential
zone and should be kept.

so

Yours Very Truly
Harry B. Peck
#52 - Congress St.

424 Lloyd St.
Pittsburgh 8 Pa.
April 26, 1956.

Mr. Ben B. Wilson, Chairman,
Board of Appeals
City of Portland, Maine

Dear Sir:

As owner of property at corner of Atlantic
and Monument St. (No. 87 Atlantic St.) and
mortgagee of property at 9 Monument St.,
I wish to express my objection to granting the
permit of Augustino Breggia to construct a
36 x 49 ft. garage at rear of 86 to 88 Congress
St. with driveway from Munjoy St. by permit-
ting an exception to the Zoning Ordinance.
I believe this construction would be highly
detrimental to the value and safety of the
neighboring property.

Yours very truly,
(Mrs. J.B.) Mabel A. Brooks

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 1, 1956

Mr. Augustino Breggia
84 Congress Street
Portland, Maine

Dear Mr. Breggia:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS
Ben D. Wilson
Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear the appeal of Augustino Breggia requesting an exception to the Zoning Ordinance to cover construction of a one-story concrete block garage, 36 feet by 49 feet, for storage of three oil trucks, and replacing existing six-car wooden frame storage garage, at the rear of 86-88 Congress Street, driveway giving access to proposed garage to be from Munjoy Street over lot numbered 96-98 Munjoy Street.

This permit is presently not issuable under the Zoning Ordinance because the parking or storage of more than one commercial vehicle on this lot is not allowable according to Section 5A of the Ordinance applying to the Limited Business Zone where this property is located and because the proposed building would occupy practically one hundred per cent of the rear yard of the dwelling on the lot instead of the maximum of thirty per cent and because the rear wall and the side wall of the proposed building farther from Munjoy Street and perhaps the side wall nearer Munjoy Street would be about eighteen inches from the property lines instead of the minimum of three feet required.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 premises in question as required by law.

BOARD OF APPEALS
Ben B. Wilson
Chairman

K

April 12, 1956 .

86-88 Congress St. (involving frontage also at 96-98 Munjoy St.)--Proposed garage
and zoning appeal relating thereto

Mr. Augustino Breggia
84 Congress St.

Copy to Corporation Counsel

Dear Mr. Breggia,

Building permit to include construction of a one-story concrete block garage about 36 feet by 49 feet for the storage of three oil trucks to replace the existing 6-car wooden frame storage garage at the rear of 86-88 Congress St., the driveway to give access to the proposed garage to be from Munjoy St. over the lot numbered 96-98 Munjoy St., is not issuable under the Zoning Ordinance because the parking or storage of more than one commercial vehicle on the lot is not allowable, according to Section 5A of the Ordinance as applying to the Limited Business Zone where the property is located, and because the proposed building would occupy practically one hundred percent of the rear yard of the dwelling on the same lot instead of the maximum of thirty percent stipulated by Section 16F, and because the rear wall and the side wall of the proposed building farther from Munjoy St. and perhaps the side wall nearer Munjoy St. would be about 18 inches from the property lines instead of the minimum of three feet stipulated by Section 16A of the Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Please bear in mind that with the application you have filed only a plat plan showing the location of the proposed building. If your appeal should be successful, it will be necessary for you to file complete architectural plans to show compliance with Building Code requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHCD/B

Enc: Out line of appeal procedure

7B



APPLICATION FOR PERMIT
(C) LIMITED BUSINESS ZONE

Class of Building or Type of Structure Third Class
 Portland, Maine, April 11, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ ~~reconstruct~~ the following building ~~structure~~ 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 86 Congress St. Within Fire Limits? yes Dist. No.
 Owner's name and address Augustine Breggia, 84 Congress St. Telephone 5-1882
 Lessee's name and address Telephone
 Contractor's name and address Not let Telephone
 Architect Specifications Plans yes No. of sheets 1
 Proposed use of building 2x storage of three oil trucks No. families
 Last use 6-car garage No. families
 Material wood No. stories 2 Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ 5,000. Fee \$ 5.00

General Description of New Work

To demolish existing 6-car frame garage and construct 1-story concrete block garage for storage of three oil trucks, rear of dwelling. Same size as before 35' 8" x 48' 3".

86-88 Congress 16 A-4 5000'
94-98 Manning 16 A 2 = 2944 sq ft
82-84 Congress 100-102 Manning 16 A-1
Special period 5/4/56

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 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?
 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
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing lumber—Kind Dressed or full size?
 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, 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 6., to be accommodated 0. number commercial cars to be accommodated 3
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

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

INSPECTION COPY Signature of owner Augustine Breggia
 C16-254-TM-Marks

NOTES

Permitted by Board

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No.	561
Location	East 126 Chicago
Owner	Chicago
Date of permit	1/5/11
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

...

...

...

...

INSPECTION COPY



TO LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 4, 1948

PERMIT ISSUED
02283
DEC 8 1948
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or reconstruct the following building structure 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 86 Congress Street Within Fire Limits? yes Dist. No. 3
Owner's name and address A. Breggia, 16 St. Lawrence Street Telephone
Lessee's name and address Breggy Construction Co., 33 Newbury St. Telephone 2-7169
Contractor's name and address Breggy Construction Co., 33 Newbury St. Telephone 2-7169
Architect Specifications Plans No. of sheets
Proposed use of building 10-car garage No. families
Last use " " No. families
Material wood No. stories 2 Heat Style of roof Roofing
Other buildings on same lot Apartment house Fee \$ 2.00
Estimated cost \$ 150

General Description of New Work

To cut in new 8' garage door beside existing 10-foot opening using new 6x12 header and 8x12 center post.

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 Breggy Construction Co.

Details of New Work

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
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
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, 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 10, to be accommodated 10 number commercial cars to be accommodated 10
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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

A. Breggia
Breggy Construction Co.

Signature of owner

by: [Handwritten Signature]

REPRODUCTION COPY

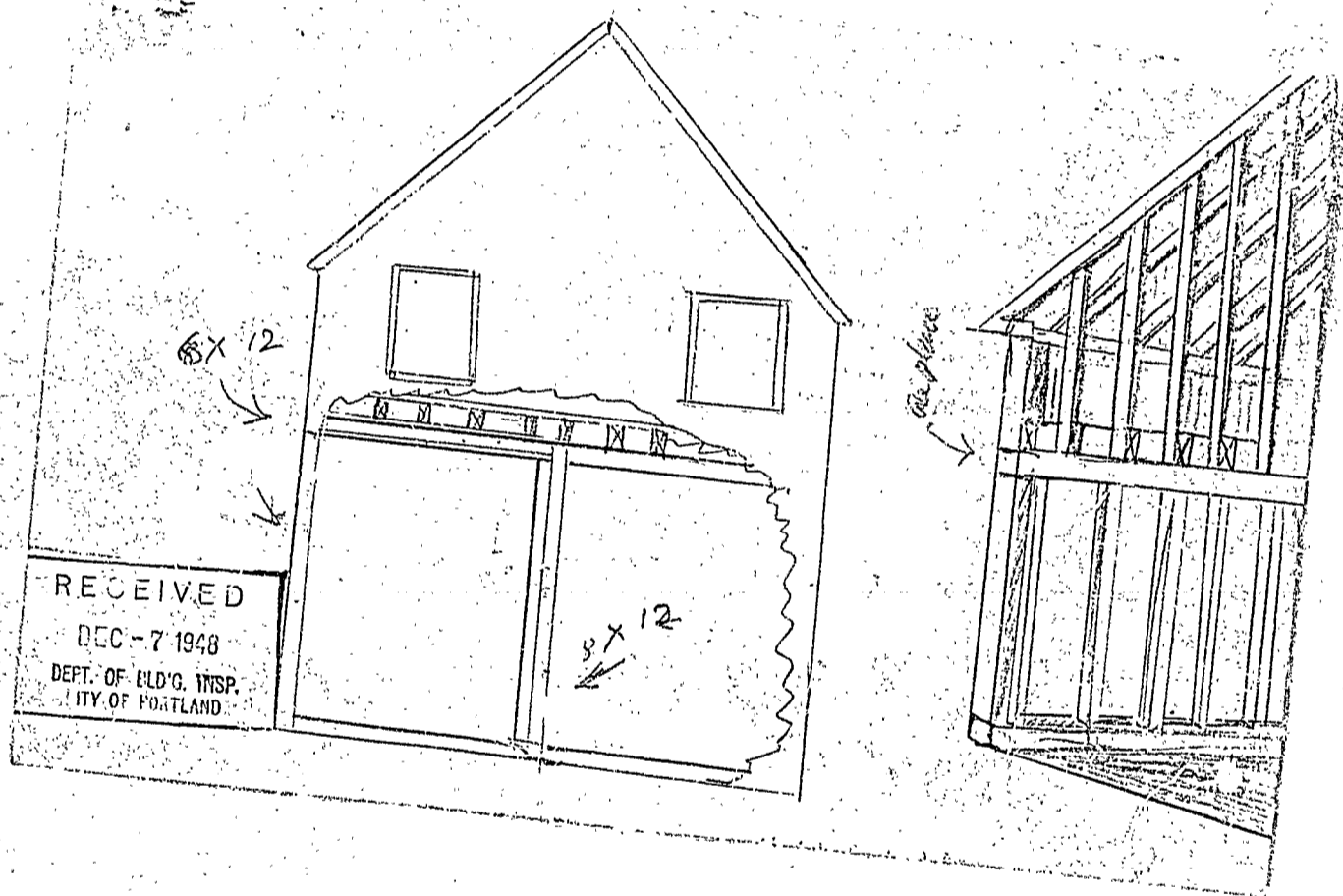
NOTES

12/17/48 Building Thru 012
 structural second floor
 right angled to front wall void
 1/12/49 - the woods
 2/21/49 - same
 3/30/49 - same
 6/9/49 - same

Permit No.	48/2286
Location	St. Augustine
Owner	John J. ...
Date of permit	12/8/48
Notif. closing-in	
Inspn. closing-in	
Final Notif.	6/9/49
Final Inspn.	
Cert. of Occupancy issued	none

Large handwritten signature
 (12/19/49)

Faint, mostly illegible handwritten notes and stamps at the bottom of the page.



AP 86 Congress Street-I

December 8, 1948

Breggy Construction Company
33 Kewbury Street
Mr. A. Breggia
16 St. Lawrence Street

Subject: Building permit for alterations
in the garage at the rear of 86 Congress
Street

Gentlemen:

Building permit for the above work is issued subject to the following:

It would be well to bear in mind that the storage of more than one commercial automobile, such as a truck or the like is not allowable in this building or on this property under the Zoning Ordinance.

I believe the owner is in the oil business, and it is also quite questionable if any tank trucks at all could be parked or stored on the property in conformity with the Zoning Ordinance, the property being located in a Limited Business Zone where any use of property injurious to the neighborhood is not allowable under Section 5A of the Ordinance. The parking or storage of even one tank truck which is used for handling of inflammable liquids, would be likely to increase the Fire Insurance rates of the neighboring property, and of course offer additional threat of loss by fire to the owners of neighboring buildings.

Very truly yours,

WKC/S

Inspector of Buildings



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, _____

EXHIBIT 1550151
02441
SEP 26 1947

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 36 Congress Street Use of Building Apartment No. Stories 3 New Building
Existing "
Name and address of owner of appliance Reggia Oil Co. 36 Congress Street
Installer's name and address Easternoil & Equipment Co. 27 Portland Telephone 3-6495

General Description of Work

To install 1 Easternoil burner - steam.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat _____ Type of floor beneath appliance _____
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 Easternoil Labeled by underwriter's laboratories? Yes
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner Cement
Location of oil storage Basement Number and capacity of tanks 1-275
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? _____
Total capacity of any existing storage tanks for furnace burners 275

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

Amount of fee enclosed? 1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

W. A. J. P. M.

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

INSPECTION COPY

Signature of Installer

John H. Cipriano
Easternoil & Equipment Company

Permit No. 47/2441
Location 86 Congress St.
Owner Breggia Oil Co.
Date of permit 9/20/47
Approved 4-5-48 / MVB

4-5-48 Max at Boston
Pratt

NOTES

- ~~1 Fill Pipe~~
- ~~2 Vent Pipe~~
- ~~3 Kind of Fuel Steatite~~
- ~~4 Burner Rating & Supports~~
- ~~5 Name & Label~~
- ~~6 Stack Control~~
- ~~7~~
- ~~8~~
- ~~9~~
- ~~10~~
- ~~11~~
- ~~12~~
- ~~13~~
- ~~14~~
- ~~15~~
- ~~16~~

12-15-47 Max at Boston
Pratt

3-3-48 Could not
get on to fuel
due to Pratt



(B) LIMITED BUSINESS ZONE Permit No. _____
APPLICATION FOR PERMIT PERMIT ISSUED
 1934

Class of Building or Type of Structure Third Class OCT-15 1934

Portland, Maine, October 15, 1934

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 86 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 8
 Owner's name and address Charles Shalson, 86 Congress St. Telephone _____
 Contractor's name and address L. G. Learned, 50 Lafayette St. Telephone no
 Architect's name and address _____
 Proposed use of building tenement house No. families 4
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 12. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use tenement No. families 4

General Description of New Work

To change existing basement window on southernly side of building to grade entrance door

NOTIFICATION BEFORE LAYING
 OR CLOSING IN IS WAIVED
 CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED

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.

Details of New 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? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 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
 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

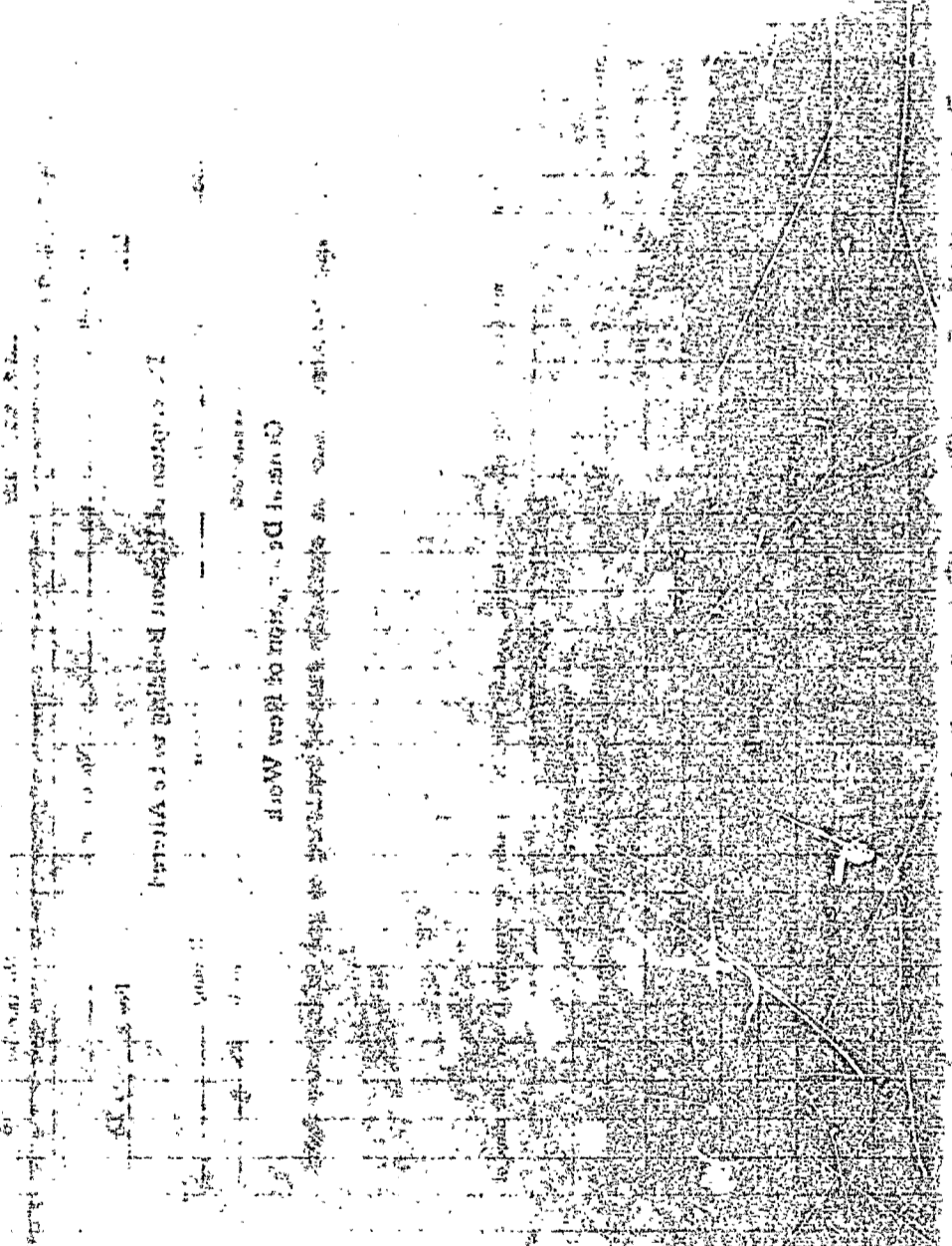
Signature of owner By Leon G. Learned
 Charles Shalson

INSPECTION COPY

3029B

Ward 1 Permit No. 34/1631
Location 76 Congress St.
Owner Charles Shulman
Date of permit 10/13/34
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 10/26/34
Cert. of Occupancy issued None

NOTES
10/26/34 work being done - ag
~~CONDITION FOR BEHIND~~





APPLICATION FOR PERMIT

PERMIT ISSUED

1564

SEP 8 1927

Class of Building or Type of Structure Third Class

Portland, Maine, September 5, 1927

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 85 Congress Street Ward 1 Within Fire Limits? Yes Dist. No. 3
 Owner's or Lessee's name and address Charles Sulman, 86 Congress St. Telephone _____
 Contractor's name and address B. Kroot, 106 Congress St. Telephone _____
 Architect's name and address _____ Telephone _____
 Proposed use of building Tenant house
 Other buildings on same lot garage No. families 3

Description of Present Building to be Altered

Material Wood No. stories 3 Heat _____ Style of roof French Roofing Asphalt
 Last use Tenant House No. families 3

General Description of New Work

Repair after fire with alterations.
To remove small cupola from roof and close in with ~~specification before lathing~~
~~OR CLOSURE IS WAIVED~~

CERTIFICATE OF _____
REQUIREMENT IS WAIVED.

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 \$ 85.53. Fee \$.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

INSPECTION COPY

Signature of owner _____

4536

Ward 1 Permit No. 27/564^H

Location 86 Congress St.

Owner Chas. Schulman

Date of permit Sept 13/27

Notif. closing-in

Insp. closing-in

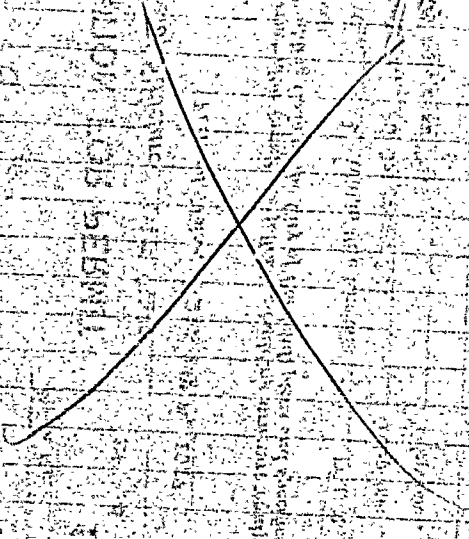
Final Notif.

Final Inspn. 10/24/27 KLB

Cert. of Occupancy issued

NOTES

Seeks as they work done



WORK TO BE DONE BY PERMITTEE



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 for Alterations, etc.

To the Portland, November 3, 1922 192
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building—

Location 86-88 Congress Street Ward, 1 in fire-limits? no
 Name of Owner or Lessee, C. Shulman Address Newbury Street
 " Contractor, L. G. Learned " 51 North Street
 " Architect _____

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 25ft feet long; 16ft feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building 28ft Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? tenement No. of Families? 3
 What will Building now be used for? same

DETAIL OF PROPOSED WORK

Change pitch roof to flat tar & gravel roof, build three story piazza 8x20 with asphalt roof
all to comply with the building ordinance

Estimated Cost \$ 2,000.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative

L. G. Learned

Address _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to Donald Ogier

88 Congress Street

Date of Issue July 23, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. PC 488, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Entire

Message Parlor

This certificate supersedes certificate issued

Approved: 7/23/86
(Date)

Marion Uney
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Donald Ogier**

88 Congress Street

Date of Issue **July 23, 1986**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. _____, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: **Entire**

Message Parlor

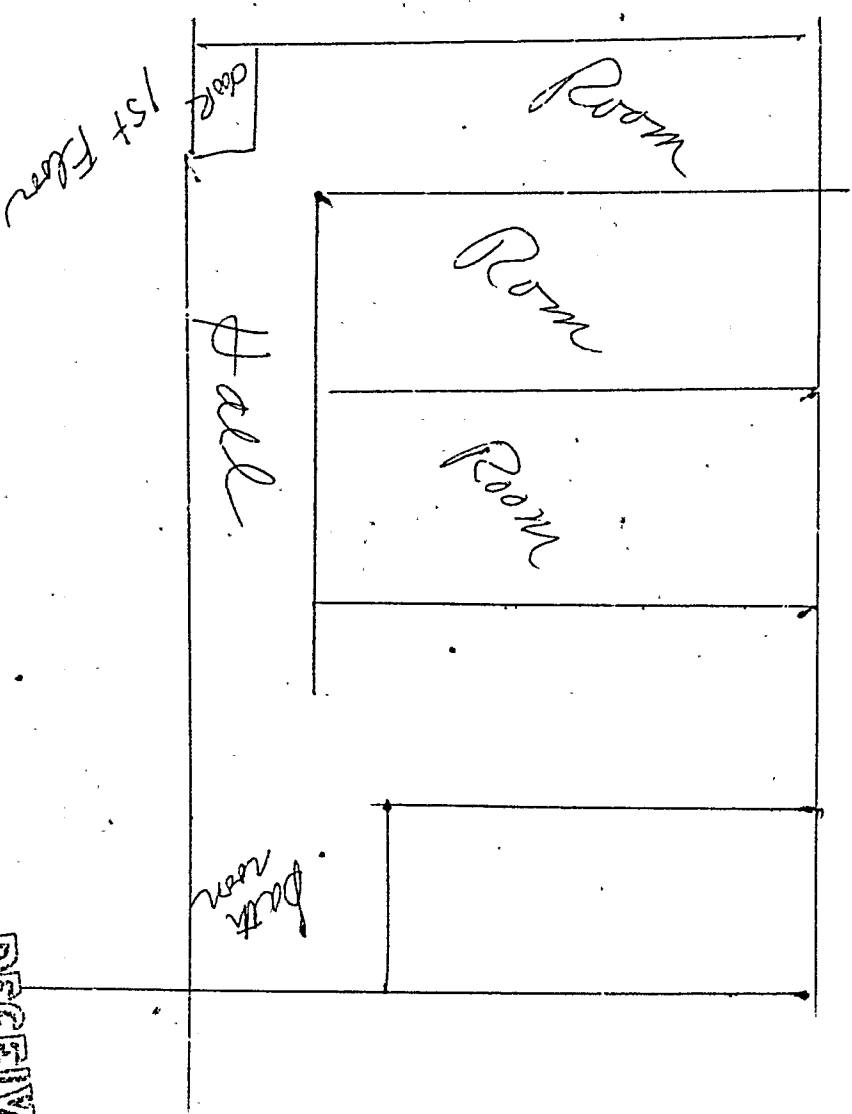
This certificate supersedes
certificate issued

Approved:

W. Marland Utney
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



1st Floor

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

JUL - 8 1986

RECEIVED

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP PERMIT ISSUED
B.O.C.A. TYPE OF CONSTRUCTION 00883 JUL 9 1986
ZONING LOCATION B-7 PORTLAND, MAINE July 8, 1986
City of Portland

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

LOCATION 88 Congress Street - Tropical Health Spa Fire District #1 , #2
1. Owner's name and address Donald Ogier - 90 Congress St. Telephone
2. Lessee's name and address Marsha Merryman - same Telephone .871-8665.
3. Contractor's name and address Telephone

Proposed use of building message parlor No. of sheets
Past use advertising agency No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.....

FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
Base Fee .. 25.00
Late Fee
TOTAL \$

Change of use from advertising agency to message parlor, no alterations or structural changes.
Stamp of Special Conditions

send to 88 Congress St.

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 lanu? 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 at flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:
BUILDING INSPECTION - PLAN EXAMINER DATE
ZONING: O.K. P.D.T. July 8, 1986
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 Marsha Merryman Phone # same
Type Name of above Marsha Merryman 1 2 3 4
Other
and Address

NOTES

7/11/80
George [unclear]
OK [unclear]

Permit No. 861-883
 Location SC 1-883
 Owner [unclear]
 Date of permit 7-8-80
 Approved [unclear]
 Dwelling 2-9-80
 Garage [unclear]
 Alteration [unclear]

Two large rectangular areas of lined paper, one on the left and one on the right, both of which are completely blank.

PERMIT # 201
 Please fill out any part which applies to job. Paper plans must accompany form.
 Owner: Don Deiter
 Address: 90 Congress Street
 LOCATION OF CONSTRUCTION: 88 Congress Street
 CONTRACTOR: Jay Allen
 ADDRESS: 88 Congress Street 877-6665
 Est. Construction Cost: 100 Type of Use: Tanning/massage
 Building Dimensions: L W S H # Stories: 1 Lot Size: _____
 Is Proposed Use: _____
 Conversion: Explain: Removal and replacement of existing walls, and enlarging shower area
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE, enlarging shower area
 Residential Buildings Only:
 # of Dwelling Units: _____ # of New Dwelling Units: _____

BUILDING PERMIT APPLICATION MAP # LOW
For Official Use Only
 Date: _____ Subdivision: _____
 Alter Use: _____ Name: _____
 Estimated Cost: 100 Permit Number: _____
 Value: _____ Public: _____ Private: _____

Ceiling
 1. Ceiling Joist Size: _____
 2. Ceiling Strapping Size: _____ Spacing: _____
 3. Type Ceiling: _____
 4. Insulation Type: _____ Size: 1/4" x 8" RBR
 5. Ceiling Height: _____
 6. Tross or Rafter Size: _____
 7. Sheathing Type: _____
 8. Roof Covering Type: _____
 9. Other: _____
Roofs: _____
 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 Sinks: _____
 4. No. of Lavatories: _____
 5. No. of Other Fixtures: _____
Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage: _____
 3. Must conform to National Pool Code and State Law

Zoning: _____
 District: _____ Street Frontage Req.: _____ Provided: _____
 Required Setbacks: Front _____ Back _____ Side _____
 Review Required: _____

Zoning Board Approval: Yes No Date: _____
 Planning Board Approval: Yes No Date: _____
 Conditional Use: _____ Variance: _____ Site Plan: _____
 Other: _____ (Explain) _____
 Date Approved: _____

Permit Received By: Lynne Renoit
 Signature of Applicant: _____ Date: 5/5/98
 Signature of CEO: Jay Allen Date: _____
 Inspection Dates: _____
 White-Tax Assessor: Yellow-GPCOG White Tag-CEO: _____
 © Copyright GPCOG 1987

Foundation:
 1. Type of Soil: _____
 2. So. Bases - Front _____ Rear _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sill Size: _____ Sill: must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joist Size: _____ Size: _____
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size: _____ Spacing: _____
 2. No. Windows: _____
 3. No. Doors: _____
 4. Header Size: _____ Spacing: _____
 5. Bracing: Yes No
 6. Corner Posts Size: _____
 7. Lally Column: _____ Size: _____
 8. Sheathing Type: _____ Size: _____
 9. Sill Type: _____ Weather Stripping: _____
 10. Masonry Materials: _____

Interior Walls:
 1. Studding Size: _____ Spacing: _____
 2. Header Size: _____ Spacing: _____
 3. Wall Covering Type: _____
 4. Other Material: _____

PERMIT # 301
 Please fill out any part which applies to job. Proper plans must accompany form.

CITY OF PORTLAND BUILDING PERMIT APPLICATION MAP # _____ LOT# _____
For Official Use Only
 Owner: Ken Orlis
 Address: 20 Congress Street
 LOCATION OF CONSTRUCTION: 88 Congress Street
 CO. TRACTOR: Jay Allen
 ADDRESS: 88 Congress Street 871-8665
 Est. Construction Cost: 3,000 Type of Use: Tanning/Passage

Building Dimensions: L _____ W _____ H _____
 Is Proposed Use: _____
 Conversion: Exp. and Repl. non-loadbearing walls, and
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE enlarging shower area
 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: _____ Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____
 6. Floor Sheathing Type: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. Windows _____
 3. No. Doors _____
 4. Header Sizes _____ No. _____ Spacing _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Size _____
 10. Masonry Materials _____
 11. Metal Materials _____
Interior Walls:
 1. Studding Size _____
 2. Header Size _____ Spacing _____
 3. Wall Covering Type: _____
 4. Fire Wall if required _____
 5. Other Materials _____

PERMIT ISSUED
 Date: Rev 2-1988
 Issued For: Ken Orlis
 Project No: 319111
 Subdivision: Yes No _____
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Permit Expires: _____
 Fee: 15
 Public: _____ Private _____

Ceiling:
 1. Ceiling Joins Size: _____
 2. Ceiling Sheathing Size: _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type: _____ Size _____
 5. Ceiling Height: _____
Roof:
 1. Truss or Rafter Size: _____
 2. Sheathing Type: _____ Size _____
 3. Roof Covering Type: _____
 4. Other: _____
Chimneys: _____
 Type: _____ Number of Fire Places _____

Heating: _____
Electrical: _____
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____
Plumbing:
 1. Approval of soil test if required: _____
 2. No. of Tubs or Showers _____
 3. No. of Lavatories _____
 4. No. of Other Fixtures _____
Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning: _____
 District: _____ Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____
 Signs: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____
 Shore and Floodplain Mgmt: _____
 Other: _____ (Explain) _____
 Date Approval: _____
 Permit Received By: Lynne Benoit
 Signature of Applicant: _____ Date: 5/5/88
 Signature of CEO: Jay Allen Date: _____
 Inspection Dates: _____
 White-Tax Assessor: Yellow-GPCOG White Tag - CEO _____
 © Copyright GPCOG 1987



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

398

MAY 14 1981

ZONING LOCATION B-1 PORTLAND, MAINE April 6, 1981

CITY OF PORTLAND

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

LOCATION 86 Congress St. 16-A-4
1. Owner's name and address John D. Breggia P.O. Box 1018
2. Lessee's name and address
3. Contractor's name and address OWNER
4. Architect
Proposed use of building 5/1X families
Last use 4
Material No. stories Heat Style of roof Roofing
Other buildings on same lot 25,000
Estimated construction cost \$ 10,000

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION
This application is for @ 775-5451 To change use from four to six families
Dwelling Ext. 234 as per plan sixx
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
Appeal sustained 4-30-81 Stamp of Special Conditions 1/3.50
This application is preliminary to get started the question of zoning... in the event...
separate is submitted the applicant will furnish complete information, estimated cost...
loggs fee.

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

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? or 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
one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

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

Signature of Applicant John D. Breggia Phone #
Type Name of above John D. Breggia 1 2 3 4

FIELD INSPECTOR'S COPY
PERMIT ISSUED WITH LETTER

2

Other and Address

NOTES

Completed without final inspection

Permit No. *81/1398*
Location *26/1/10000*
Owner *W. J. ...*
Date of Permit *4-6-1961*
Approved *5-11-61*

4-7-001
Map # _____
Lot # _____

WITH LETTER
PERMIT ISSUED

Applicant: *JOHN D. BREGGIA* Date: *4/9/81*
Address: *36-88 CONG. ST.*
Assessors No.: *16-A-4*

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - *R-1 (CR6-REQ)*
- Interior or ~~corner~~ lot -
- 40-ft. setback area (Section 21) -
- Use - *CHANGE OF USE 4-6 FAMILIES*
- Sewage Disposal *PUBLIC*
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area - *5000 #*
- Building Area -
- 100 sq. ft.* Area per Family - *5000 #*
- Width of Lot -
- Lot Frontage
- Off-street Parking - *6 REQ. 5 UNUS G*
- Loading Bays -

- Site Plan -
- Shoreland Zoning -
- Flood Plains -

930638

Don Ogier 871-1095

16-A-006

Permit # 930638 City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone Map # Lot #

Owner: PAV Marketing (John Greenleaf) Phone # 879-1913
 Address: 88 Congress St- Ptld, ME 04101
 LOCATION OF CONSTRUCTION: 88 Congress St. 190 Congress
 Contractor: Sub: _____
 Address: Phone # _____
 Est. Construction Cost: _____ Proposed Use: graphic design office
 Past Use: #message parlor
 # of Existing Res. Units: _____ # of New Res. Units: _____
 Building Dimensions L: _____ W: _____ Total Sq. Ft.: _____
 # Stories: _____ # Bedrooms: _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Change of Use - from message parlor to

For Official Use Only

Date: 7/21/93
 Inside Fire Limits: _____
 Bldg Code: _____
 Time Limit: _____
 Estimate Cost: _____

Subdivision: _____
 Name: JUL 27 1993
 Ownership: Public
CITY OF PORTLAND

Zoning: B1
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: (Explain) _____

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

Floor:
 prop owner: Don Ogier
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joist 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 _____

Ceiling:
 1. Ceiling Joists Size: _____ Not in District Not Labeled.
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____ Requires Review.
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: Approved.
 2. Sheathing Type _____ Size _____ Approved with conditions.
 3. Roof Covering Type _____ Date: 7/21/93
 Signature: [Signature]

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.

PERMIT ISSUED WITH LETTER

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Signature of CEO Jane L. Sullivan Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO [Signature] © Copyright GPCOG 1988

PLOT PLAN

N



FEES (Breakdown From Front)
Base Fee \$ 25
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

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

COMMENTS: *9-20-94. Tenant has moved out. The building is now*

Signature of Applicant *Jane B Sullivan* Date *7-21-98*

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 27, 1993

RE: 88 Congress St.

P. V. Marketing
John Greenleaf
88 Congress St.
Portland, ME 04101

Dear Mr. Greenleaf,

Your application to change the use of 88 Congress Street from massage parlor to graphic design office has been reviewed and a permit is herewith issued subject to the following requirements:

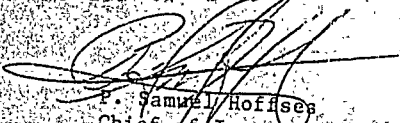
No certificate of occupancy can be issued until all requirements of this letter are met.

BUILDING CODE REQUIREMENTS

1. A one hour fire resistance separation shall be provided from other parts of building.
2. Portable fire extinguisher shall be provided.
3. Exit signs, lights and means of egress lighting shall be done in accordance with Article 8 sections and subsections 822 and 823 of the City's building code. (The BOCA National Building Code/1990)

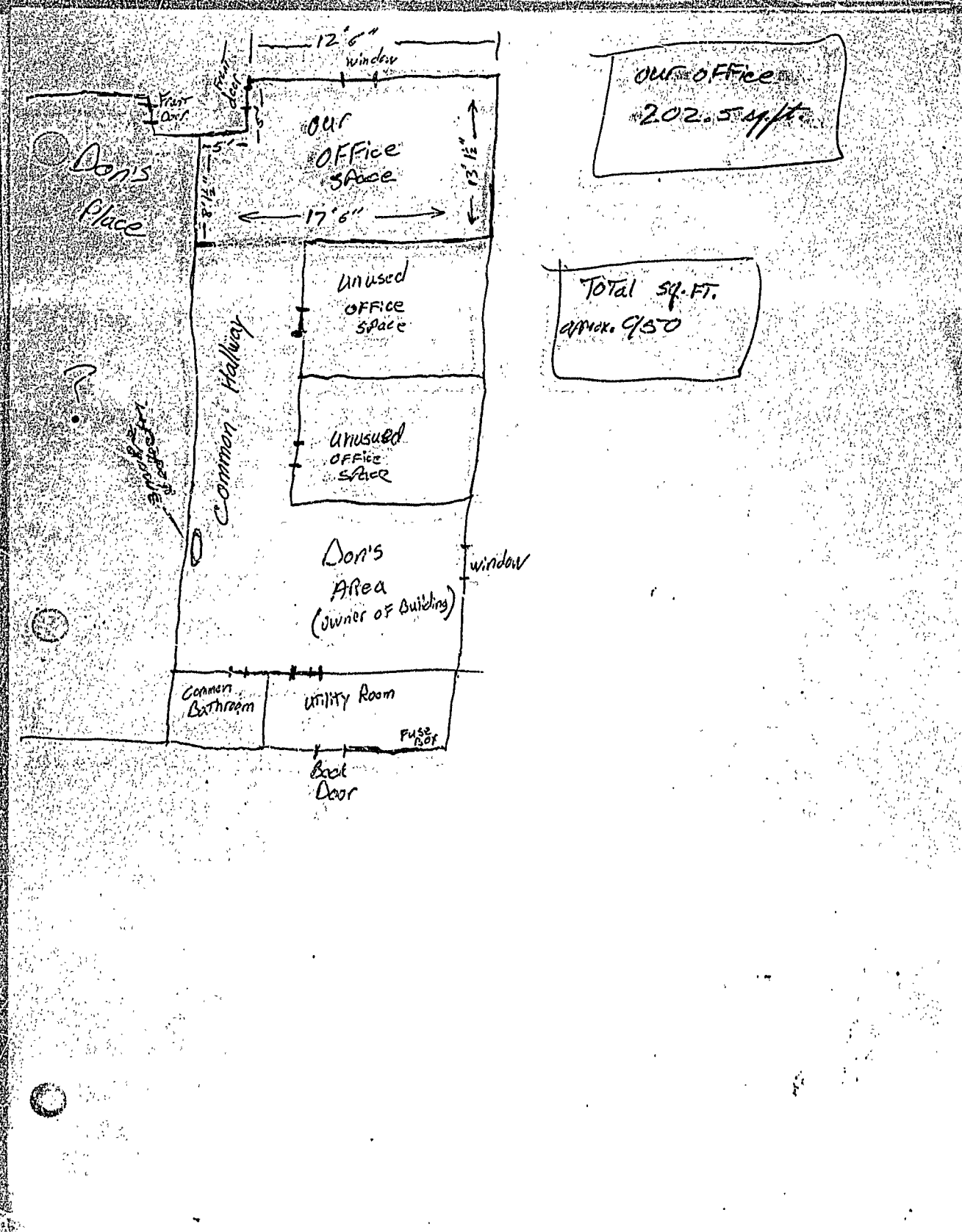
If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

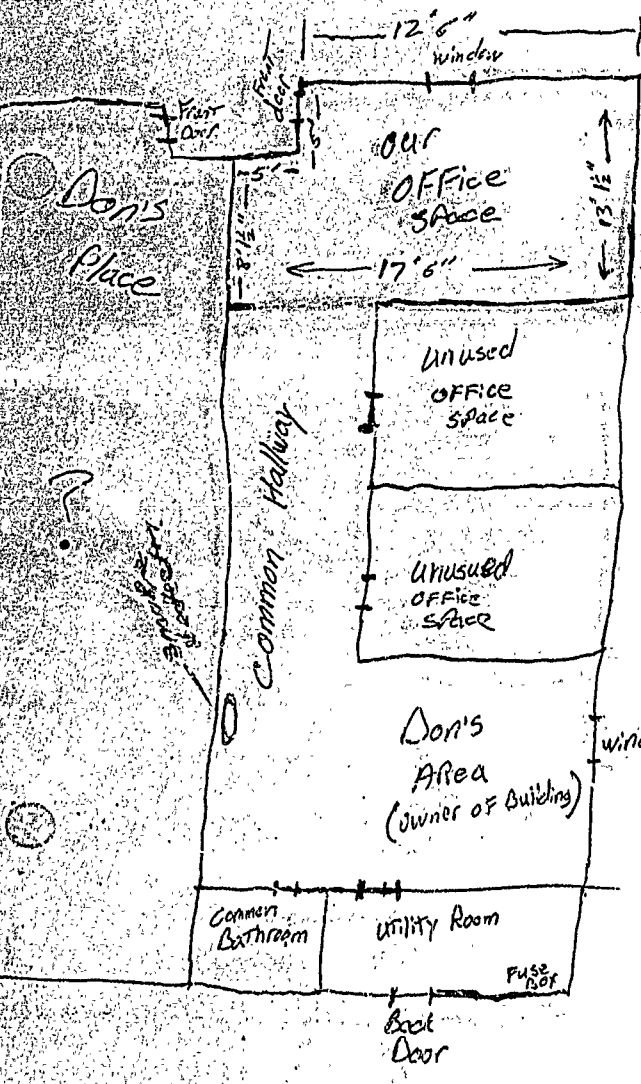
/el

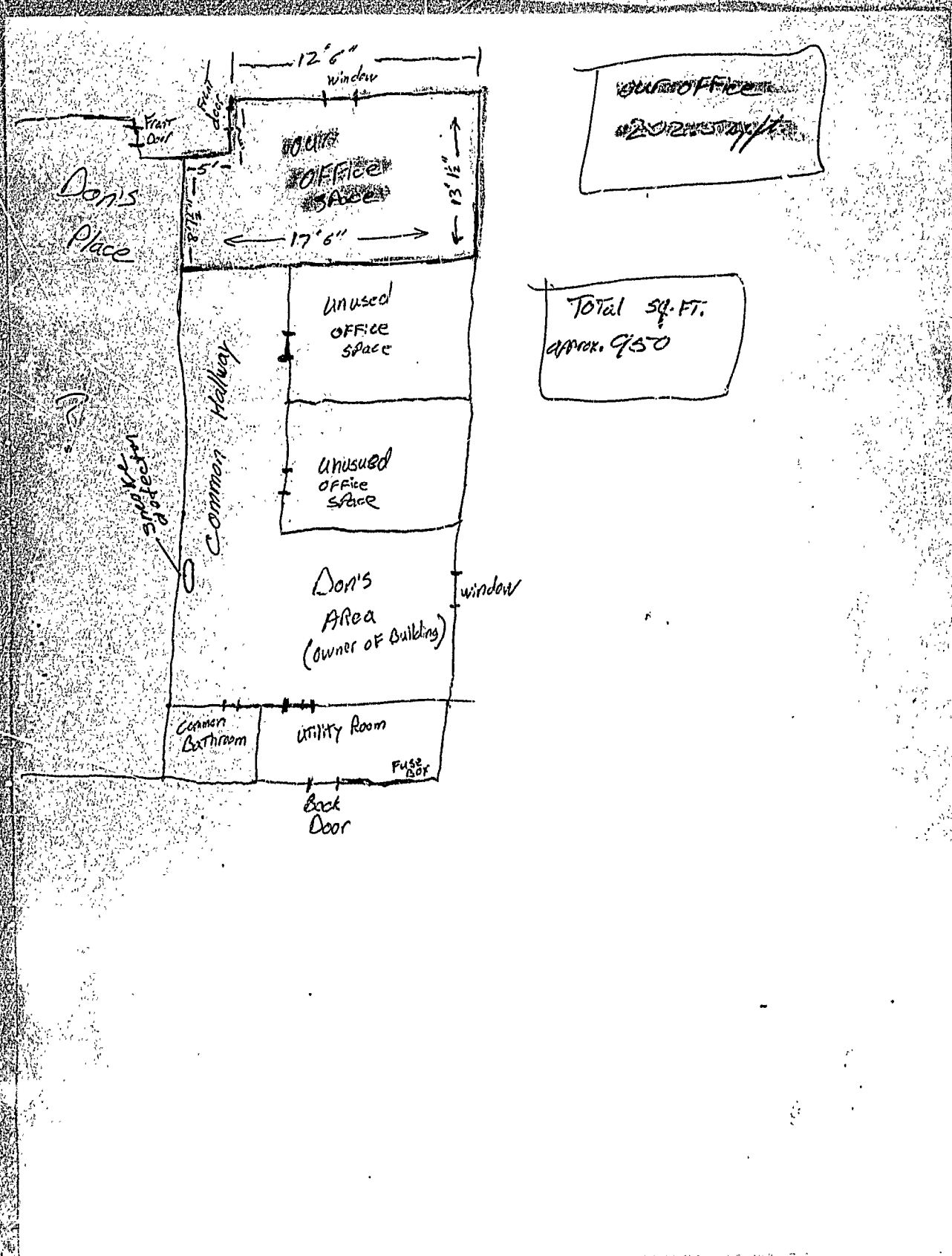
cc: LT. Gaylen McDougall, Fire Prevention Bureau



our OFFICE
202.5 sq. ft.

Total sq. ft.
approx. 950





TOTAL SQ. FT.
APPROX. 950

930636

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____

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

Owner: P V Marketing (John Greenleaf) Phone # 879-1913

Address: 88 Congress St- Ptld, ME 04101

LOCATION OF CONSTRUCTION 88 Congress St.

Contractor: _____ Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: graphic design office

Past Use: massage parlor

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion Change of Use - from massage parlor to

graphic design office

Foundation: 1. Type of Soil: _____ 2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____ 4. Foundation Size: _____ 5. Other _____

Floor: 1. Sills Size: _____ 2. Girder Size: _____ 3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.U.

4. Joists Size: _____ Size: _____ 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 _____ Size _____ 7. Insulation Type _____ Size _____ 8. Sheathing Type _____ Size _____ Weather Exposure _____ 9. Siding Type _____ 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 _____

PERMIT ISSUED
For Official Use Only
Date: 7/21/93
Name: 7-21-93
City of Portland

Review Required:
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Site Plan _____ Subdivision _____
Conditional Use: _____ Variance _____
Sherland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

HISTORIC PRESERVATION
Netal District or Landmark: _____
Does not require review: _____
Requires Review: _____

Roof: 1. Truss or Rafter Size _____ Span _____ Action: Approved
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
DAU: _____

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 _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

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

Signature of Applicant: Louise
Signature of CEO: Jane L. Sullivan
Date: 7-21-93

Inspection Dates _____
White-Tax Assesor _____ Yellow-GPCOG _____ White Tag -CEO _____

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