

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 287 State Street

Issued to Mrs. Grace Wilson
287 State St.

Date of Issue August 1, 1963

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. 63/797, 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
First and Second Stories of
half of Duplex Building.

APPROVED OCCUPANCY
Lodging House

Limiting Conditions:

- 1.—None of lodgers to be bedridden and no nursing or care to be afforded any lodgers.
- 2.—Rooms in third story not to be used for living quarters.
- 3.—Two front rooms in second story not to be rented to lodgers nor used for sleeping quarters by any person until an automatic fire detection and alarm system has been installed.

This certificate supercedes
certificate issued

Approved:

Nelson F. Cartwright

(Date)

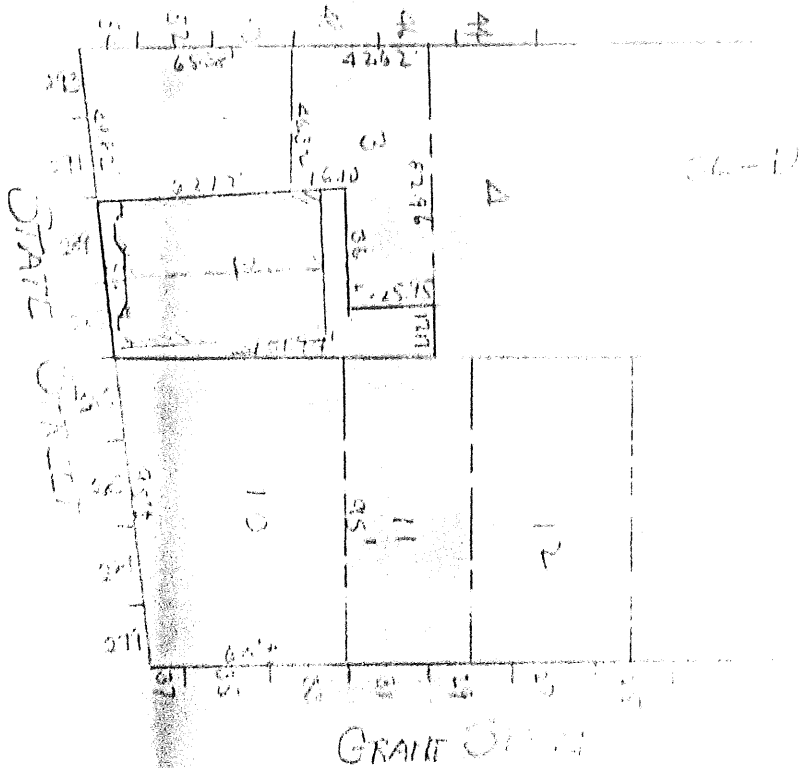
Inspector

Albert J. Sears

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.

PARK AVENUE





R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine,

PERMIT ISSUED

JUL 12 1963

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 227 State St. Within Fire Limits? Dist. No.

Owner's name and address John Low, 30 Strongwood Road Telephone 473-4082

Lessee's name and address Mrs. Grace Wilson, 227 State St. Telephone

Contractor's name and address Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Lodging House No. families

Last use Dwelling No. families 2

Material Brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost \$ 100.00 Fee \$ 2.00

General Description of New Work

aid 2.00-7-10-63-additional fee

To Change Use of building from 2-family dwelling to lodging house (seven lodging rooms).

Third story not to be used for living quarters

(to use 1-3/4" solid core door)

Permit Issued with Letter

Legal contained 5/22/63

Sent to Fire Dept. 5/24/63
Rec'd from Fire Dept. 6/14/63

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 Mrs. Grace Wilson

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 10 ft.

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:

Carl P. Johnson

CHIEF OF FIRE DEPT.

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

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

John Dow, owner of property at 287 State Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: changing use of half of duplex building from a two-family dwelling to a lodging house for aged persons where there are to be no bedridden persons and where no nursing or care is to be afforded the lodgers. This permit is presently not issuable under the Zoning Ordinance because there is not room on the lot for the one off-street parking space required by Sections 7-C and 14-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.

John C. Dow
APPELLANT

DECISION

After public hearing held June 27, 1963 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.

BOARD OF APPEALS

Franklin D. Hickey
Raymond W. Hawley
Richard D. Nelson