

172 DANFORTH STREET



cut #920, 1/2 in cut #9202H - Teled cut #920JR - Fifth cut #1205R



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct. 27, 1982, 1982
 Receipt and Permit number A79844

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: 172 Danforth Street

OWNER'S NAME: Mrs. Ruth O'Donnell ADDRESS: same

	FEES
OUTLETS:	
Receptacles <u>5</u> Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u> ✓	3.00
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
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 _____	
Repair after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	3.00
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	3.00

INSPECTION:

Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Henry G. Gagne

ADDRESS: 660 E. Bridge, Wstbrk

TEL: 797-3472

MASTER LICENSE NO.: 3013

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: _____

Henry G. Gagne

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATION:—

Permit Number 79844
Location 172 Danforth St.
Owner R. O. Daniels
Date of Permit 10-27-82
Final Inspection 1-11-83
By Inspector *[Signature]*
Permit Application Register Page No 131

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in _____ by _____

PROGRESS INSPECTIONS. 11-8-82
1-11-83

CODE
COMPLIANCE
COMPLETED
DATE 1-11-83

REMARKS:

REMARKS: _____

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE: 05170 LPI NUMBER: 001123 DATE PERMIT ISSUED: 10/27/82 Certificate of App. Number: 57538 IC
 Month Day Year

Installer Name: HENRY G. GABRIEL Installer Code: 1 Owner 2 Licensed Master Plumber

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE: 05170 LPI NUMBER: 001123 DATE PERMIT ISSUED: 10/27/82 Certificate of App. Number: 57538 IC
 Month Day Year

Installer Name: HENRY G. GABRIEL Installer Code: 1 Owner 2 Licensed Master Plumber 3 Licensed Oil Burnerman 4 Employee of Public Utility 5 Manufactured Housing Dealer 6 Manufactured Housing Mechanic 7 Limited License

Owner Name: RUTH O'DONNELL
 Address: 172 D'FORTH ST. Subdivision: _____
 St/Lot Number Street, Road Name (Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Henry G. Gabriel
 Signature of LPI

OWNER'S COPY

Date Inspected: _____
 ORIGINAL—To be sent to: Department of Human Services
 Division of Health Engineering

1. New Construction	2. Remodeling	3. Addition	4. Remodeling & Addition	5. Replacement of Hot Water Heater	6. Hook-up of Mobile Home	7. Hook-up or Modular Home	8. Other (Specify) <u>2</u>
Plumbing To Serve	1. Single (Res)	3. Mobile Home	5. Commercial	7. Other (Specify) _____			
Number of Fixtures or Hook-Ups	Sink(s) <u>01</u>	Toilet(s) <u>01</u>	Bathtub(s) _____	Lavatory(s) <u>01</u>	Shower(s) <u>01</u>	Urinal(s) _____	
	Clothes Washer(s) _____	Dish Washer(s) _____	Hot Water Heater(s) _____	Floor Drains _____	Hook Up(s) _____		

TOWN'S COPY
 OCT 29 1982
 NOV 2 1982

IMPORTANT: Note the following conditions:
 1. This Permit is non transferable to another person or party.
 2. If construction has not started within 6 months from the Date of Issue this Permit becomes invalid.

Dept. of Human Services
 Div. of Health Engineering

Fixture Fee: 172
 Hook Up Fee: 00
 Total Fee: 172
 If Double Fee Check

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 172 Danforth Street

Date of Issue Dec. 30, 1982

Issued to Mrs. Ruth O. Dennell

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. 82-945, 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

Entire

3 Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

12/30/82 H. Downing
Inspector

R. A. [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 leasee for one dollar.



CITY OF PORTLAND

JOSEPH E. McDONOUGH
FIRE CHIEF

October 20, 1982

Gene Francoeur Inc.
90 East Bridge St.
Westbrook, Maine 04092

Re: 172 Danforth Street

Dear Mr. Francoeur:

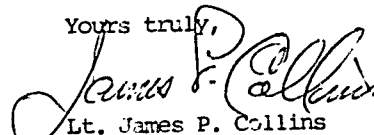
Your permit application to change the use from 2-family to 3-family with alterations, at the above named address, is hereby approved subject to the following conditions:

CODE #

10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
11. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
14. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.
16. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping areas.
18. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protected enclosure until reaching the building exterior.
29. Each apartment shall have a one hour separation from the adjoining apartments and corridors.

If I may be of any further assistance, please feel free to contact me at 775-5451, Ext. 354.

Yours truly,


Lt. James P. Collins
Fire Prevention Bureau

JPC/jmr

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00945

ZONING LOCATION ... R-1-C ... PORTLAND, MAINE Oct. 12, 1982 ...

OCT 20 1982

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 ... 172 Danforth Street ... Fire District #1 #2

1. Owner's name and address Mrs. Ruth O'Donnell - same ... Telephone unlisted ...

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

3. Contractor name and address Gene Francoeur, Inc., 90 East Bridge St., West ... Telephone 854-2424 ...

... No. of sheets ...

Proposed use of building 3-family ... No. families ...

Last use 2-family ... No. families ...

Material ... No. stories ... Heat ... Style of roof ... Roofing ...

Other buildings on same ...

Estimated contractual cost \$2,500.00 ...

FIELD INSPECTOR - Mr. ...

@ 775-5451

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 25.00

\$ 25.00 Change of

\$50.00 Use

Stamp of Special Conditions

Change of Use from 2-family to 3-family with alterations.

(ISSUE PERMIT TO #3)

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

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? ... 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

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER ... Will work require disturbing of any tree or a public street? no ...

ZONING: ... Will there be in charge of the above work a person competent

BUILDING CODE: ... to see that the State and City requirements pertaining thereto

Fire Dept: ... are observed? ... yes ...

Health Dept: ...

Others: ...

Signature of Applicant Gene Francoeur ... Phone #

Type Name of above Gene Francoeur for Mrs. Ruth O'Donnell ... 1 2 3 4

Other

and Address

PERMIT ISSUED WITH INSPECTOR

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

(4) Mr. Irving

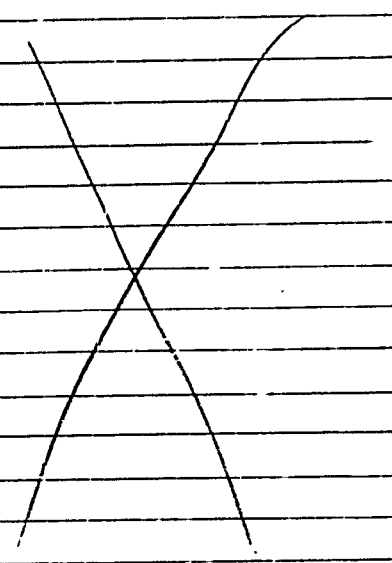
NOTES

10/29/82
11/18/82
11/25/82
12/1/82
12/8/82
12/15/82
12/22/82
12/29/82

Permit # 83/915
Location Bldg Campbell
Owner Ruth G. Randall
Date of Permit 10-12-82
Approved 11-25-82
Declining *[Signature]*
Garage *[Signature]*
Alteration

Nov 10/82 Inspection by Hugh Sam
12/29/82 - install fire code
and all of the other make get in the
new unit - additional smoke detector in the
kitchen. Also changed the location of the
fire alarm and the building alarm
station due to space. The exterior of the
kitchen is to be installed in the
12/29/82 Inspection by Hugh Sam
and all of the other make get in the
new unit - additional smoke detector in the
kitchen. Also changed the location of the
fire alarm and the building alarm
station due to space. The exterior of the
kitchen is to be installed in the

12/29/82 Went over of all boiler room work
completed as per code;



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE Sept. 2, 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 172 Danforth Street Fire District #1 #2
1. Owner's name and address Mrs. Ruth O'Donnell - same Telephone unlisted
2. Lessee's name and address Telephone
3. Contractor's name and address Gene Francoeur, Inc. - 90 East Bridge St. Telephone 354-2424
Westbrook No. of sheets
Proposed use of building 4-family No. families
Last use 2-family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Appeal Fees \$ 50.00

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

Change of use from 2 to 4 families with 2 new apts on 1st and 2nd floors - front of dwelling

Stamp of Special Conditions

In this application is preliminary to get settled the question of zoning appeal. In the event the applicant is successful the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal Denied 9-30-82

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

DETAILS OF NEW WORK

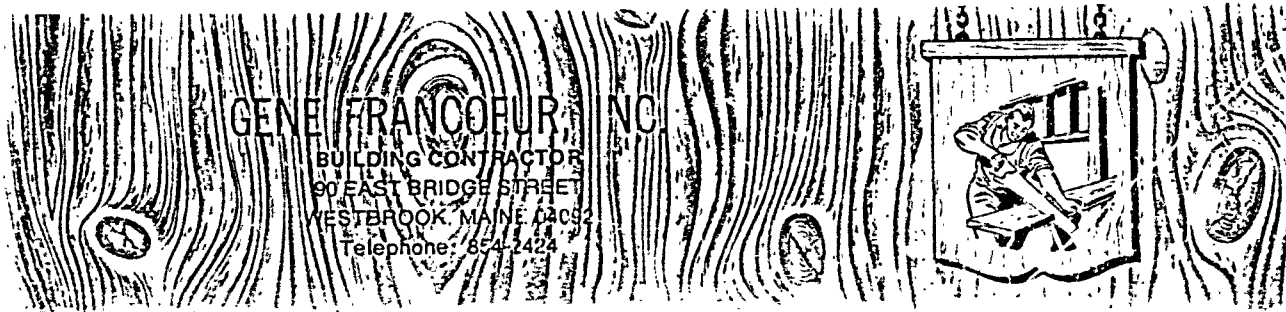
Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate? Height average grade to highest point of roof?
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 MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Gene Francoeur Phone # same
Type Name of above Gene Francoeur, Inc. 1 2 3 4
for Mrs. Ruth O'Donnell Other
and Address



September 9, 1982

Appeals Board
Portland City Hall
Portland, Maine

Appeals Board:

I, Gene Francoeur, Inc., Builder at the request of Mrs. Ruth O'Donnell, am proposing to change her property at 172 Danforth Street from a two unit to a four unit apartment house.

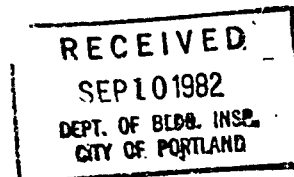
The accompanying plans show, in detail, the old floor plan and the proposed new floor plan.

The proposed second way of egress from the front second floor apartment is all the exterior work that will be performed on the building.

The interior work would consist of blocking the doorways, installing two kitchens and two bathrooms, and some minor decorating work.

I, Ruth M. O'Donnell, owner of the property in question at 172 Danforth Street, Portland, Maine agree in the affirmative to all of the questions on the "Space and Bulk Variances" form dated Gene Francoeur.

Acting Representative,



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTON
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

October 1, 1982

Mrs. Ruth O'Donnell
172 Danforth Street
Portland, Maine 04102


cc to: Gene Francoeur Inc.
90 East Bridge St.
Westbrook, Maine 04092

RE: Appeal at 172 Danforth Street

Dear Mrs. O'Donnell:

Following is the decision of the Board of Appeals regarding your petition to change the use of a 2 family dwelling at the above named location. Please note that your appeal was denied.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/ht

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



W. E. ZAYAC
Chairperson
MICHAEL E. WESTORT
Secretary
JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

September 13, 1988

12 Danforth Street

Mrs. Ruth O'Donnell
172 Danforth Street
Portland, Maine 04102

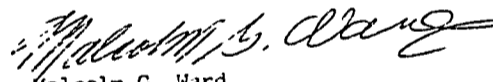
cc: Gene Francoeur Inc.
90 East Bridge St.
Westbrook, Me.

Dear Mrs. O'Donnell:

Building Permit and Certificate of Occupancy to change the use of the 2-family dwelling, at the above named location, to a 4-family apartment house are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,605 sq. ft. rather than the 4,000 sq. ft. minimum required. (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance apply to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Yours truly,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Mrs. Ruth O'Donnell

B. Property Location 172 Danforth Street

C. Applicant's Interest in Property:

- Owner
 Tenant
 Other

D. Property Owner same

E. Owner's Address same

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-I I-2 I-2b I-3 I-3b I-4
RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property _____

I. Section(s) to Which Variance Related 602.7.B.8

J. Reasons Why Permit Cannot be Issued Area of the lot on which building is located is only about 3,605 sq. ft. rather than 4,000 sq. ft. min. required (1,000 sq. ft. per family).

K. Requested Variance Would Permit Change of use from 2-family dwell. to 4-family apartment house.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Gene Franquet

B. Those Opposing Variance

NONE

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Photos, letters

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

() Yes/Agreement with statement

6-1 (X) No/Disagreement with statement

Reasons NO INFORMATION

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

() Existed at the time of the enactment of the provision from which a variance is sought; or

() Were caused by natural forces; or

() Were the result of governmental action

M/A

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

~~Yes/Agreement with statement~~

6-0 NW No/Disagreement with statement

Reasons NO INFORMATION

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applica... Sec. 602.24C 3.b. (1) (d)

N/A Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

Yes/Agreement with statement

6-0 No/Disagreement with statement

Reasons increased density on narrow streets
NO INFORMATION

V. Specific Relief Granted

After a public hearing held on 9/30/87 the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

(X) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Disapprove

Gail D. Zajac Chairman
Richard E. [unclear]
Ingeborg [unclear]
Michael A. [unclear]
James E. [unclear]
Joseph S. [unclear]

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Mrs. Ruth O'Donnell, owner of property at 172 Danforth Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of Use of the 2-family dwelling, at the above named location, to a 4-family apartment
house not issuable under the Zoning Ordinance because the area of the lot on which this
building is located is only about 3,605 sq. ft. rather than the 4,000 sq. ft. minimum
required (1,000 sq. ft. per family) by Section 602.7.B.8 of the Ordinance applying to the
R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.

X Ruth M. O'Donnell
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

11-10-75

October 28, 1975

Conrad Low
172 Danforth Street
Portland, ME 04102

RE: 172 Danforth Street, 2nd floor

It has been reported to this office that you are operating a furniture business, making the furniture parts using drill presses and other sophisticated tools. This building is located in an R-6 Residential Zone, which prohibits any industrial or commercial uses. (Section 602.7A) If you are using the dwelling for this type of use, it must cease as soon as possible, and at least by November 10, 1975.

Feel free to contact this office if you have any questions regarding this matter.

Very truly yours,

Marge Schmuckal
Building Inspector

MS/mj

cc: Mrs. Edward O'Donnell
P.O. Box 4032, Sta. 5
Portland, ME 04101



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 172 Danforth, 2nd floor

IN PLCTIO: COPY

COMPLAINT NO. 75,115

Date Received October 28, 1975

Location 172 Danforth, 2nd floor Use of Building dwellling
 Owner's name and address Mr. Edward O'Donnell, P.O. Box 4332 Sta. A Telephone 772-1109
Callan
 Tenant's name and address Conrad Low, 172 Danforth, 2nd floor Telephone _____
 Complainant's name and address Mrs. Edward O'Donnell, same Telephone _____

Description: R-6 Zone -- operating a furniture business, making furniture on premises (2nd floor). Has drill press, etc.

NOTES: 10-28-75 See letter.
11-3-75 letter to C. Low was returned so I went over to
the place - NO ANSWER -- talked to Mrs O'Donnell
& she's trying to find out where this guy sells his furniture.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0779 AUG 15 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Aug. 8, 1974... 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 172 Danforth Street Fire District #1 [], #2 []
1. Owner's name and address Edward O'Donnell, same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Thomas Conley, 1739 Washington Ave., Telephone 797-3630
4. Architect Specifications Plans No. of sheets
Proposed use of building 2 fam. No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3800. Fee \$ 16.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To repair after fire
Garage no structural damage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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? 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 flc 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 MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public s
ZONING:
BUILDING CODE: O.K. E.B. 8/14/74 Will there be in charge of the above work a person
Fire Dept.: to see that the State and City requirements pertaining
Health Dept.: are observed? yes
Others:

Signature of Applicant Thomas Conley Phone #
Type Name of above Thomas Conley 1 [] 2 []
Other
and Address

FIELD INSPECTOR'S COPY

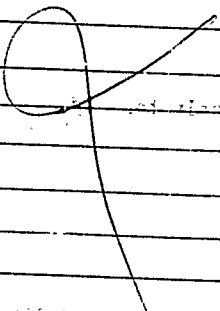
PERMIT ISSUED

NO. 01 004 0550

NOTES

4 Rear wall burnt
Needs new porch steps

8-29-74 Ready for final covering



Approved

Date of permit 8/15/74

Owner O'Donnell

Location 772 Danforth St

Permit 74/779

Miller

ted

Street

competent
ing thereto

3 4

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **2003**

Portland, Maine Issued **7/19/74** . 19

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address **Q Donnell** Tel. _____
 Contractor's Name and Address **DARLING Elect** Tel. **749-7106**
 Location **172 Danforth St** Use of Building **Residence**
 Number of Families **2** Apartments **2** Stores _____ Number of Stories **2**

Description of Wiring: New Work Additions Alterations
Rephase Service (wires host to wire)

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. _____ Floor or Strip Lighting (No. feet) _____

SERVICE: Pipe Cable Underground No. of Wires **3** Size **2, 1-4**

METERS: Relocated Added Total No. Meters _____

MOTORS: Number Phase H. P. Amps Volts Starter _____

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P. _____

Commercial (Oil) No. Motors Phase H.P. _____

Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.) _____

Elec. Heaters Watts _____

Miscellaneous Watts Extra Cabinets or Panels _____

Transformers Air Conditioners (No. Units) Signs (No. Units) *will call*

Will commence **7/17** 19**74** Ready to cover in _____ Inspection _____

Amount of Fee \$ _____

Signed *[Signature]*

DO NOT WRITE BELOW THIS LINE

SERVICE	MFTER			GROUND		
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS: *[Handwritten notes]*

INSPECTED BY: *[Signature]*

LOCATION
 INSPECTION DATE
 WORK COMPLETED
 TOTAL NO INSPECTIONS
 REMARKS

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 50 Outlets	\$ 2.00
51 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	
Commercial (Oil)	
Electric Heat (Each Room)	
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, Dryers, and any permanent built-in appliance	
unit	1.50

ALBERTA

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 41
 Issued
 Portland, Maine 11-16-72, 1972

To the City Electrician, Portland, Maine:

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

(This form must be completely filled out - Minimum fee \$1.00)

Owner's Name and Address J. DORR - LL Tel
 Contractor's Name and Address DORR'S ELECT Tel 799-1406
 Location 172 Danforth St Use of Building Res
 Number of Families 2 Apartments 2 Stores
 Description of Wiring: New Work Additions Alterations
 Number of Stories 2

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Floor or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Undergound No. of Wires 3 Size 2-2/3, 1-1 Gal.
 METERS: Relocated 2 Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 11-16 1972 Ready to cover in 11-16 1972 Inspection 19
 Amount of Fee \$
 Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND	
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY [Signature] (OVER)

LOCATION *DANforth ST 172*
 INSPECTION DATE *12/5/72*
 WORK COMPLETED *12/13/72*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEs FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

Loc. 172 Danforth Street
Proj: NDP 2
Block 44D
Issued: October 12, 1971 Expires: Nov. 12, 1971

Mr. Edward O'Donnell
172 Danforth Street
Portland, Maine

ROOM 315 CITY HALL
PORTLAND MAINE 04111
775 5451
Board of Commissioners
PAUL M. TOBIAN, Chairman
HORACE M. BUDJ, Vice Chairman
JOHN H. MALCONIAN
THE REVEREND HAROLD A. McELWAIN
CHARLES W. REDMAN, JR.
THOMAS F. VALLEAU, Executive Director

Dear Mr. O'Donnell:

An examination was made on October 8, 1971 of the premises located at 172 Danforth Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments.

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,

Joseph E. Furrer
Project Director

BY: *Robert E. Furrer*
Chief, Rehabilitation Services

VICLATIONS

Exterior

1. Repair or replace deteriorated steps at front.
2. Repair or replace the deteriorated or broken flooring on the frontporch. 3D

HOUSING CODE REFERENCE

3. Point up all erroded mortar joints in foundation walls. 3A
4. Repair the deteriorated corners on asphalt siding overall.
5. Replace missing or loose putty overall. 3C
6. Replace all broken and cracked glass.
7. Repair or replace the worn or missing roofing at left side of roof.
8. Repair or replace the floor joists in cellar. (deteriorated)
9. Repair or replace deteriorated or missing trim.
10. Repair or replace the deteriorated floor canopy at rear entrance.
11. Repair the blistered, cracked or peeling paint on all exterior casings and trim.
12. Repair or replace the loose wall cover in rear hall.
13. Repair or replace the loose ceiling cover in rear hall.
14. Determine the reason and remedy the condition that now causes the fuses to blow excessively. 8E
15. Determine the reason and remedy the condition that causes inadequate hot/cold water supply, in kitchen. 6A

Interior
first floor

1. Install or repair duplex outlet #1 in bedroom. 8A
2. Disconnect the extension cord(s) being used unlawfully in bathroom. 8D
3. Determine the reason and remedy the condition that causes the ceiling to show signs of water leakage in diningroom and #2 bedroom.

second floor

1. Repair or replace all cracked, loose or missing plaster in kitchen, bathroom, livingroom, diningroom and #3 bedroom. 3B

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

Granted 10/4/57
57/101

September 27, 1957

Edmund D. O'Donnell, owner of property at 177 Danforth Street,
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 a concrete block addition
3 feet by 22 feet on front of the brick garage on the lot with dwelling at 172 Danforth
Street, corner of Tate St. This permit is not issuable because: (1) one of the side walls
of addition (an extension of the wall of the existing garage) is to be located practically
on the lot line, the front of the addition being about 15 feet back from the line of Tate St.,
instead of this side wall being at least 5 feet from the lot line as required by Section 14f
of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located.
(2) The total area of existing garage and addition would be in excess of the minimum of 30
percent of the area of the rear yard allowed to be occupied in accordance with requirements
of Section 7-B-7 and 13 of the Ordinance. (3) The total area of the existing dwelling and
garage, already in excess of the maximum of 40 percent of the area of the lot permitted by
Section 7-B-7, would be further increased.

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 involve practical difficulty or unnecessary hardship and desirable
relief may be granted without substantially departing from the intent and purpose of the
Ordinance.

Edmund D. O'Donnell
APPELLANT

DECISION

After public hearing held October 4, 1957, the Board of Appeals finds that enforcement of
the terms of the Ordinance would involve practical difficulty or unnecessary 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 should be issued.

Franklin G. Hickley
Henry W. Smith
Joseph T. Sprague
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 1, 1937

Mr. Peter D. Casey
37 Tate Street
Portland, Maine

Dear Mr. Casey:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 4, 1937, at 10:00 A.M. to hear the appeal of Edward L. O'Donnell concerning an application for a Zoning Ordinance to permit a building on a lot with a width of 12 feet to front on Tate Street.

[Faint, illegible text, likely a signature or official stamp]

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 1, 1957

Mr. Peter D. Casey
37 Tate Street
Portland, Maine

*Settled
under review*

Dear Mr. Casey:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 4, 1957, at 3:00 p.m., to hear the appeal of Edward D. O'Donnell requesting an exception to the Zoning Ordinance to permit construction of a concrete block addition 3 feet by 22 feet on front of the brick garage on the lot with the dwelling at 172 Danforth Street, corner of Tate Street.

This permit is not issuable because: (1) One of the side walls of addition (an extension of the wall of the existing garage) is to be located practically on the lot line, the front of the addition being about 15 feet back from the line of Tate Street, instead of this side wall being at least 5 feet from the lot line as required by Section 14a of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located. (2) The total of existing garage and addition would be in excess of the minimum of 30 percent of the area of the rear yard allowed to be occupied in accordance with requirements of Section 7-B-7 and 18 of the Ordinance. (3) The total area of the existing dwelling and garage, already in excess of the maximum of 40 percent of the area of the lot permitted by Section 7-B-7, would be further increased.

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

S

CITY OF PORTLAND, MEINE
OFFICE OF APPEALS

October 1, 1957

Ms. Catherine C. Murphy
168 Danforth Street
Portland, Maine

Dear Ms. Murphy:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, December 13, 1957, at 3:00 p. m. for the appeal of Edith A. Murphy, 168 Danforth Street, for a violation of Zoning Ordinance No. 7-B-7, Chapter 240, Section 7-B-7, which by Ordinance No. 240, Chapter 240, Section 7-B-7, was amended on the 1st day of June 1957 at 178 Danforth Street, corner of Tenth Street.

This appeal is by the applicant (1) for the side wall of addition (an extension of the wall of the existing wall) to the lot line, specifically on the lot line, the front of the building, which is 15 feet high, to 178 Danforth Street, instead of the side wall height at least 5 feet from the lot line as required by Section 7-B-7 of the Zoning Ordinance, which is 10 feet high, and (2) for the addition of a garage. (1) The total of existing building and addition shall be in excess of the minimum of 30 percent of the area of the rear yard allowed to be occupied in accordance with the requirements of Section 7-B-7 and 18 of the Ordinance. (2) The total area of the existing dwelling and garage, which in excess of the maximum of 10 percent of the area of the lot permitted by Section 7-B-7, would be further increased.

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

BOARD OF APPEALS

Franklin G. Hinchley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 1, 1957

Mr. Peter E. Casey
37 Tate Street
Portland, Maine

Dear Mr. Casey:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 4, 1957, at 3:00 p.m., to hear the appeal of Edward D. O'Brien, Jr. requesting a modification to the zoning Ordinance to permit the construction of a concrete block addition to the existing dwelling on the lot with the address of 172 Commercial Street, corner of Tate Street.

The permit is not issued because: (1) One of the side walls of addition (per the plan) is a wall of the existing garage () in the lot, previously on the lot line, the front of the addition being about 15 feet back from the line of Tate Street, instead of 15 feet back from the line of Tate Street, as required by Section 7-B-7 of the zoning Ordinance applying to the R-6 Reside use zone in which the property is located. (2) The total of existing garage and addition would be in excess of the maximum of 30 percent of the area of a rear yard allowed to be occupied in accordance with the requirements of Section 7-B-7 and 18 of the Ordinance. (3) The total area of the existing dwelling and garage, already in excess of the maximum of 40 percent of the area of the lot permitted by Section 7-B-7, would be further increased.

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

BOARD OF APPEALS

Franklin C. Hinckley

Chairman

S

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 1, 1957

Mr. Edward L. O'Donnell
17 1/2 Lincoln Street
Portland, Maine

Dear Mr. O'Donnell:

The Board of Appeals will hold a public hearing
in the Council Chamber at City Hall, Portland, Maine, at
9:00 p.m., on Friday, October 4, 1957, to hear your appeal
under the zoning ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

September 24, 1957

AP--172 Danforth Street

Mr. Edward D. O'Donnell
172 Danforth St.

Copy to Corporation Counsel

Dear Mr. O'Donnell:

We are unable to issue a permit for construction of a concrete block addition 3 feet by 22 feet on front of brick garage on lot with dwelling at 172 Danforth St., corner of Tate St., because:

- one of the side walls of addition (an extension of the wall of the existing garage) is to be located practically on the lot line, the front of the addition being about 15 feet back from the line of Tate St., instead of this side wall being at least 5 feet from the lot line as required by Section 14a of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located;

- the total area of existing garage and addition would be in excess of the maximum of 30 percent of the area of the rear yard allowed to be occupied in accordance with requirements of Sections 7-B-7 and 18 of the Ordinance;

- the total area of the existing dwelling and garage already in excess of the maximum of 40 percent of the area of the lot permitted by Section 7-B-7, would be further increased.

We understand you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, who serves as secretary of the Board of Appeals and to whose office you should go to file appeal. In order for consideration to be given at the next hearing to be held by the Appeal Board, it is necessary that appeal be on file not later than Friday, September 27, 1957.

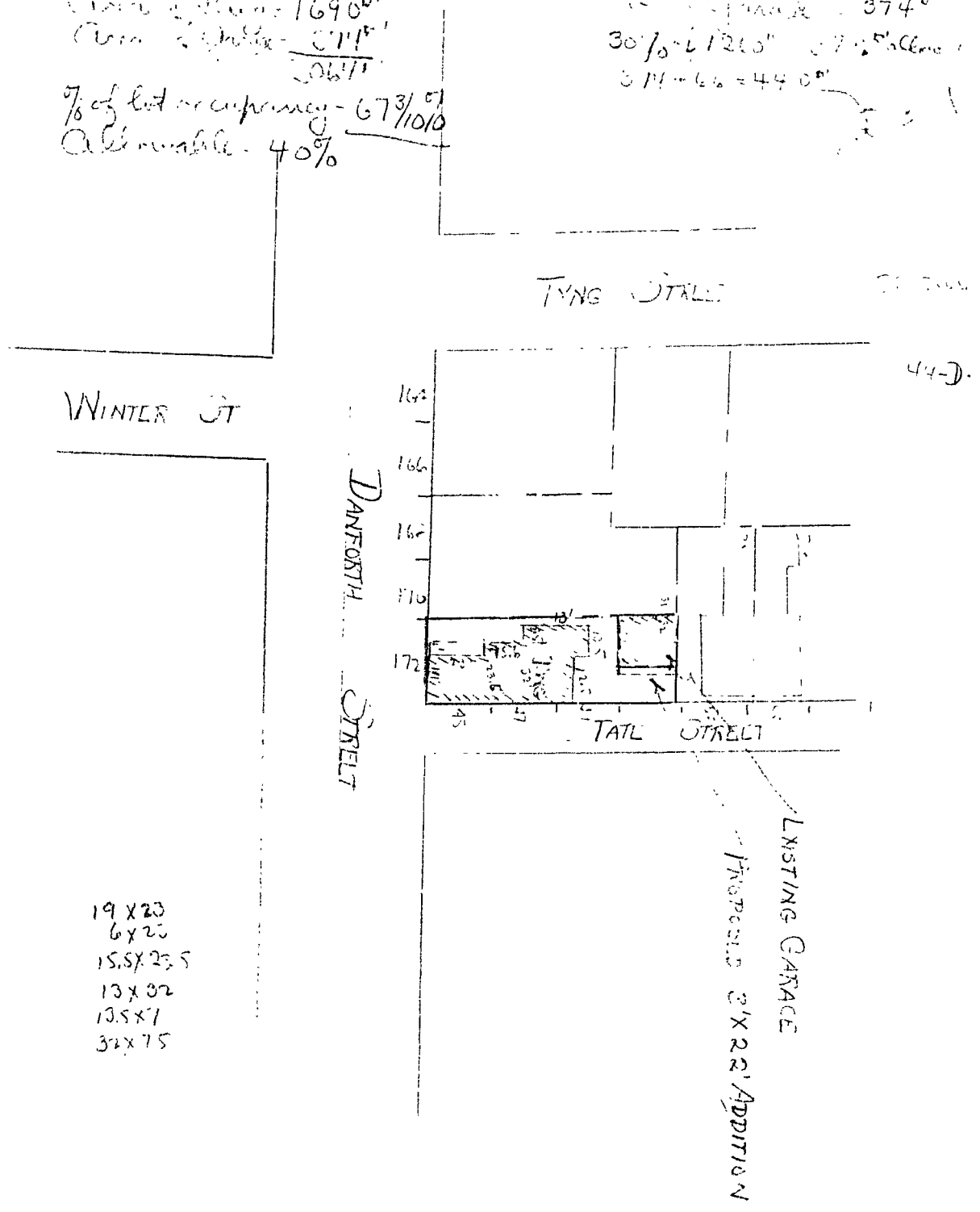
Very truly yours,

Warren McDonald
Inspector of Buildings

C
O
P
Y

Area of lot = 3605 sq'
 Area of house = 1690 sq'
 Area of garage = 311 sq'
 $\frac{1690 + 311}{3605}$
 % of lot occupancy = 67 3/10
 Allowable = 40%

Area of front yard = 35;
 Area of garage = 374 sq'
 30% of 1210 = 363 sq'
 311 + 363 = 674 sq'



- 19 X 23
- 6 X 20
- 15.5 X 23.5
- 13 X 32
- 13.5 X 7
- 32 X 7.5

September 24, 1957

AP--172 Danforth Street

Mr. Edward D. O'Donnell
172 Danforth St.

Copy to Corporation Counsel

Dear Mr. O'Donnell:

We are unable to issue a permit for construction of a concrete block addition 3 feet by 22 feet on front of brick garage on lot with dwelling at 172 Danforth St., corner of Tate St., because:

- one of the side walls of addition (an extension of the wall of the existing garage) is to be located practically on the lot line, the front of the addition being about 15 feet back from the line of Tate St., instead of this side wall being at least 5 feet from the lot line as required by Section 14a of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located;

- the total area of existing garage and addition would be in excess of the maximum of 30 percent of the area of the rear yard allowed to be occupied in accordance with requirements of Sections 7-B-7 and 18 of the Ordinance;

- the total area of the existing dwelling and garage already in excess of the maximum of 40 percent of the area of the lot permitted by Section 7-B-7, would be further increased.

We understand you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, who serves as secretary to the Board of Appeals and to whose office you should go to file the appeal. In order for consideration to be given at the next public hearing to be held by the Appeal Board, it is necessary that the appeal be on file not later than Friday, September 27, 1957.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure... Third Class

01510
 OCT 15 1957

Portland, Maine, Sept. 23, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter ~~existing building structure~~ 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 172 Danforth St. Within Fire Limits? Dist. No.
 Owner's name and address ... Edward D. O'Donnell, 172 Danforth St. Telephone 2-1909
 Lessee's name and address Telephone
 Contractor's name and address ~~not set~~ King Rutland, 163 Maine Ave. Telephone 2-7704
 Architect Specifications Plans No. of sheets 1
 Proposed use of building garage No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ 2,500 Fee \$ 21.00

General Description of New Work

To construct concrete block additon 3' x ^{22'} x 8' high on front of existing garage.
 To provide 12" parapet on right end of new addition.

This application is preliminary to getting question of zoning settled by appeal. If appeal is successful application will be completed by paying permit fee and by furnishing complete information as to foundation and construction of addition.

4x8 header over door opening.

10/4/57

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 8'12" Height average grade to highest point of roof 8'12"
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 8" cellar
 Material of underpinning Height Thickness
 Kind of roof flat Rise per foot Roof covering Asphalt Class C Und. Lab.
 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
 Kind and thickness of outside sheathing of exterior walls?
 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 concrete, 2nd , 3rd , roof 2x4
 On centers: 1st floor , 2nd , 3rd , roof 16"
 Maximum span: 1st floor , 2nd , 3rd , roof 3'
 If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot...2., to be accommodated 2 number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? none

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

E. O'Donnell

H.B.

10-15

Permit No. 5711590

Location 2122 Danforth St.

Owner Edward D. C. Daniels

Date of permit 10/15/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staling Out Notice

Form Check Notice

NOTES

10-23-57 Completed

(HE)

X



g.b
A.I

~~NO APARTMENT HOUSE~~
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
172 Danforth St.

INSPECTION COPY

COMPLAINT NO. 56/26 Date Received 8 April 2, 1956

Location 172 Danforth Street Use of Building 2 family dwelling

Owner's name and address Edward O'Donnell, 172 Danforth St. Telephone 2-1109

Tenant's name and address K... Telephone _____

Complainant's name and address 2nd floor tenant Telephone _____

Description: Ceiling in dining room on 2nd floor has fallen and other ceilings in house are threatening to fall.

NOTES: I reported this to Peter Martin, Health Dept. 1H

*Mr. O'Donnell says that Mr. Karlovski
was a professional contractor who
has done a lot of work with asbestos
handling. He has been getting as far as
to find out why the other ceilings
with the same type of material and have
fallen in a similar spot. Mr. O'Donnell
says they are waiting for the report
up. 4/11/56 - Mr. O'Donnell is to have
ceiling fixed and let us know
for info - WMA
4/6/56 Mr. O'Donnell says ceiling has been
fixed. BS*



FILL IN AND SIGN WITH INK.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 23, 1951

RECEIVED
000000

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 172 Danforth Street Use of Building 2-family dwelling No. Stories New Building Existing "
Name and address of owner of appliance Edward O'Donnell, 172 Danforth Street
Installer's name and address Wilbur F. Blake, Inc., 9 Forest Street Telephone 2-5968

General Description of Work

To install steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 30"
From top of smoke pipe 3 1/2" From front of appliance over 4" From sides or back of appliance over 3"
Size of chimney flue 8x10 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner by others Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

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 smoke pipe
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? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:
OK. 2-23-51/WFB

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

Wilbur F. Blake, Inc.

Signature of Installer by: Wilbur F. Blake

NOTES

1. *172 Bayshore St.*
 2. *Edwards & Donnell*
 3. *2/23/51*
 4. *1 PM*

Permit No. 51/272

Location 172 Bayshore St.

OWNER Edwards & Donnell

Date of permit 2/23/51

Approved _____

5-31-51

FILL IN COMPLETELY AND SIGN WITH INK

2366

Permit No. _____
MAY 19 1915



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location _____ Use of Building _____

Name and address of owner _____ Ward 6

Contractor's name and address _____ Telephone _____

General Description of Work

To install _____

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) _____

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

from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner Roller Roller Approved by Underwriters' Laboratories? Yes

Location oil storage Basement No. and capacity of tanks 1 - 270 gallon

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? None

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor Barrett & Co. of Me.
by H.B. [Signature]

INSPECTION COPY

NOTIFICATION TO SOME LAWYERS
OR CLERKS IS WANTED

CERTIFICATE OF APPROVAL
RECORDED MAY 15 1915

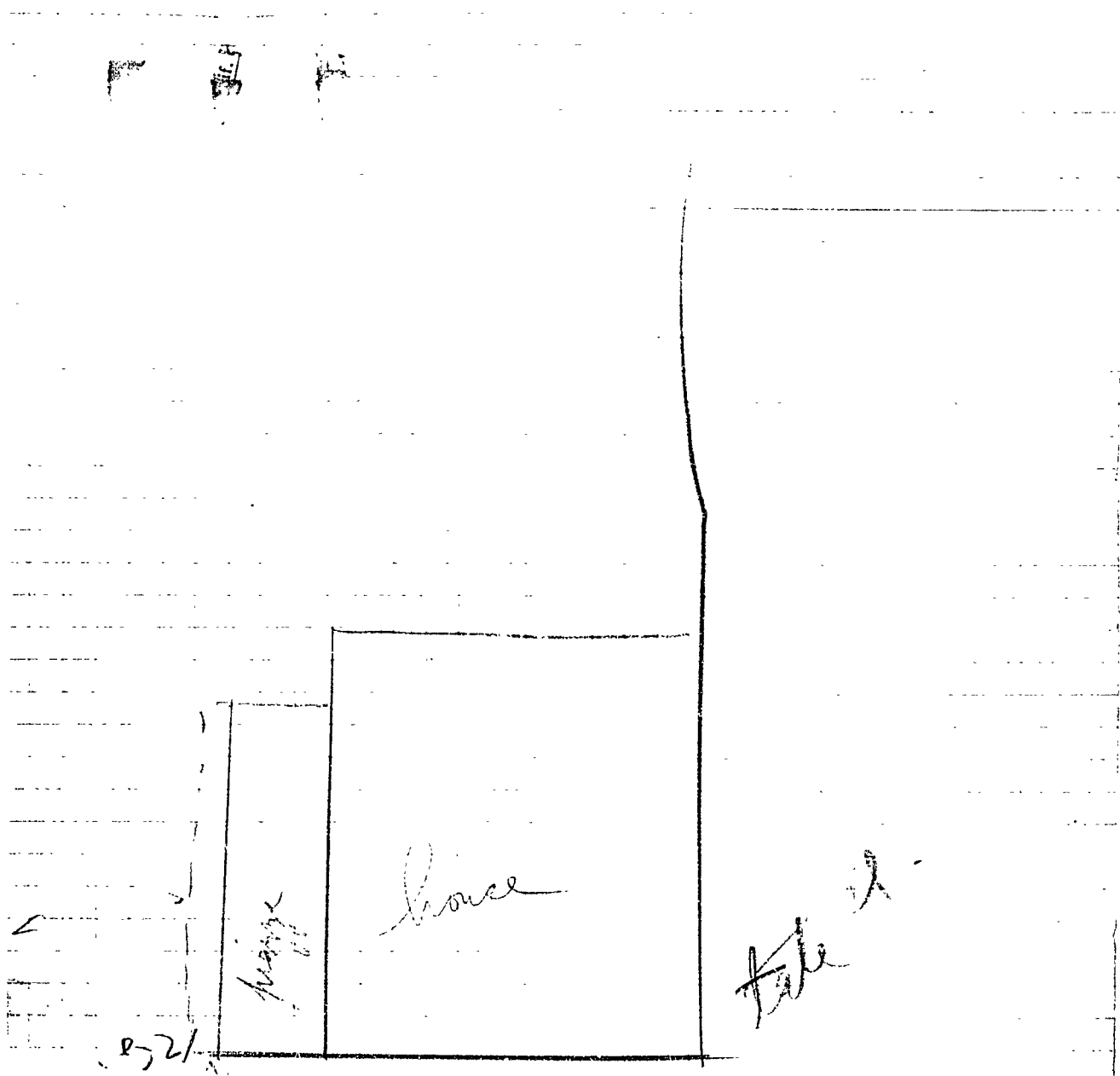
11/17/15

Ward 6 Permit No. 31/2366
 Location 172 Danforth St
 Owner Henry O'Connor
 Date of permit 11/17/31
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. 11/20/31
 Final Inspn. 1/27/32 - No O.T
 Cert. of Occupancy issued None

NOTES

- 1. Kind of boat Steam
- 2. Tonnage 100
- 3. Antislipion ✓
- 4. Oil storage ✓
- 5. Fresh water ✓
- 6. Vent pipe ✓
- 7. Fill pipe ✓
- 8. Gauge ✓
- 9. Altimeter ✓
- 10. Fuel intake ✓
- 11. Pipe work & installed ✓
- 12. Comps. wires ✓
- 13. Deck for boat ✓
- 14. Vent. or pressure ✓
- 15. Instructions card ✓

11/20/31 - O.K. with
 garage - AJS
 1/27/32 - Mr. Tall called
 + said gauge is on - AJS



17 1/2 Lambeth

fence

1952

house



Permit No. 2285

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, October 28, 1929

ISSUED

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 172 Danforth Street Ward 9 6 Within Fire Limits? Yes Dist. No. 5

Owner's or Lessee's name and address Henry O'Connor, 172 Danforth Street Telephone _____

Contractor's name and address John J. Maloney Co., 270 Middle St. Telephone 7765

Architect's name and address _____

Proposed use of building dwelling house No. families 2

Other buildings on same lot _____

Description of Present Building to be Altered

Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Last use dwelling house No. families 2

General Description of New Work

To glass in existing side (front) piazza 20' x 8'
(Roof over same will have to be built out 2' !)

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 Asphalt roofing Class C Und. Lab.

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 _____ Size _____ Max. on centers _____

Studs (outside walls and _____ partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof

span over 8' _____ sets all one piece in cross section.

Joists and _____ 2nd _____ 3rd _____ roof 2x8

On center _____ 1st _____ 2nd _____ 3rd _____ roof _____

Maximum span _____ 1st _____ 2nd _____ 3rd _____ roof _____

If one story building _____ mason _____ height? _____

If a Garage

cars now accommodated on same lot _____, to be accommodated _____

number commercial cars _____ be accommodated _____

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? yes No. sheets 1

Estimated cost \$ 300. Fee \$.75

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

of owner Henry O'Connor
John J. Maloney

INSPECTION COPY

549A

Ward 6 Permit No. 29/2285

Location 172 Hanford St.

Cwnt. Henry O'Connell

Date of permit 10/29/29

N^o sing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

11/12/29 - Work done a job.





Permit No. _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 26, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 177 Danforth Street Ward 6 Within Fire Limits? Yes Dist. No. 3
 Owner's or lessor's name and address Henry O'Connors, 177 Danforth St. Telephone _____
 Contractor's name and address L. F. Reed, Haskell Avenue, South Portland Telephone F 363-M
 Architect's name and address _____
 Proposed use of building 2 car garage No. families _____
 Other buildings on same lot Dwelling house 2 families

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect 2 car garage, brick
(brick on two sides, wood on 2 sides)

Details of New Work

Size, front 24' depth 17' No. stories 1 Height average grade to highest point of roof 12'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation Concrete Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Flat Roof covering Tar & Gravel 4 ply
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? no Size of service _____
 Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
 Studs (outside walls and girders) _____ Size _____ Max. on centers _____
 span over 8 feet. Sills and corner posts at one end _____ Girders 6x8 or larger. Bridging in every floor and flat roof
 Joists and rafters: 1st floor Concrete, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 16'-6"
 If one story building with masonry walls, thickness of walls? 8" height? 12'

If a Garage

No. cars now accommodated on same lot none, to be accommodated 2
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Plans filed as part of this application? yes No. sheets 1
 Estimated cost \$1200. 1000. Fee \$ 1.00
 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 Henry O'Connors
L. F. Reed

INSPECTION COPY
 CITY OF PORTLAND

6592

Permit No. 28/974
Location 172 Danforth St.
Owner Henry O. Connor
Date of permit 5/28/25
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 7/6/25
Cert. of Occupancy issued

NOTES

Final Insp. 7/6/25
not done one copy
sent to [unclear]
[unclear]
[unclear]

178. De la the St. Paul
Henry O'Connor
app. denied 5/21/28

City of Portland, Maine
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer (MPD)

Subject: Verification of Legal Number of Units

Date: February 10, 1998

C-B-L- Number: 44-D-32-1

We have received an application for housing assistance for the property located at:

~~211antoin Street~~

The applicant's name is: Rebecca Redlon

In completing the application the applicant has indicated that the number of units currently in use at this property is 3.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal.

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____.

The property is a single family dwelling.

Verified By:

Marge Schmuckal

Title:

Zoning Administrator

2/10/98