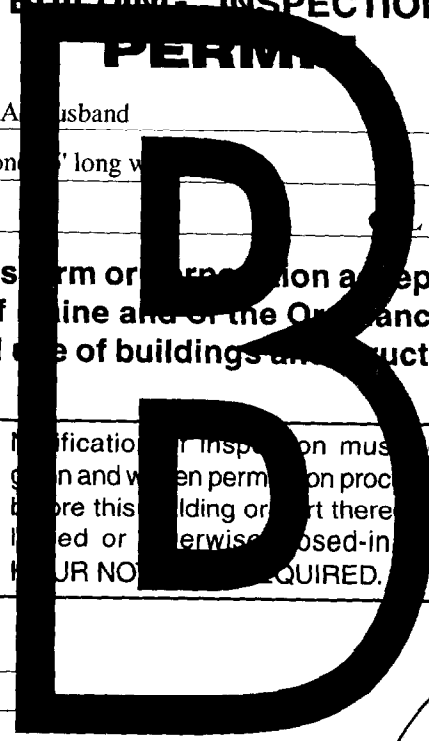


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 030214

Please Read Application And Notes, If Any, Attached



This is to certify that Burnham H Page &/Rent - As Husband
has permission to Adding ceiling joists and one 12' long w
AT 173 Neal St L. 054 G023001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or otherwise closed-in. YOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 3/25/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0214	Issue Date:	CBL: 054 G023001
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Location of Construction: 173 Neal St	Owner Name: Burnham H Page &	Owner Address: Po Box 2282	Phone: 207-885-5111
Business Name: n/a	Contractor Name: Rent -A- Husband	Contractor Address: 1041 Brighton Ave Portland	Phone: 2078797425
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial	Proposed Use: Commercial / Adding ceiling joists and one 25' long wall.	Permit Fee: \$37.00	Cost of Work: \$1,200.00	CEO District: 3	R-6 in real
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Proposed Project Description: Adding ceiling joists and one 25' long wall.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S-2 Type: 3B 3/25/03
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Legal use "off road Bldg Tradesmen" - continued use

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gg	Date Applied For: 03/19/2003	Zoning Approval	
------------------------	---------------------------------	------------------------	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>03/24/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>work requires</i></p>
---	--	--	---

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

Any exterior work requires a separate review this is within Historic District -

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

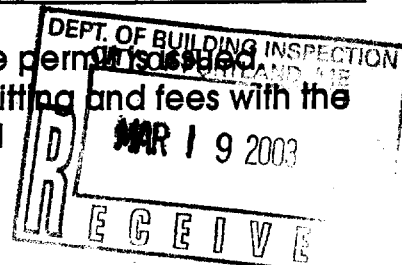
Location/Address of Construction: <u>173-175 Neal St</u>		
Total Square Footage of Proposed Structure <i>EXISTING</i> <u>3500 SF</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>054</u> Block# <u>6</u> Lot# <u>023</u>	Owner: <u>H. PACE / PRIMA BURNHAM</u> <u>M.P.E. PROPERTIES</u>	Telephone: <u>835-5111</u>
Lessee/Buyer's Name (If Applicable) <u>RENT-A-HUSBAND OF MAINE</u>	Applicant name, address & telephone: <u>173-175 Neal</u>	Cost Of Work: \$ <u>1200.-</u> Fee: \$ <u>37.00</u>
<p>* Current use: <u>MAINE MEDICAL & VEHICLE EQUIPMENT MAINT. FACILITY</u></p> <p>If the location is currently vacant, what was prior use: <u>* ABOVE</u></p> <p>Approximately how long has it been vacant: <u>1 MONTH</u></p> <p>Proposed use: <u>STORE EQUIPMENT / VEHICLE / DISPATCH CUSTOMER SVC.</u></p> <p>Project description: <u>adding one wall 25' long + ceiling joint</u></p>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>LEASER - RENT-A-HUSBAND</u>		
Mailing address: <u>PAUL T. MARTIN, GM</u> <u>835-7125</u> <u>TX</u> <u>Call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>835-7125</u> <u>TX</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Paul T. Martin</u>	Date: <u>3/18/03</u>
---	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



One new wall (HATCHED) of 2"x 4" construction 16" OC / 1/2" drywall on both sides / 2"x 8" ceiling joists 16" OC insulated with 7/16" OSB and 3 1/2" fiberglass insulation. Suspended ceiling / four light fixtures and seven outlets / one switch

50' 50"

70' 70"

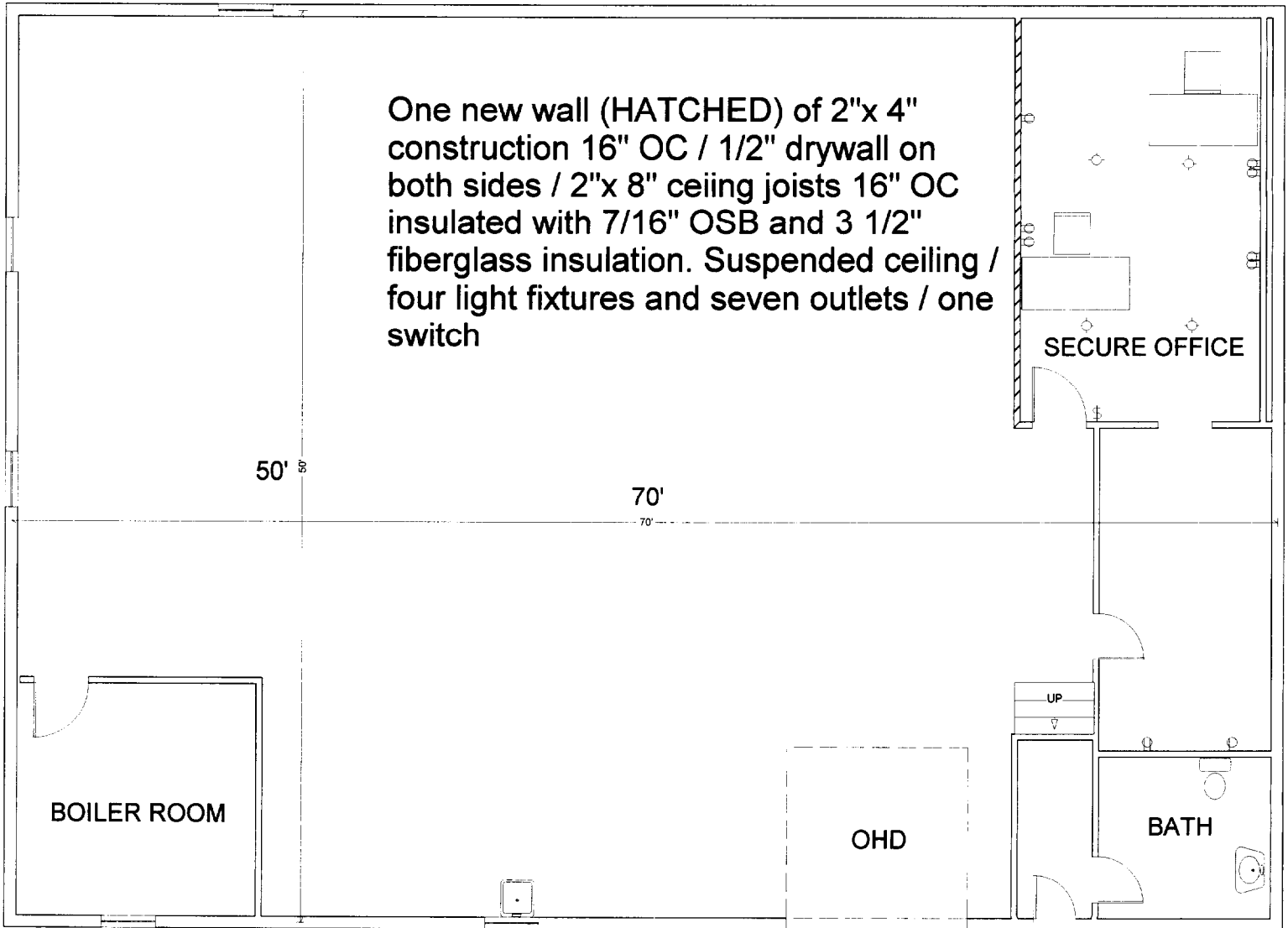
SECURE OFFICE

UP

BOILER ROOM

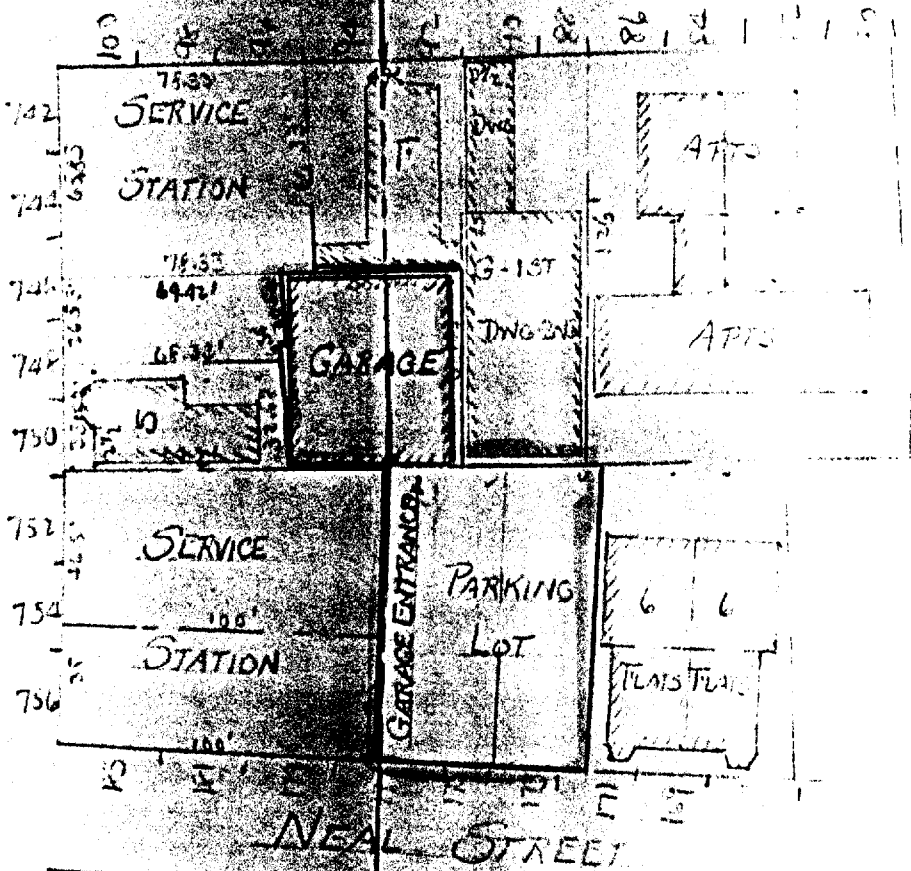
OHD

BATH



B-2 R-6

CARLETON STREET



OTAZEE

CONCRETE

175 (54)

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 173-175 Neal St.

Issued to H J Katz Company (Reuben Katz)
173-175 Neal St.

Date of Issue April 27 1966

This is to certify that the building, premises, or part thereof, at the above location, built or altered as to use under Building Permit No. 66/275, 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

Entire

APPROVED OCCUPANCY

Office, Shop and Storage of
Plumbing Supplies.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

Harold E. Mulberry
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.

54 - G-5 + G-7

700 ... Inquiry Blank ... 54 - G-3

INQUIRY BLANK

Disinfectant

ZONE G-A-B

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

DATE 1/15/45

John D. ...

LOCATION 173 Neal

OWNER M. A. Cook, 89 Pitt

MADE BY Miss Edith Bingham (lessee)

TEL. 2-0377

ADDRESS 750 Congress

PRESENT USE OF BUILDING Ref. garage

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS Hold F. Bennett, 102 Washington St. tenant operating

garage small welding business entirely separate from garage which will be operated by Mr. Bennett

INQUIRY: What would have to be done for Mr. Bennett to lease space about 8 ft by 8 ft in 1st story to use for separate business of general welding in small parts - no autos or large pieces?

ANSWER: See letter 1/15/45

DATE OF REPLY 1/18/45

REPLY BY [Signature]

CONGRESS ST

750 752 754 756 758 760 762 764 766

STREET

183

181

179

177

175

173

171

169

167

165

163

161

159

157

155

NEAL

SERVICE GARAGE

STORE

GARAGE

GARAGE 1st Dwelling 2nd.

APARTMENTS

APARTMENTS

BRACKETT

STREET

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 173-175 Neal St.

Issued to H. J. Katz Company
72 Washington Ave.

Date of Issue November 24, 1965

This is to certify ~~that the building, premises, or part thereof,~~ at the above location, ~~built, altered,~~
~~changed use or 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

Area as shown on plot plan.

APPROVED OCCUPANCY

Off-street parking for
twenty passenger cars.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright

Inspector

Gerald E. Mauberry

Inspector of Building

CS 147

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.

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine August 17, 1965

Location 173-175 Neal Street

Zone R-6 Zone

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Off-street parking

as set forth on the attached site plan (made by A. Bernstein whose address is 15 Bramhall Street to show compliance with the Zoning

Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:

Owner (name, address and phone number) H. J. Katz Co., 7a Washington Ave.

Lessee (name, address and phone number)

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is use of building or other use

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 15 commercial vehicles?

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)?
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board?

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? no trees

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation?

7/29/65

Signature of Owner H. J. Katz Company

By (duly authorized thereto)

2.00 fee

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: H. J. Katz Co., 7a Washington Ave.

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for inspection to be given to this department when the premises have been placed in compliance with the requirements:

DATE 8/24/65

Alfred J. Sears Inspector of Buildings

INSPECTION COPY

Appeal Granted
7/29/65
65/81

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

California Oil Co., owner of property at 173-175 and 175 Neal Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: changing use of the building from a garage to a shop with storage of supplies and equipment for a plumbing contractor, and for using the two front lots at 173-175 Neal Street that are a part of the same property for off-street parking of sixteen passenger cars. This permit is presently not issuable because (1) The storage of contractor's equipment and supplies is not allowable in a B-1 Business Zone, as it would need to be under the provisions of Sec. 17-D-3 of the Ordinance for such a change to be made in the present use of the building, which is non-conforming because its only access is from Neal Street over land located in an R-6 Residence Zone; (2) The off-street parking use proposed on the front lots is not allowable in the R-6 Residence Zone in which they are located unless authorized by the Board of Appeals under the provisions of Sec. 7-A-7d of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

California Oil Co.

D. J. McElroy - Sp. Agt.

APPELLANT

DECISION

After public hearing held July 27, 1965, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin G. Hinckley
Kerry W. Schwartz
Calvin J. Spring
BOARD OF APPEALS



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 24, 1965

PERMIT ISSUED

APR 25 1966

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish in all 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 173-175 Neal St. Within Fire Limits? Yes Dist. No. 7

Owner's name and address Community Oil Co. 175 Front St. So. Portland Me. Telephone 777-7323

Lessee's name and address Prospective owner H.J Katz Company (Reuben Katz) 7a Washington Ave Telephone 777-7323

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Office, Shop & Storage for Plumbing Contractor's Business No. families _____

Last use Repair Garage No. families _____

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

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

*California Oil Co
175 Front Street
c/o G.L. Perival
North Embury, Me.*

General Description of New Work

Fee \$2.00
pd 4/25/66

To Change Use of garage at rear #175 Neal St. to office, shop & storage for a plumbing contractor's business.

~~To provide off-street neighborhood parking for sixteen passenger cars on lot #173-175 Neal St. in front of garage.~~

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

Appeal sustained 7/29/65

It is understood thru 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 H.J. Katz Co. (Reuben Katz) 7a Washington Ave.**

Details of New Work

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

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

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

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

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

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

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

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

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

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

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

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

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

If a Garage

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

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

APPROVED:

J. E. Pea

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

Mr. Cummings moved that the petition be referred to the staff for study and report. It was so voted.

2. Change of non-conforming use at R175 Neal Street

A plumbing firm wishes to establish an office and storage of contractor's supplies in a former repair garage on the interior of the block. The only access to the building is from Neal Street over a lot which is in an R-6 zone and the access is therefore a non-conforming use. Mr. Sears explained that according to the Zoning Ordinance that the Planning Board must be consulted before the matter can be considered by the Board of Appeals. He stated there had been no complaints in a similar case approved on Brackett Street. It was felt the proposed use would be a more desirable use than a repair garage. Mr. Goodrich moved that the Planning Board recommend to the Zoning Board of Appeals that the proposed use of the access be approved. It was so voted.

3. Subdivision - Jordan and Hammond

Preliminary to the development of a new subdivision adjacent to Sunset Heights, Jordan and Hammond are proposing a swap of 8.5 acres of privately owned land for 7.22 acres of unused Evergreen Cemetery land. Mr. Willette showed the Board a map on which the two parcels were outlined and the proposed street layout was drawn. He stated that Karl Switzer, Director of Parks and Recreation, has approved the land swap and that the staff felt the proposed subdivision was a good solution to completing of the neighborhood. It was pointed out that because of the gully in the area, the swap would actually improve the compactness of the Cemetery. It was suggested that a park could be developed as an interim use on the portion being taken by the City.

It was moved by Mr. Cummings and seconded by Mr. Hobbs that the City Council should be informed that at the request of Jordan & Hammond the proposed land swap had been considered and recommended as a preliminary step in connection with the proposed subdivision, and that Mr. Switzer's approval in writing be included with the recommendation. It was so voted.

4. Residential-Professional Zone

A draft of the proposed amendment to the Zoning Ordinance (Sec. 6-1) was completed just before the meeting. Copies have been given to the Corporation Counsel and the Building Inspector who have agreed in principle but have not had an opportunity for item by item examination.

Copy of draft attached to official copy of Minutes

The original R-7 proposal would have allowed all uses in R-6. Since it is expected that most of these zones would abut R-5 zones, the revision specifies all uses in R-5.

Mr. Cope expressed concern that the revision would be more restrictive on potential residential developers than on commercial developers. Mr. McKay explained that the new flexible zoning concept being considered by the Board ought to take care of this objection but that including the two proposed changes in the ordinance in a single package would be unwise. Also he felt that the maximum lot coverage and height limitations would be in line with the present restriction.

173 NEAL

RENT - A - HUSBAND®

<http://www.rentahusband.com/>

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Mike	Paul J. Mattson, General Manager
COMPANY:	DATE:
Portland City Hall	3/25/2003
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
874-8716	2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:
Questions to plan	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

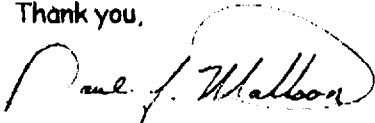
NOTES/COMMENTS.

Mike~

I have one revision. We will construct an additional wall parallel with the planned (Hatched new wall) to accommodate new wiring to code. The plan notes, "2"x 8" ceiling joists / 16" OC, 3 1/2" insulation and 7/17" OSB / Suspended ceiling."

No proposed storage above. If you have any questions do not hesitate giving me a call.

Thank you,



Paul J. Mattson, General Manager
RENT-A-HUSBAND®
375 Forest Avenue
Portland, ME 04101

(207) 879-7425

pmattson@rentahusband.com
www.rentahusband.com

375 FOREST AVENUE ~ PORTLAND, MAINE 04101
VOICE (207) 879-7425 ~ FAX (207) 879-7744

Two new walls (HATCHED) of 2"x 4" construction 16" OC / 1/2" drywall on both sides / 2"x 8" ceiling joists 16" OC insulated with 7/16" OSE and 3 1/2" fiberglass insulation. Suspended ceiling / four light fixtures and seven outlets / one switch

SECURE OFFICE

50'

70'
70'

BOILER ROOM

OHD

BATH

UP