

46 50 SAWYER STREET



CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT
BUILDING INSPECTION DIVISION

May 27, 1981

Clifford M. Field & Linda A. Flint
49 Broadway
Portland, Maine 04103

Re: 48 Sawyer Street

Dear Mr. Field & Ms. Flint:

Your permit application to change the use from three to four families, as per plans, at the above named address, is hereby approved subject to the following conditions:

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.

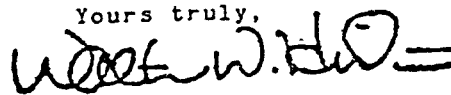
46 Sawyer Street

(2)

May 27, 1981

If I may be of any further assistance, please feel free to contact me at 775-5451, extension 350.

Yours truly,



Walter Hilton
Chief of Inspection Services

cc: File
Inspector
Lt. James Collins, Fire Prevention Bureau

Applicant:

Date:

Address:

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

40 ft. setback area (Section 21) -

Use -

Sewage Disposal

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking -

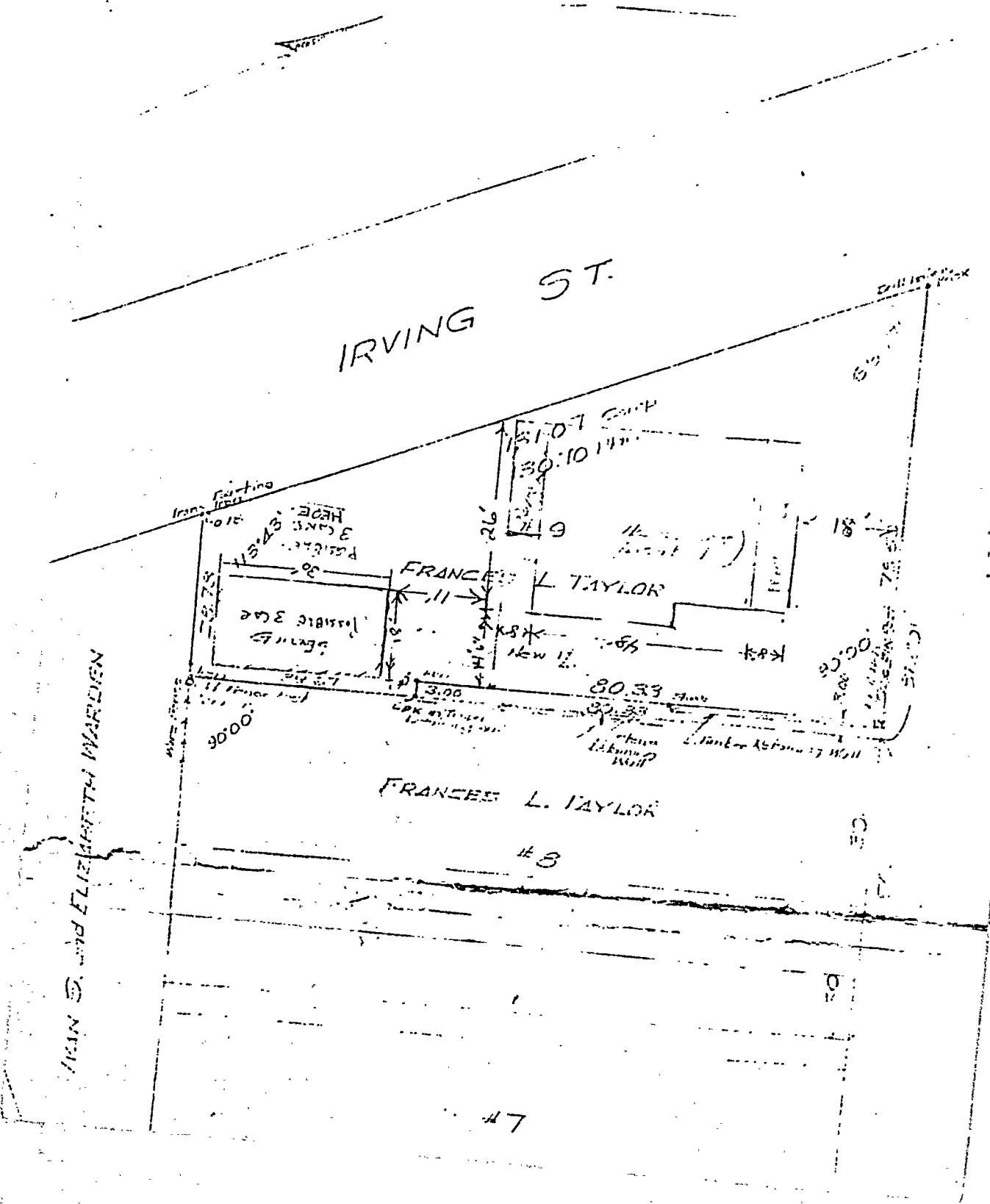
Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

IRVING ST.



W. 5th St

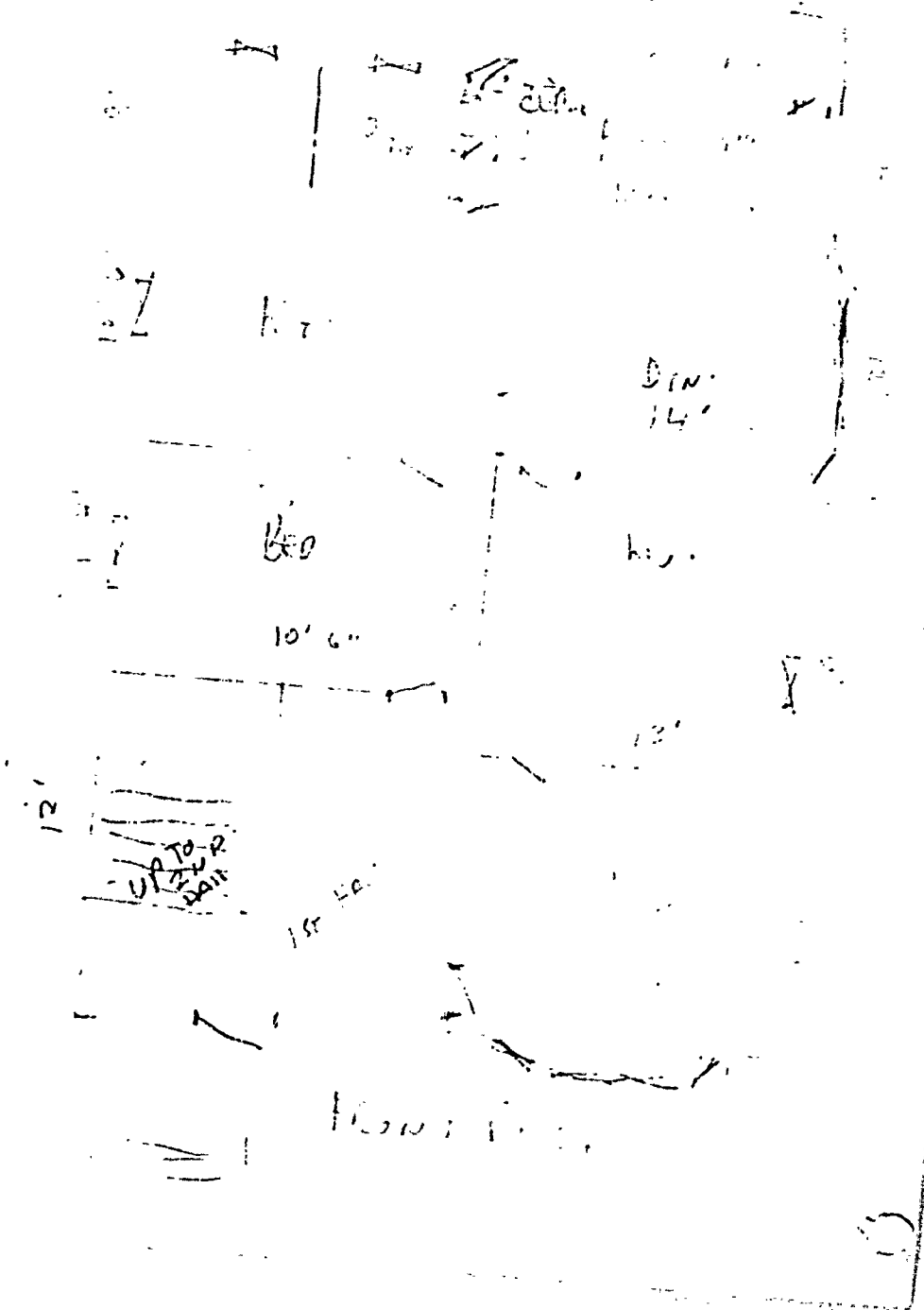
FRANCES L. TAYLOR

#8

#7

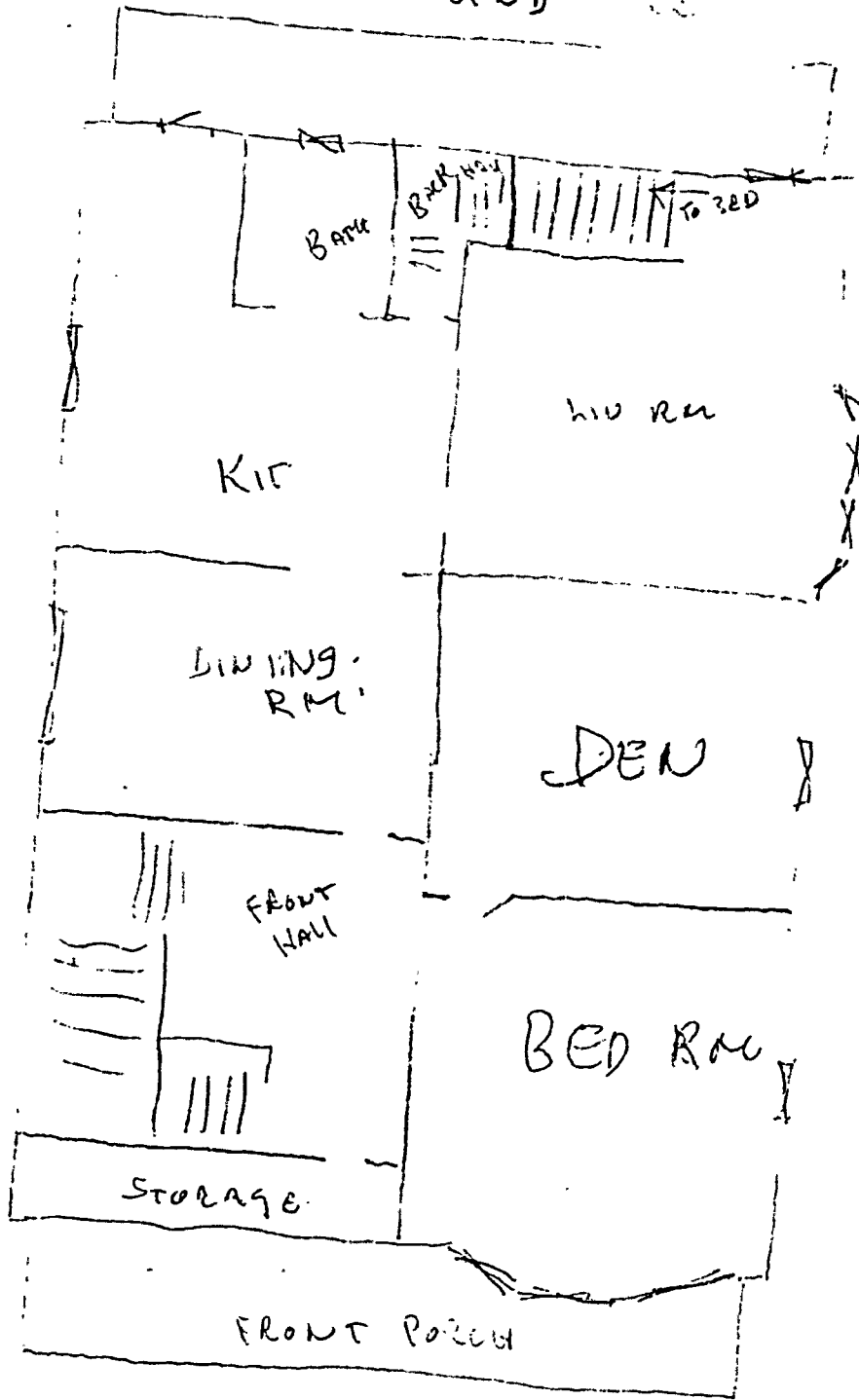
Dotted Line

Front



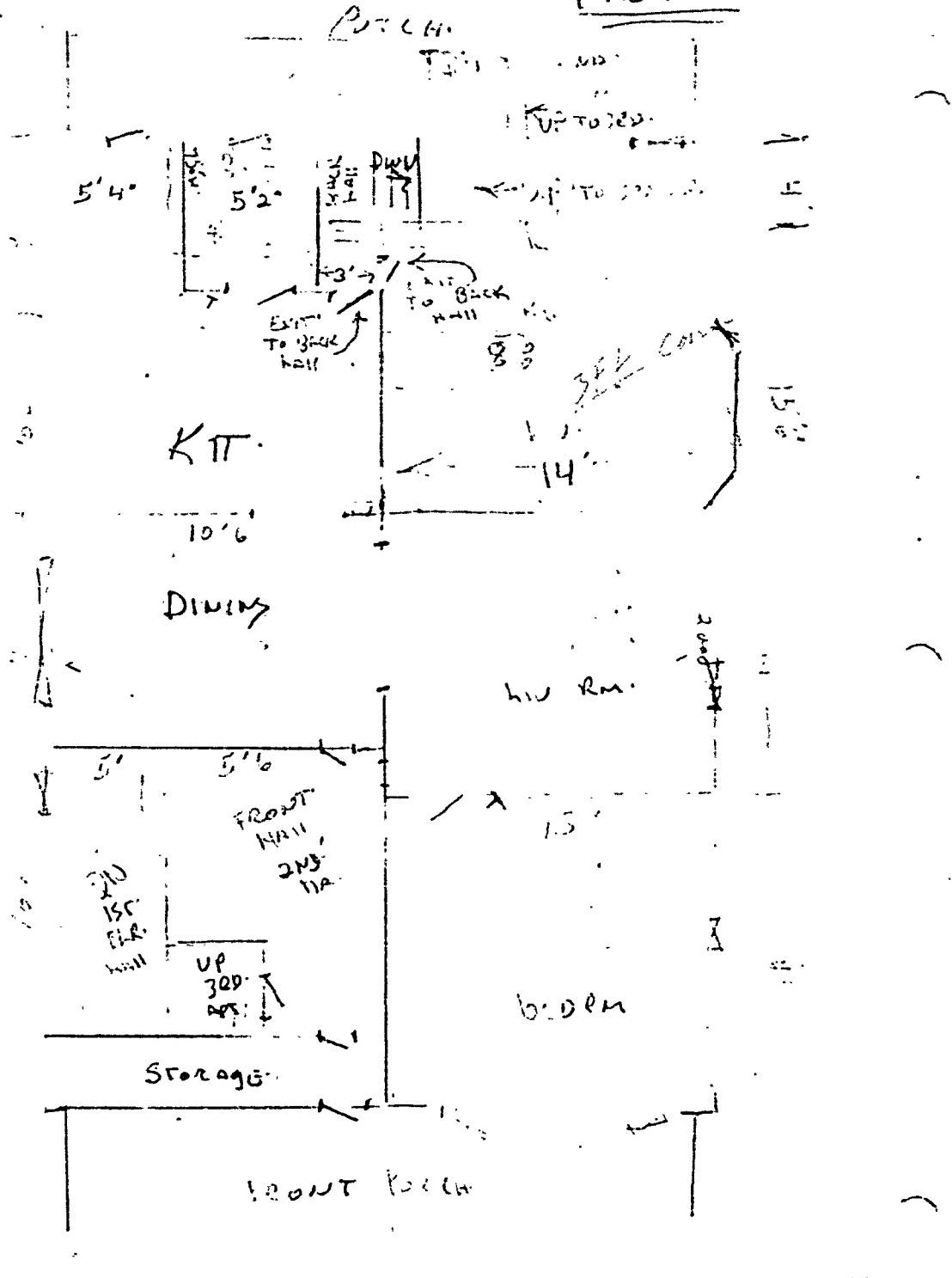
Now

2ND FLOOR



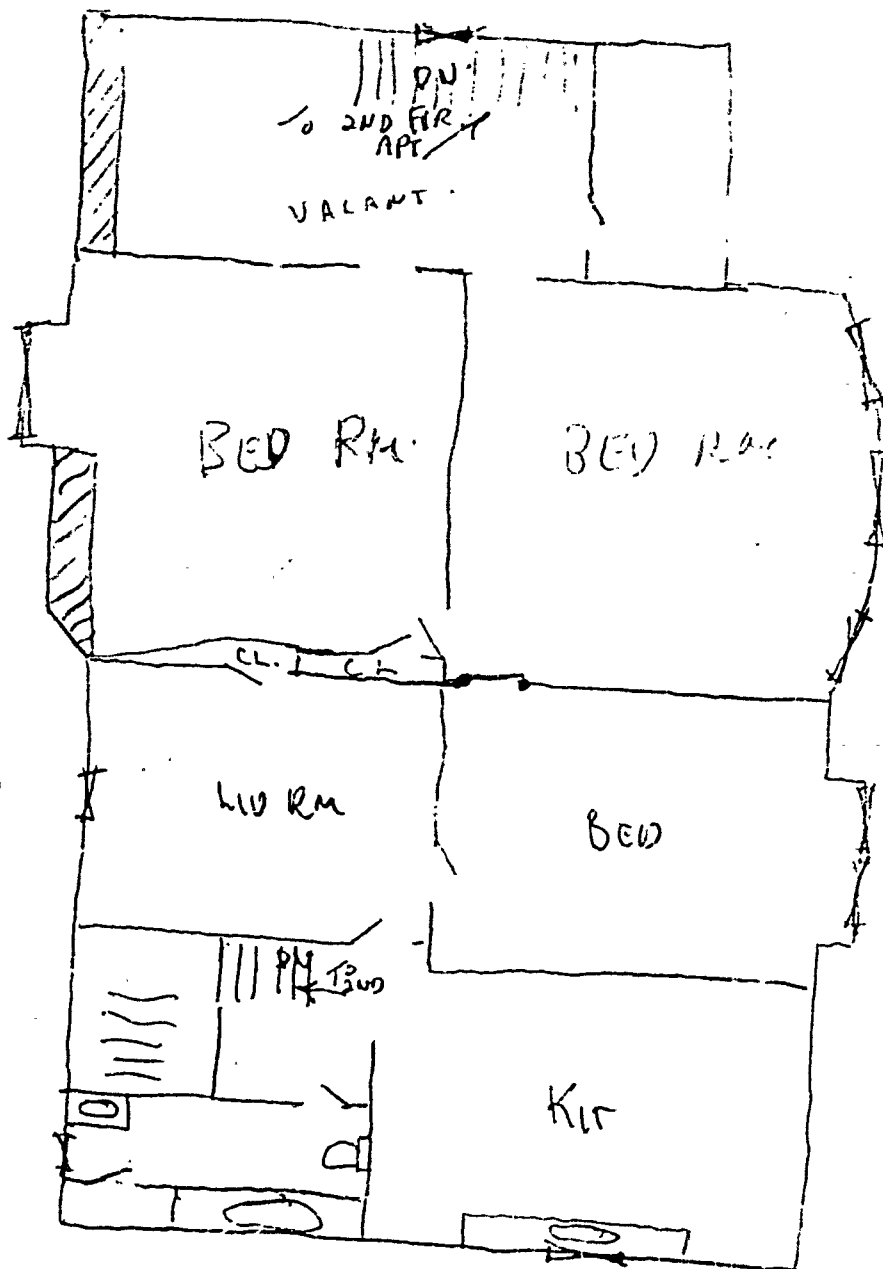
2ND FLR.

PROPOSED



Now

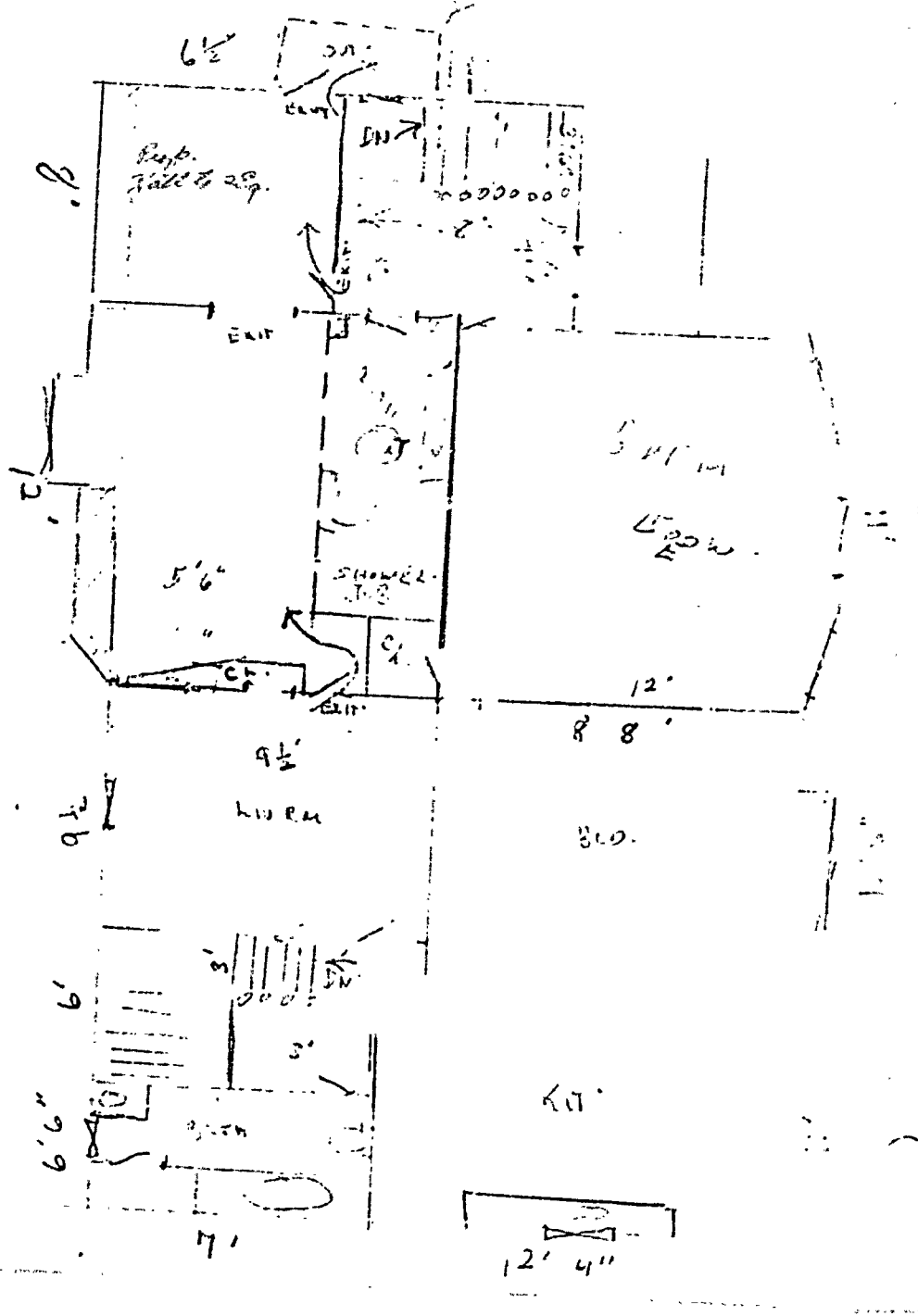
3RD FLR



BRD THR.

PROPOSED

To 200 ...
+ 0.00.





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 460

ZONING LOCATION PORTLAND, MAINE, Sept. 22, 1980

PERMIT ISSUED

MAY 28 1981

CITY OF PORTLAND

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

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

LOCATION 48 Sawyer Street

1. Owner's name and address Clifford M. Field & Linda A. Flint - Fire District #1 , #2

2. Lessee's name and address 49 Broadway Telephone 774-8167

3. Contractor's name and address Telephone

4. Architect Telephone

Proposed use of building 4 family Specifications Plans No. of sheets

Last use 3 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 5000

FIELD INSPECTOR—Mr.

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

GENERAL DESCRIPTION

To change use from 3 to 4 families

Fees \$ 23.50 pd 520
25.00 appeal fee
pd. 922-80

Stamp of Special Conditions

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

Appeal must be 11-13-80

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 Girders
- Columns under girders
- Size
- Max. on centers
- Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
- Joists and rafters: 1st floor
- 2nd
- 3rd
- roof
- On centers: 1st floor
- 2nd
- 3rd
- roof
- Maximum span: 1st floor
- 2nd
- 3rd
- roof
- If one story building with masonry walls, thickness of walls?
- height?

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE

Fire Dept.: James P. Collins

Health Dept.:

Others:

MISCELLANEOUS

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

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

Signature of Applicant Clifford M. Field Linda Flint

Type Name of above Clifford M. Field & Linda A. Flint 1 2 3 4

FIELD INSPECTOR'S COPY

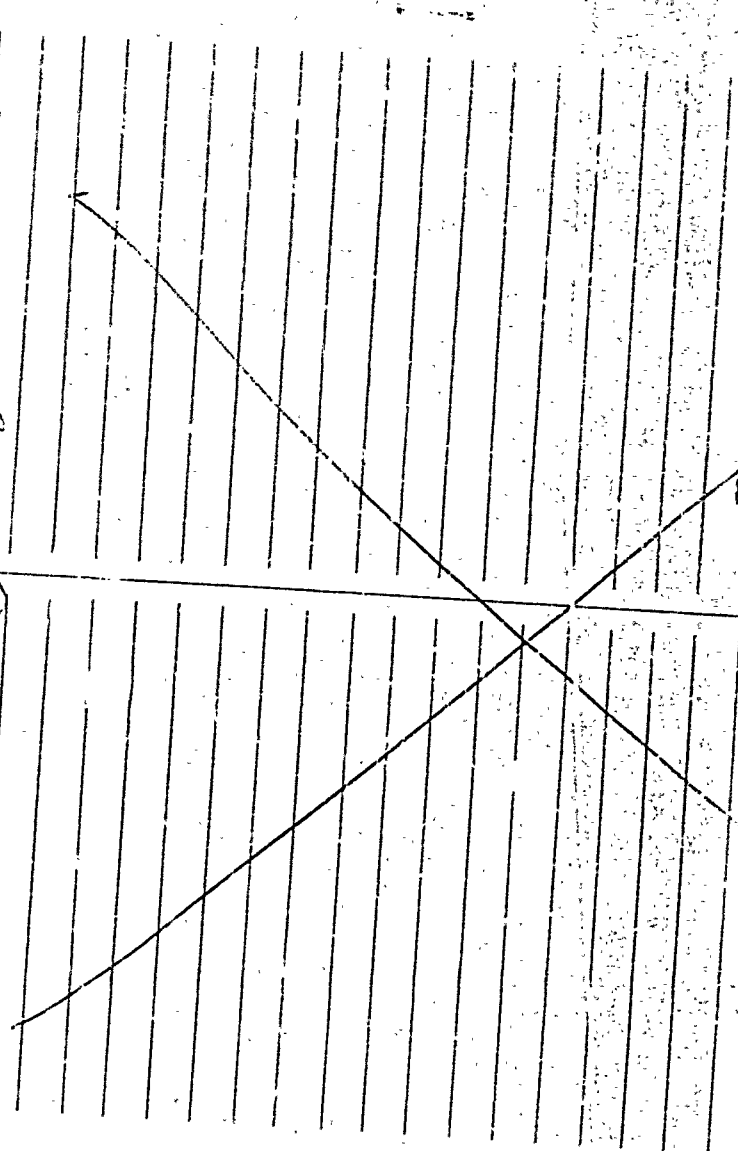
7A

Other and Address

Permit No. 81/460
 Location 31 James St.
 Owner Chas. J. & Linda Hill
 Date of permit 9-22-80
 Approved 5-28-81

NOTES

6-2-81 - Insp. Sat. of man up & work area. 10 R. Work not started as yet.
 6-16-81 - Insp. work. J.E.
 7-1-81 - Insp. general. J.A.
 2-22-81 - 4.11.81 - Change of plans on rear egress. Code Admin. concerning 4.11.81. Review of plans concerning fire escape. Compliance to Code. J.A.
 8-1 " " - Chemical - NIP. J.A.
 10-6 " " - Ct. Contractors. J.A.
 10-8-81 " " - 4.11.81 - Preparation work. J.A.
 11-18-81 " " - J.A.
 12-29-81 - Owner cancelled because of too many complaints. J.A.



PERMIT ISSUED
WITH LETTER

43-50 Sawyer Street
cor. 65-75 Irving Street

Feb. 13, 1974

Robert L. Baker
40 Sawyer Street

cc to: Corporation Counsel
cc to: Maynard Scott, Raymond, Maine

Dear Mr. Baker:

Building permit and certificate of occupancy to change the use of the two family dwelling at the above location to a three family apartment house with a new apartment on the third floor are not issuable under the Zoning Ordinance for the following reasons:

1. Such a use is not permitted under Sec. 602.6.A of the Ordinance applying to the R-2 Residential Zone in which this property is located.

2. The area of the lot on which this building is located is only about 6,660 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Sec. 602.6.B.8.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

October 14, 1980

46-50 Sawyer Street
cor. 65-75 Irving St.

Clifford M. Field & Linda Flint
49 Broadway
Portland, Maine

Building permit and certificate of occupancy to change the use of the three family dwelling at the above named location to a four family apartment house with the new apartment on the second and third floor are not issuable under the Zoning Ordinance for the following reasons.

1. Such a use is not permitted under section 602.6.A of the ordinance applying to the R-5 residential zone in which this property is located.
2. The area of the lot on which this building is located is only about 6,660 sq. ft. rather than the 12,000 sq. ft. (3000 sq. ft. per family) required by Sec. 602.6.B.8

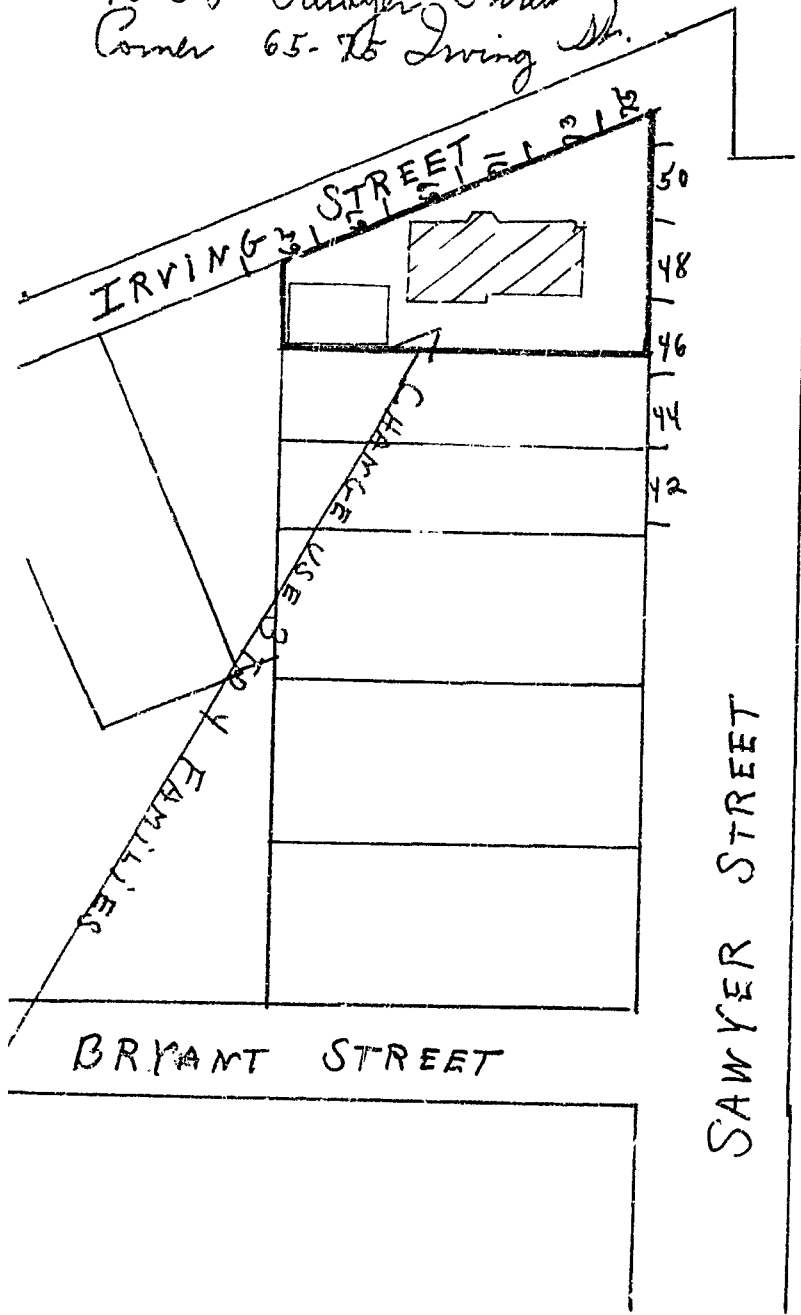
We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid 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. Sec. 602.24.C.3.b.2

Yours truly,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

46-50 Sawyer Street
Corner 65-75 Irving St.



November 17, 1980

Clifford M. Field & Linda Flint
49 Broadway
Portland, Maine

Re: 46-50 Sawyer St. cor. 65-75 Irving St.

Following is the decision of the Board of Appeals regarding your petition to permit change of use of the three family dwelling at the above location to a four family apartment house with the new apartment on the second and third floor. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Bldg. Inspection Supervisor

MGW:k

44-50 [unclear] ST

Information needed to
do Financial Analysis

Present (Budget Before Conversion)

	year
Amount of Mortgage, term, interest rate	(430,000 - 25 yrs. - 113/4%)
Yearly Debt Service	3,720
Taxes	1,045.00
Insurance	300
Water & Sewer	280
Fuel Oil	?
Electricity	?
Legal	?
Audit	?
Trash Removal	None
Maintenance	None
Repairs	None
Snow Removal	350
Lawn Care	500
Supplies	105 - 15 ea.
Payroll	120 - 12 ea.
Reserve for replacement	30
Reserve for vacancy	None
Advertising	200
Management & Bookkeeping	200
Total Gross Income	20
	50 - (Tax Prep.)
	4380.00

6920 Total
4380 Income
2540

Project Expenses After Conversion

Total Amount of cost of Conversion	8,000
Debt Service on loan to convert	1,404
Original Mortgage debt service	3,720
Taxes	1,045
Insurance	300
Water	280
Fuel Oil	370
Electricity	426
Legal	?
Audit	?
Trash Removal	None
Maintenance	None
Repairs	None
Snow removal	350
Lawn Care	500
Supplies	105
Payroll	120
Reserve for replacement	30
Reserve for vacancy	None
Advertising	200
Management & Bookkeeping	200
Total Gross Income	30
	70
	6305

8725 Total
6660 Income
2065

RECEIVED
OCT-9 1980
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Lot - Collins

Looks AT Building

1st Floor - 200

3rd Floor - 165

proposed Apt. 190 -

555 - monthly

6660 - yearly

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D. SNOW
Secretary

W FARLE ESKILSON
TIMOTHY E FLAHERTY
JAMES F O MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, October 30, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by ordinance.

Clifford M. Field & Linda Flint, owner of property at 46-50 Sawyer Street corner 65-75 Irving Street, under the provisions of Section 602.24C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: change of use of the three family dwelling at the above named location to a four family apartment house with the new apartment on the second and third floor which is not issuable under the Zoning Ordinance because:

1. Such a use is not permitted under Section 602.6.A of the ordinance applying to the R-5 Residential Zone in which this property is located.
2. The area of the lot on which this building is located is only about 6,660 sq. ft. rather than the 12,000 sq. ft. (3000 sq. ft. per family) required by Sec.602.6.B.8

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)(2) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

138-A-10 Frances L. Taylor, 42 Sawyer St.
138-A-5 Ivan & Eliza Warden, 63 Irving St.
138-A-14 Curry Alder & Phyllis, 42 Sawyer St.
138-C-1 Joyce E McInnis, 49 Sawyer St.
138-C-2 Christine & David Ross, 442 Cumberland Ave.
137-B-1 Donald & Mary Burwood, 72 Irving St.
137-B-3 Glenn & Paula Levier, 70 Irving St.
137-B-4 Perley & Edith White 66 Irving St.

Returned 10-24-80

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. SNOW
Secretary

W. FARLE ESKILSON
TIMOTHY E. FLAHERTY
JAMES F. O'MALLEY
THOMAS J. MURPHY
MICHAEL E. WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, November 13, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by ordinance.

Mike Fink and Richard Rosenhaus, owners of property at 35-37 Howard Street corner 49-51 Turner St., 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 three family apt. house at the above named location to a four family apartment house, with the new apartment on the first and second floors which is not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,869 sq. ft. rather than the 4,000 sq. ft. minimum required by Sec. 602.7.B.8 of ordinance applying to the R-6 Residential Zone in which this property is located. (1000 sq. ft. per family)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.C(3)(b)(2) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

138-A-10	Frances L. Taylor, 42 Sawyer St.
138-A-5	Ivan & Eliza Warden, 63 Irving St.
138-A-14	Curry Alder & Phyllis, 42 Sawyer St.
138-C-1	Joyce E. McInnis, 49 Sawyer St.
138-C-2	Christine & David Ross, 442 Cumberland Avenue
137-B-1	Donald & Mary Burwood, 72 Irving Street
137-B-3	Glenn & Paula Levier, 66 Irving Street
137-B-4	Perley & Edith White, 66 Irving Street

RETURNED 11/14/80

red.
9-22-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Clifford M. Field & Linda Flint, owner of property at 46-50 Sawyer St. cor 65-75 Irving St.

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 3 family dwelling at above location to a 4 family apt. house with new apt. on 2nd & 3rd floor which is not issuable under Zoning Ordinance because:

1. Such a use is not permitted under Sec. 602.6.A of the ordinance applying to the R-5 Residential Zone where property is located.
2. Area of lot on which this bldg. is located is only about 6660 sq. ft. rather than the 12,000 sq. ft. (3000 sq. ft. per family) required by Sec. 602.6.B.8

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)(2) of the Zoning Ordinance have been met. (See reverse 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 attached hereto as Exhibit A.

Clifford M Field
APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

gd
9-22-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Clifford M. Field & Linda Flint, owner of property at 46-50 Sawyer St. cor. 65-75 Irving St.
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 3 family dwelling at above location to a 4 family
apt. house with new apt. on 2nd & 3rd floor which is not issuable under
Zoning Ordinance because:

1. Such a use is not permitted under Sec. 602.6.A of the ordinance
applying to the R-5 Residential Zone where property is located.
2. Area of lot on which this bldg. is located is only about 6660 sq.
ft. rather than the 12,000 sq. ft. (3000 sq. ft. per family)
required by Sec. 602.6.B.8

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)(2) of the Zoning Ordinance have
been met. (See reverse 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 attached hereto as Exhibit A.

Linda Flint
APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained: if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Clifford Field & Linda and he is interested in the
property located at 46-50 Sawyer St. cor. 65-75 ^{Flint} Irving St. as four family.
The owner of the property is same as above and his address is
49 Broadway. The property is located in a R-5 Zone.
The present use of the property is three family.

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.24.C of the Ordinance to permit change use
from 3 to 4 family apt. house which is not issuable under the Zoning Ordinance
because such a use is not permitted under Sec. 602.6.A of the Ordinance
applying to the R-5 Residential Zone where property is located.
Area of lot on which this bldg. is located is only about 6,600 sq. ft.
rather than the 12,000 sq. ft. (3000 sq. ft. per family) required by
Sec. 602.6.A.9

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Clifford Field

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way
of limitation, plans, specification, photographs, etc. consisted of the following:

~~_____~~
Photos, overlay, Suberna Map

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: _____

By reason of its age, condition or marketability, the structure (~~can/can not~~) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: _____

The existing uses in the immediate vicinity of the subject property (~~are/are not~~) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: _____

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 4 parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would/would not~~) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: _____

The foregoing conditions (have/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by:

There (is/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following:

SPECIFIC RELIEF GRANTED

After a public hearing held on Nov. 13, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a variance for dwelling unit conversion 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.

Marshall A. Keith

Gail D. Taylor

W. Earl Esteban

T. S. Director

James C. Murray

James E. [unclear]

Thomas Murphy

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 48 Sawyer St

Date of Issue July 24, 1974

Issued to Robert L. Baker

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. 74/186, 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
three (3) family dwelling.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
7/24/74
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

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

... premises, and ought to be transferred from
... Copy will be furnished to owner or lessee for one dollar.

48 Sawyer Street

March 13, 1974

Robert L. Baker
48 Sawyer Street

cc to: Maynard Scott
Raymond, Maine

Dear Mr. Baker:

Permit to change use from a two family dwelling to a three family dwelling by extending a dormer on the third floor is issued herewith subject to Portland's BOCA International Building Code requirements.

Before the dormer extension is closed from view, that is before sheetrock is applied, please notify this office for a closing-in inspection.

We are assuming that the new bathroom on the third floor is equipped with an operable window for light and ventilation. If this is not the case then a system of mechanical ventilation is required.

The stairway or stairways are required to be closed in with one hour fire resistive partitions with fire doors equipped with self-closing devices provided leading into the stairways.

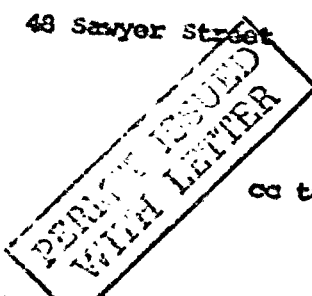
The exit doors are required to be equipped with vestibule latchesets or equivalent.

If the hallways, and/or stairways are not equipped with adequate natural lighting than artificial lighting will be required to continuously light these required means of egress.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



46-50 [unclear] 1281-
CHANGE OF USE
TWO FAMILY - [unclear]

11/3/44

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - *EXISTING*
- Zone Location - *1-5 (S. 10th St.)*
- Interior or corner lot -
- ~~40 ft. setback area (Section 21)~~
- Use - *Two Family Dwelling*
- Sewage Disposal -
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- ✓ Lot Area - *6,000* - *6,000 sq. ft.*
- Building Area -
- Area per Family - *6,000* - *3,000 sq. ft.*
(3,000 sq. ft.)
- Width of Lot -
- Lot Frontage -
- ✓ Off-street Parking - *1*
- Loading Bays -

1



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00186

ZONING LOCATION R-5

PORTLAND, MAINE, Feb 11, 1974

PERMIT ISSUED

MAR 14 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 Robert L. Baker, 48 Sawyer St.

1. Owner's name and address Robert L. Baker, same Fire District #1 #2

2. Lessee's name and address

3. Contractor's name and address Maynard Scott, Raymond, Me Telephone 7726350

4. Architect

Proposed use of building dwelling Specifications

Last use dwelling Plans

Material frame No. stories 3 Heat

Other buildings on same lot

Estimated contractual cost \$ 4,000.00 No. of sheets

Roofing

Fee \$ 12.00

FIELD INSPECTOR—Mr. Hoffses

This application is for:

Dwelling

Garage

Masonry Bldg.

Metal B'dg.

Alterations

Demolitions

Change of Use

Other

@ 775-7451
Ext. 234

GENERAL DESCRIPTION

To change use from a two family dwelling to a three family dwelling by extending a dormer on the third floor.

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

PERMIT ISSUED WITH LETTER

Appeal sustained 2-28-74

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? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber—Kind

Size Girder

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

On centers: 1st floor

Maximum span: 1st floor

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

IF A GARAGE

No. cars now accommodated on same lot

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

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

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

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

Signature of Applicant Robert L. Baker Phone # 772-6350

Type Name of above ROBERT L. BAKER

FIELD INSPECTOR'S COPY

Other

and Address

Permit No. 74/186

SAM

Location 48 Langer St

Owner R. Baker

Date of permit 3/13/74

Approved

NOTES

4-4-74 work done
 4-25-74 work done
 5-8-74 could not get in
 5-14-74 cleaning done
 6-20-74 completed

Large blank lined area for additional notes or signatures.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 1320
 Issued 4-30-74
 4-30-1974

Portland, Maine

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 ROBERT BAKER 48 SAWYER ST Tel.
 Contractor's Name and Address MCCARTHY ELECTRIC Tel. 7732746
 Location 48 SAWYER ST Use of Building 3 FAMILY
 Number of Families 3 Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work Additions _____ Alterations
UPGRADE SERVICE FROM 100A TO 200A ADD FUSES, HEAT AND LIGHT RECEIPTS.
 Pipe Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets 5 Plugs 23 Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added 1 Total No. Meters 3
 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) 3
 APPLIANCES: No. Ranges 1 Watts _____ Brand Fuses (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Ext. Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence 5-1-1974 Ready to cover in _____ 19 _____ Inspection will call 19 _____
 Amount of Fee \$ 7.00

Signed Robert Baker

DO NOT WRITE BELOW THIS LINE

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

REMARKS:
SERVICE
OK'D IN
5/1/74

INSPECTED BY [Signature] (OVER)

Handwritten notes:
 7/27/75
 27/11/75

44-50 Sawyer Street
cor. 65-75 Irving Street

Feb. 13, 1974

Robert L. Baker
48 Sawyer Street

cc to: Corporation Council
cc to: Raymond Scott, Raymond, Maine

Dear Mr. Baker:

Building permit and certificate of occupancy to change the use of the two family dwelling at the above location to a three family apartment house with a new apartment on the third floor are not issuable under the Zoning Ordinance for the following reasons:

1. Such a use is not permitted under Sec.602.G.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.

2. The area of the lot on which this building is located is only about 6,660 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Sec.602.G.B.8.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGM/12

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Robert L. Baker, owner of property at 46-50 Sawyer Street cor. 65-75 Irving 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: and certificate of occupancy to change the use of the two family dwelling at the above named location to a three family apartment house with a new apartment on the third floor. This permit is not issuable under the Zoning Ordinance for the following reasons. (1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. (2) The area of the lot on which this building is located is only about 6,660 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6.B.8.


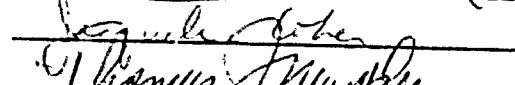
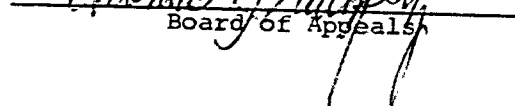
LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional 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.

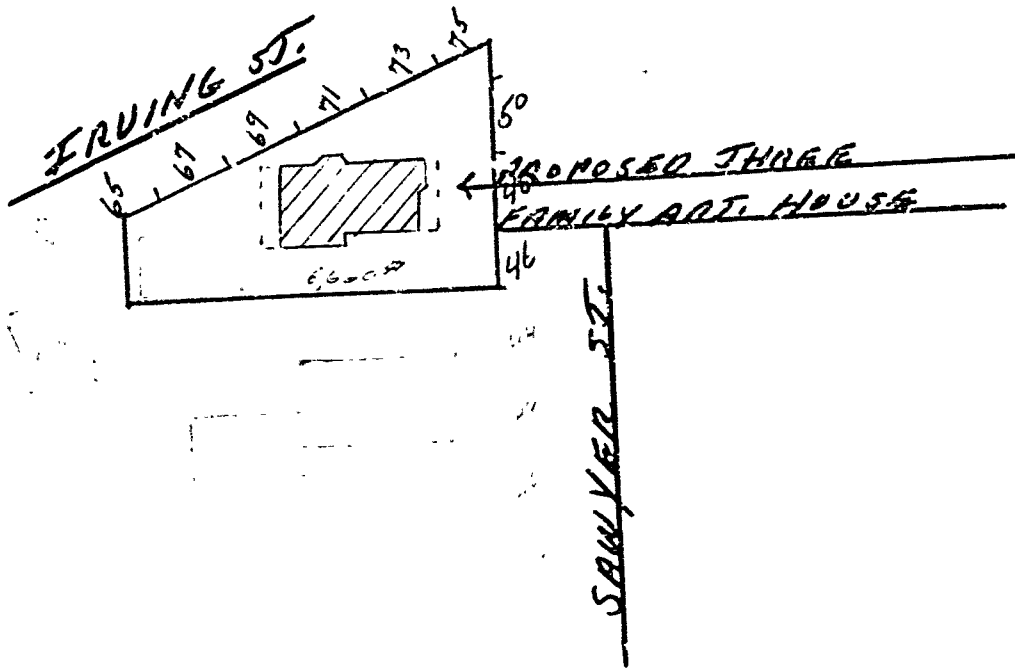

APPELLANT

DECISION

After public hearing held February 28, 1974, 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.

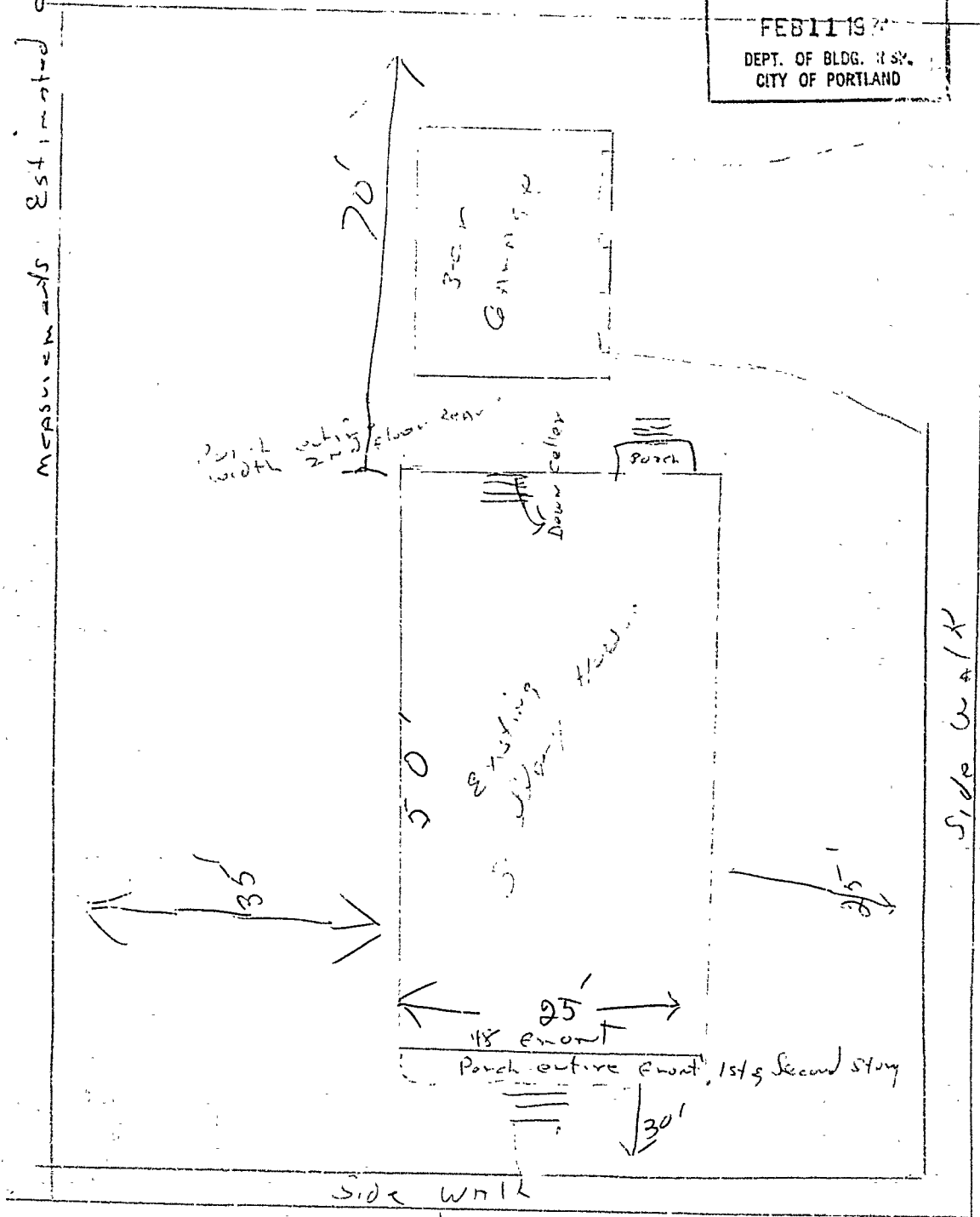



Board of Appeals



BRyant ST.

MEASUREMENTS Estimated only

RECEIVED
FEB 11 1927
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Side Walk
IRUING STREET

48 Sawyer St

48 Sawyer
Robert L. Baker

138-A-9
137
129
139

Sawyer St

1 - end (64) ✓
2 - end (64) ✓

Irving St

1 - 105 ✓
14 - 112 ✓

Forest Ave

747-829 ✓
754-818 ✓

Hartley

3-15 ✓
2-12 ✓

Clinton St

3-21 ✓
2-12 ✓

Mayland St

1-65 ✓
8-64 ✓

Palladium Co.

ALL of BRYANT ST

Ocean Ave

98-56 ✓

48 Sawyer St.

Robert L. Fisher

(Sawyer St)

- 9-15 Sawin, Carmen A - 11 Sawyer St.
17-21 Loisel, Leonel J. & Anna M. - 21 Sawyer St.
23-25 Nugent, Dorothy A. - 25 Sawyer St. 04103
27-29 Lowd, Annie E. - 29 Sawyer St.
31-33 Colby, Celia E. - 33 Sawyer St.
35-37 Crockett, Maynard J. & Gladys J. - 37 Sawyer St.
41 Ferrante, Robert T. - 41 Sawyer St. 04103
43-45 Dyer, Pasella H. - 45 Sawyer St.
49 McTannis, Donald V. & Joyce E. - 49 Sawyer St.
51-53 Colello, Matco J. & Edith J. - 51 Sawyer St.
61 Caulfield, Patrick J. & Nora H. - 38 Caleb St.
2-8 McFarland, Virginia D. 6 Sawyer St.
10-12 Karatsanos, Lee M. & Mary E. - 12 Sawyer St.
14-16 Pence, Phillips N. & Muriel T. - 73 Skylark Rd.
18-20 Panetti, Macheima & Leonel J. Loisel & Robert E. Doherty - 20 Sawyer St.
22-24 McGowan, John F. & Joan K. - 24 Sawyer St.
32 Tanguay, Annette E. - 32 Sawyer St.
36 Langis, Catherine F. & John Philip. - 36 Sawyer St. 04103
38-40 Hill, Myrtle S. & Helen V. Sawyer - 40 Sawyer St. 04103
42-44 Taylor, Frances L. & Alder Curry. - 42 Sawyer St. 04103
Arnold, John Edward - 42 Sawyer St. 04103
Arnold, William Jr. - 42 Sawyer St. 04103
48 Appellant
58-64 Burgess, Donald A. & Robert C. - 76 Irving St.

(Irving St)

1-35 City of Portland

63 Warden, Ivan S. & Elizabeth - 63 Irving St

Irving St. continued

- 37-39 Miller, Ruth E - 5 Bryant
43-47 Rankin, Annie M. ^{Edwin W.} 249 Falmouth Rd, Falmouth, Me 04105
49-51 Bryan, Andrew A M^o David L - 51 Irving St 04103
53-55 Martin, Golden E & Nancy P. - 55 Irving St 04103
57-59 Drown, Donald S & Alicia A - 59 Irving St 04103
65-73 Baker, Beaul L - Appeal
81-87 Colella, Melco J & Edith J - Repeat
89-105 Douglass, John W & M. Evelyn - 89 Irving St
2-8 Zemelman, Bella & Shing - 93 William St.
10-12 Cavallo, Joseph S & Wynne E - 10 Irving St.
14-26 Blanchard, Edward E Jr & June - Salt Spring Lane, Cape Elizabeth
28-32 Waxler, Alfred J. - 726 Forest Ave.
36 Schinck, Bernard R ¹⁹⁷⁴ - 36 Irving St.
38-46 LeClare, Bruce E & Teene A - 46 Irving St. 04103
48-54 Flaherty, Jean B & Mary Elizabeth - 54 Irving St 04103
58 Hodgkin, Robert B & Yvonne F. - 58 Irving St. 04103
60-62 Maloney, Linda L & Michael - 62 Irving St 04103
64-66 White, Perley A & Edith B - 66 Irving St
68-70 Lowell, Rita M. - 68 Irving St.
72-74 Burdwood, Donald N & Mary - 74 Irving St.
76 Burgess, Donald A & Roberta - Repeat
82-86 Canfield, Patrick J & Nora H. Repeat
88-90 Walsh, Florence E - 88 Irving St.
94 Bernier, John M & Susan C - 94 Irving St 04103
96-98 LaZette, Wellington E & Dian - 96 Irving St
100-102 Atripaldi, Andrew V & Frances L. - 102 Irving St
104-108 Michaud, Geraldine M & Joseph L. - 104 Irving St 04103
110-114 Fletcher, Ernest B. - 110 Irving St.

Forest Ave 1

- 745-765 Cardelli, Stephen - Salt Spray Rd, Cape Elizabeth
- 767-773 Woby, Clifford S & Sue E. - 765 Forest Ave ~~Returned~~
- 775-781 Lee, George L. & Shirley J. - 777 Forest Ave
- 783-789 Macmillan, Laura A. - JG Reilly Trust - 785 Forest Ave ~~Returned~~
- 791-799 Fillingim & Bowley Inc. 1974 1221 Westbrook St - 04102
- 803-799 Abilities & Goodwill Inc. - 803 Forest Ave 04103
- 819-829 Sam - Clean Distributors Inc. - 819 Forest Ave 04103
- 756 Walsh, Martha J. & Patrick L. 1974 11 Nevins St 04103
- 758-764 Bel-Aire Agency Inc (1974?) - 2 Clinton St 04103
- 770-776 Radlan, Clifford A. & Joanne D. 1974 - 774 Forest Ave 04103
- 778-780 Rankin, Clinton W. - Repeat
- 782-788 Moore, Cedric E. - 788 Forest Ave
- 796 Woby, Clifford - Repeat
- 798-806 Abilities & Goodwill - Repeat
- 808-816 City of Portland

Hartley St

- 9-15 Gorneault, Donat J. & Thk. - 11 Hartley St 04102
- 2-12 Moore, Cedric E. Repeat

Clinton St

- 3-4 Radlan - Repeat
- 11-21 Foster, Albertus L Sr & Doris F. & Johannes D. - 15 Clinton St
- 2-4 Bel-Aire Agency Repeat
- 4-6 Radlan - Repeat
- 8-10 Everett, Doris R. - 410 Deeping Ave 04103
- 12-16 Ramsey, Donald Ashton - 14 Clinton St

Mayland St

- 1-23 Dow, Elizabeth A. 124 Ocean Ave.
25-27 Lewis, Roy E. & Mildred C. - 27 Mayland St.
29-31 Daluz, Annie M. & Manuel - 31 Mayland St.
33-39 Stokes, Arthur L. - 35 Mayland St.
41-47 Jensen John A. & Ingeborg K. - 43 Mayland St.
51 Ward, Rita C. - 49 Mayland St 04103
55-57 Wright, Janet M. & Margaret Grace - 55 Mayland St.
59-63 Greenbaum, Ula O. - 61 Mayland St 04103
65 DiDonato, Nicola & Carmela M. - 65 Mayland St.
2-6 Rideout, A. Eugene - 116 Ocean Ave.
10 Carson, Richard H. & Anne E. - 10 Mayland St.
16-22 Johnson, Phyllis R. & Donald M. - 18 Mayland St.
24-26 Stratton, Martha A. & Anne E. - 24 Mayland St.
28-30 Rogers, Stanley A. & Evelyn M. - 28 Mayland St.
32 Rogers, Evelyn M. - 28 Mayland St. Repeat
34-38 Uerna, John & Sharon E. - 34 Mayland St. 04103
42 Murphy, Doris W. 1274 - 42 Mayland St.
46-50 O'Leary, Joyce A. & Timothy 1274 - 46 Mayland St.
52-58 Reali, Mary L. - 56 Mayland St 04103
60-64 Douglass, John W. & M. Evelyn - Repeat

Bryant St

- 1-5 Miller, Ruth E. - Repeat
7 Edwards, W. Russell Jr & Shirley S. - 7 Bryant St 04103
11-13 York, Frank W. - 20 Bryant St.
15-17 Northrup, Percy A. & Annie Margaret - 21 Bryant St.
23-25 Brooks, Glegynn E. Jr & Sandra E. - 25 Bryant St.
27-29 Whitney, Albert N. - 27 Bryant St.

Bryant St continued

- 31 Boutin, Donet G. & A. Ueell. - 31 Bryant St.
33-35 OLSEN, Ervin E. & Christine L. Defonte - 33 Bryant St
37-39 McGovern F. & Joan K. Repeat
4-10 Rankin Annie M. - Repeat
12-22 York, Frank Repeat
24-26 Wright, Ella M. & Chesiah, Lucas - 26 Bryant St
30 Jacobsen, Robert E. & Ruth I. - 30 Bryant St
32-40 Tanguay - Repeat

Ocean Ave

- 98 - McFarland, Virginia D. - Repeat
56-58 Guinivie, Guste C. - 56 Ocean Ave, 04102
60-62 LaVallee, Douglas J. & Stephanie - 62 Ocean Ave
64-68 Libby Edward W. - 66 Ocean Ave
70-80 Smith, Darrell B. & Marguerite B. 1977 - 74 Ocean Ave 04103
82-86 Aceto, Joseph - 86 Ocean Ave, 04103
88-90 Parshley, Roberta A. 1977 - 90 Ocean Ave 04103
94-96 McFarland - Repeat

Pallard Terminal G. - 232 St. John St. 04102

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

February 14, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine of Thursday, February 28, 1974 at 4:00 p.m. to hear the appeal of Robert L. Baker requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the two family dwelling at 46-50 Sawyer Street, corner of 65-75 Irving Street to a three family apartment house with a new apartment on the third floor.

This permit is not issuable under the Zoning Ordinance for the following reasons. (1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. (2) The area of the lot on which this building is located is only about 6,600 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6.B.8.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

W. Earle Eskilson
Chairman

Robert L. Baker
48 Sawyer Street
Portland, Maine

February 20, 1974

cc to: Maynard Scott
Raymond, Maine

112

February 28, 1974

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 504

Issued MAY 31, 1922

Portland, Maine

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 Robt. Baker Tel.
 Contractor's Name and Address Thomas E. Marand Tel.
 Location 48 Sawyer St Use of Building Dwelling
 Number of Families 2 Apartments 2 Stores 2 Number of Stories 2
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet) ..
 No. Light Outlets Plugs Light Circuits Plug Circuits ..
 FIXTURES: No. Cable Undergound Fluor. or Strip Lighting (No. feet) ..
 SERVICE: Pipe Added No. of Wires 3 Size #2 100 AMP
 METERS: Relocated Phase H. P. Amps Total No. Meters ..
 MOTORS: Number Domestic (Oil) No. Motors Volts Starter ..
 HEATING UNITS: Commercial (Oil) No. Motors Phase H.P. ..
 Electric Heat (No. of Rooms) ..
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.) ..
 Elec. Heaters Watts Extra Cabinets or Panels ..
 Miscellaneous Watts Signs (No. Units) ..
 Transformers Air Conditioners (No. Units) Inspection .. 19
 Will commence 19 .. Ready to cover in .. 19
 Amount of Fee \$..

Signed Thomas E. Marand

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 *Sawyer St 48*

INSPECTION DATE *6/15/73*

WORK COMPLETED *6/15/73*

TOTAL NO. INSPECTIONS *1*

REMARKS:

FEE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
31 to 60 Outlets 3.00
Over 60 Outlets, each Outlet05

(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

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit 1.50

MISCELLANEOUS

Temporary Service, Single Phase 1.00
Temporary Service, Three Phase 2.00
Circuses, Carnivals, Fairs, etc. 10.00
Meters, relocate 1.00
Distribution Cabinet or Panel, per unit 1.00
Transformers, per unit 2.00
Air Conditioners, per unit 2.00
Signs, per unit 2.00

ADDITIONS

5 Outlets, or less 1.00
Over 5 Outlets, Regular Wiring Rates



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Nov. 19, 1971

PERMIT ISSUED

NOV 19 1971

1462

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 48 Sawyer St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Robert L. Baker, 48 Sawyer St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Applicators Sales & Serv. Inc., 730 Broadway, S. Portland Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use Dwelling No. families 2

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

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To cover outside walls with aluminum siding

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Owner**

Details of New Work

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

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

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

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

Size, front _____ depth _____ No. stories _____ solid or filled _____ 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 _____

Will automobile repairing be done other than minor repairs to: _____

APPROVED:

Will work require disturbing _____ tree on a _____ street? _____

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

Robert L. Baker

Signature of owner

CS 301

FILE COPY

INQUIRY BLANK

ZONE R-5

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 1/15/58

Verbal _____
By Telephone _____
By letter _____

LOCATION 48 Sawyer St.,
Chas. Hamilton Estate

OWNER _____

MADE BY telephone-Mrs. K.E. Ballard

TEL. Spruce 3-3869

ADDRESS 20 Farwell Ave., Cumberland Ctr. Me.

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY How would Zoning Ordinance and Building Code apply to converting this
2-family dwelling to three apartments - one on each floor. The new
apartment being on the third floor.

ANSWER Told Mrs. Ballard by phone that the Board of Zoning Appeals could consider
such an appeal but the burden of proof would be on the owner to establish the
four conditions contained in the Sec. 23 of the Ordinance under the subject
variances of Appeals basis for granting appeal
She said that there is a three-car garage there which would take care of off-street
parking. She was told that if she desired to go ahead with the appeal it would be
necessary to file application for a Building Permit to change the use to three
family apartment house and with the architectural plan of the third floor.

DATE OF REPLY January 15, 1958

REPLY WMcD

INQUIRY BLANK

ZONE RC

FIRE DIST. No

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

DATE 4/13/44

LOCATION 48 Sawyer Street OWNER Charles W. Hamilton

MADE BY Will W. Johnson TEL. 2-2365

ADDRESS 43 College Street

PRESENT USE OF BUILDING Two family?

CLASS OF CONSTRUCTION Third NO. OF STORIES 2 1/2

REMARKS: Plumbing of pipes is done and has been flowing
for some time in 3rd story, but it has carried water
from and used toilet in present apartment

INQUIRY: In providing a toilet in dark closet in third
story, will a skylight in roof be required or
will a window in partition opening into
back hall be satisfactory. A sink is also to be
provided for kitchen use

Frank Walbridge, Planner

ANSWER: 1 - The matters in connection with building
Code and questions should be taken up with
Plumbing Inspector.

Told Mr. Johnson that there is a question if
this use in 3rd story is a legal one and that
since property is located in an "RC" zone the
use of this building cannot be changed from
two to three families. He is to tell Mr. Johnson

DATE OF REPLY 4/13/44

REPLY BY Agg?

(over)



YOU are responsible for complying with the provisions of this ordinance. Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

READ!
 This Application and Get All Questions Settled BEFORE Submitting Work. Failure To Do So May Prove A PRIVATE GARAGE

APPLICATION FOR PERMIT TO BUILD

To THE INSPECTOR OF BUILDINGS
 Portland, Me., May 9, 1925 19

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

Location 48 Sawyer Street
 Name of owner is? C W Hamilton Fire Districts no Ward 8
 Name of mechanic is? Gailey & Josslyn Address 48 Sawyer Street
 Proposes occupancy of building (purpose)? Address 12 Irving Street
 cars only, and no space to be let. Private garage for 3
 including the eaves
 Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.
 A Pyrene fire extinguisher to be kept in garage.
 Size of building, No. of feet front? 18ft; No. of feet rear? 18ft; No. of feet deep? 30ft
 No. of stories? 1
 No. of feet in height from the mean grade of street to the highest part of the roof? 12ft
 Floor to be? concrete
 Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt
 Will there be a chimney? no Will the flues be lined? No stoves to be used.
 Will the building conform to the requirements of the law? yes
 Will the building be as good in appearance as other surrounding buildings? yes
 Have you or any person acting for you previously applied for a permit to build a private garage? no
 If so, state the particulars two family house

Estimated Cost,
 \$ 700.
 Signature of owner or authorized representative,

Carroll Hamilton
 Address, 48 Sawyer St
 Prebld 575-j

APPROVED
William J. Harrison
 CHIEF OF FIRE DEPT.

T

No. 1657

APPLICATION FOR
PRIVATE GARAGE

No. ⁴⁶⁻⁵⁰ 48 Sawyer LOCATION
May 11/25

WARD

PERMIT GRANTED



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

Application for Permit for Alterations, etc.

To the Portland AUGUST 30, 1923 192

INSPECTOR OF BUILDINGS:

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

Location 48 Sawyer Street Ward 8 in fire-limits? no
 Name of Owner or Lessee Charles W. Hamilton Address 48 Sawyer Street
 " " Contractor Howard Hamilton " 14 Dartmouth Street
 " " Architect..... ".....
 Material of Building is wood Style of Roof pitch Material of Roofing asphalt
 Size of Building is 50ft feet long; 25ft feet wide. No. of Stories 2 1/2
 Cellar Wall is constructed of stone is..... inches wide on bottom and batters to..... inches on top.
 Underpinning is brick is..... inches thick; is..... feet in height.
 Height of Building 30ft. Wall, if Brick; 1st..... 2d..... 3d..... 4th..... 5th.....
 What was Building last used for? dwelling No. of families? 2
 What will Building now be used for? dwelling (2 families)

Description of Present Bldg.

REPAIR REPORT

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Build two story piazza on front 9x25 feet and piazza on back one
story high 6x24 feet with asphalt roof, cut in doors.
all to comply with the building ordinance.

Estimated Cost \$ 500.

If Extended On Any Side

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

When Moved, Raised or Built Upon

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

If Any Portion of the External or Party Walls Are Removed

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

Signature of Owner or Authorized Representative Howard S. Hamilton
 Address 14 Dartmouth St

APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 17 1984

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE July 13, 1984

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 48 Seward St. Fire District #1 [] #2 []

1. Owner's name and address Michael Fields - same Telephone 776-2167

2. Lessee's name and address Telephone

3. Contractor's name and address Daniel Dimatteo - 68 Brook Rd, Falmouth Telephone 797-5424

Proposed use of building Dwelling - multi No. of sheets

Last use same No. families 3

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 700 Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 15.00

Late Fee

TOTAL \$ 15.00

To remove existing porch, & carport, 6' x 11 1/2' and rebuilding with 4' x 5' as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no

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? 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 Daniel Dimatteo for Michael Fields Phone # 8202

Type Name of above Fields 1 [] 2 [] 3 [] 4 []

Other and Address

9

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

MICHAEL F. FICKAS

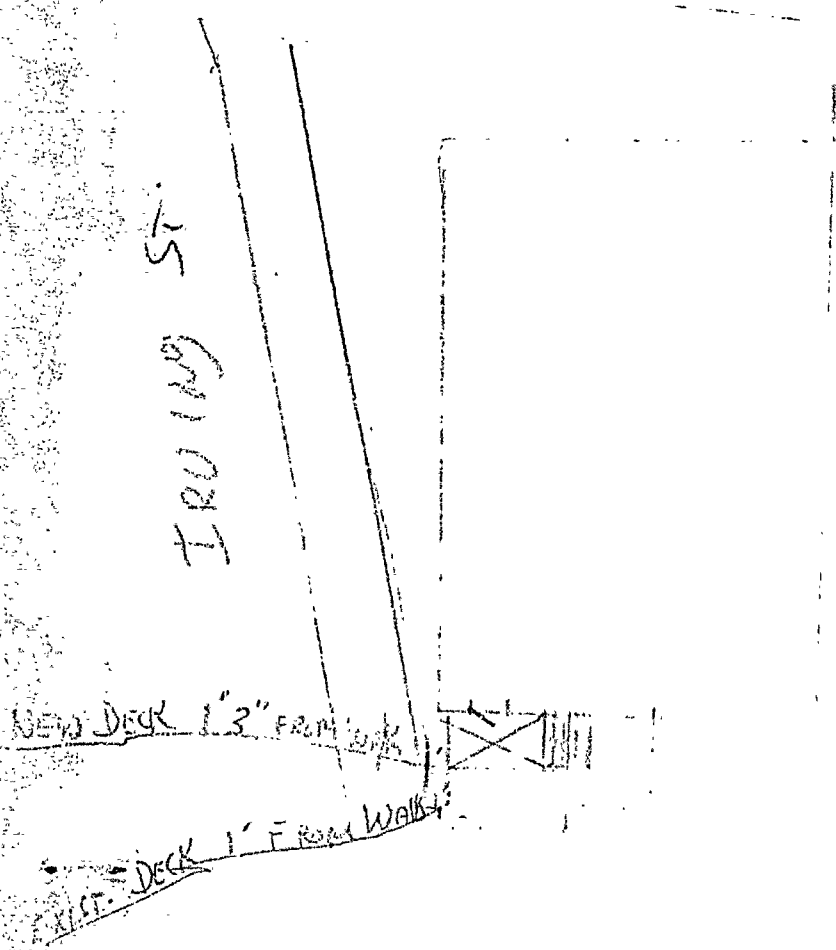
78 LAWYER ST

ANNE ST.

PERMIT

FOR REPLACING

A 6x11" OUTSIDE
PLATFORM STEPS
+ WOOD CANOPY
WITH A 4x5 PLAT-
FORM STEPS + CANOPY



CONC DANIEL DI MATTEO
DI MATTEO ELEC INC
797-3424

RECEIVED
JUL 13 1984
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

SEE SOAK TUBE 4' BELOW GRADE

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 847
ZONING LOCATION PORTLAND, MAINE July 13, 1984

JUL 17 1984

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 48 Sawyer St. Fire District #1 [] #2 []
1. Owner's name and address Michael Fields - same Telephone 774-8167
2. Lessee's name and address Telephone 797-3424
3. Contractor's name and address Daniel DiMatteo - 68 Brook Rd. Palmouth Telephone 797-3424

Proposed use of building dwelling - multi No. of sheets
Last use same No. families 3
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 700 Appeal Fees \$

FIELD INSPECTOR - Mr. WILLIAMS @ 775-5451
Base Fee 15.00
Late Fee
TOTAL \$ 15.00

To remove existing porch, & canopy, 6' x 11 1/2' and rebuilding with 4' x 5' as per plans. 1 sheet of plans. 1 sheet of plans. Stamp of Special Conditions

send permit to # 1

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
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 soil or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

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

MISCELLANEOUS

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Daniel DiMatteo Phone # same
Type Name of above Daniel DiMatteo for Michael Fields 1 [] 2 [] 3 [] 4 []
Other and Address

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

MR. WILLIAMS

NOTES

WORK COMPLETE RW

Permit No. 84/847
Location 181
Owner Michael G. Gade
Date of permit 9-13-84
Approved 9-17-84
Dwelling 11000
Garage 11000
Alteration

~~[Large section of the page is crossed out with a large X.]~~

PERMIT # 000635 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Mike & Linda Field - 774-8167

Address: 48 Sawyer St, Portland, ME

LOCATION OF CONSTRUCTION 48 Sawyer Street

CONTRACTOR: Dennis Lorenzen SUBCONTRACTORS, 892-4992

ADDRESS: 52 Park Rd, Windham, ME 04062

Est. Construction Cost: 1,600.00 Type of Use: 3 apartments

Past Use: same

Building Dimensions L W Sq. Ft. # Stories: Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Construct Pressure treated wood

level, as per plan.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: # Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

Floor:

1. Sills Size: Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing: Size:

4. Joists Size: Spacing 16" O.C.

5. Bridging Type: Size:

6. Floor Sheathing Type: Size:

7. Other Material:

Exterior Walls:

1. Studding Size Spacing

2. No. windows

3. No. Doors

4. Header Sizes Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size

9. Siding Type Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size Spacing

2. Header Sizes Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

For Official Use Only

Date May 27, 1988 Subdivision: Yes / No

Inside Fire Limits Name

Bldg Code Lot

Time Limit Block

Estimated Cost 1,600.00 Permit Expiration:

Value/Structure Ownership: Public Private

Fee 545.00

PERMIT ISSUED

Ceiling:

1. Ceiling Joists Size:

2. Ceiling Strapping Size Spacing JUN 9 1988

3. Type Ceilings:

4. Insulation Type Size City Of Portland

5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span

2. Sheathing Type Size

3. Roof Covering Type

4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type:

2. Pool Size: x Square Footage

3. Must conform to National Electrical Code and State Law.

Zoning:

District R5 Street Frontage Req.: Provided

Required Setbacks: Front Back Side

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt. Special Exception

Other (Explain)

Date Approved OK. Noted May 27, 1988

Permit Received By Joyce M. Rinaldi

Signature of Applicant [Signature] Date May 27, 88

Signature of CEO [Signature] Date 5/27/88

Inspection Dates

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$45.00 _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

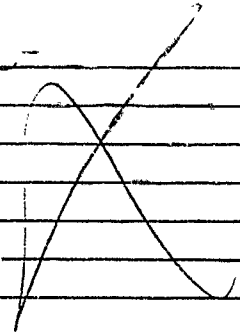
Inspection Record

Date

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

COMMENTS

3/8/89 Done -



Signature of Applicant

Hansis Lorenzen

Date

May 27, 1988