

Location of Construction: 948 & 952 Forest Ave		Owner: Joyce Sikora & Dennis Perry	Phone: 707-7 VIVIAN'S DRIVE-IN	Permit No: 960561
Owner Address:	Leasee/Buyer's Name: Donna Morgan 59 Caleb St	Phone: tld, ME 04	Business Name: ASK for Joyce	PERMIT ISSUED Permit Issued: <div style="border: 2px solid black; padding: 5px; text-align: center;"> JUN 19 1996 </div> CITY OF PORTLAND Zone: R-P CBL: 142-A-002/003
Contractor Name:	Address:		Phone:	
Past Use: 948 Forest - Restaurant/Apt 952 Forest - 2-fam (Illegal)	Proposed Use: Same Same (Legal)	COST OF WORK: \$	PERMIT FEE: \$ 25.00	Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use - Merge Lots		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		
Permit Taken By: Mary Gralik	Date Applied For: 12 June 1996			

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

CALL JOYCE AT VIVIAN'S DRIVE-IN - 797-7077

Ed Pearce
7731990
ext 213
PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Edward K Pearce ADDRESS: DATE: 12 June 1996 PHONE: 7731990 x 213

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

6

Above

COMMENTS

6/20/96 Temp C of O. Conditions: ① Install smoke detectors
as per NFPA 101 + local code.

② copy of executed deed
describing merger of property. a/c

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 948 & 952 Forest Ave

Issued to Joyce Sikora & Dennis Perry

Date of Issue 08 October 1996

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. 960561, 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

Two Buildings

APPROVED OCCUPANCY

Bldg 1 - Restaurant & Apartment
Bldg 2 - Two Apartments

Limiting Conditions:

This certificate supersedes
certificate issued 21 June 1996

Approved:

Mark Perry

(Date) Inspector

[Signature]

Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 948 & 957 Forest Ave

Issued to Joyce Sikora & Dennis Perry

Date of Issue 21 June 1996

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. 960561, 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

Two Buildings

APPROVED OCCUPANCY

Bldg 1 - Restaurant & Apartment
Bldg 2 - Two Apartments

Limiting Conditions: TEMPORARY

- 1) Install Smoke Detectors as per NFPA 101 & BOCA 1993
- 2) Provide a copy of executed deed describing merger of property.

This certificate supersedes certificate issued

Approved:

6/21/96
.....
(Date)

.....
Inspector

.....
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.

BUILDING PERMIT REPORT

DATE: 18/June/96 ADDRESS: 948-952 Forest Ave.
 REASON FOR PERMIT: Change of Use / Merge Lots
 BUILDING OWNER: Sikora & Perry
 CONTRACTOR: " " APPROVED: *4 *7 *8
 PERMIT APPLICANT: " " DENIED: *9 *11

CONDITION OF APPROVAL OR DENIAL

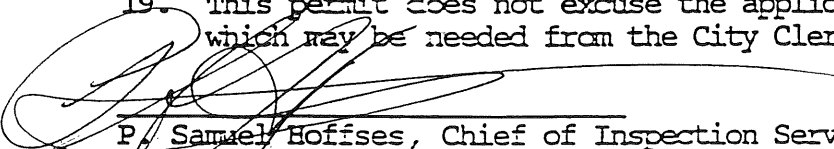
1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- X 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
- X 8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- X 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- * 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" ~~maximum~~ rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

LAND USE - ZONING REPORT

ADDRESS: 940 & 952 Forest Ave DATE: 6/17/96

REASON FOR PERMIT: Merge 2 lots and add 1 dwelling unit

^{Present} BUILDING OWNER: Jolce Sikora & Dennis Perry C-B-L: 142-A-2 & 3

PERMIT APPLICANT: Edward K. Pearce

APPROVED: with condition DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition shall supply this office with a copy of the executed deed describing the merger of the property prior to issuance of Certificate of Occupancy

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Edward K. Pearce
 Address: 948 & 952 Forest Ave
 Assessors No.: 142-A-2 & 3

Date: 6/14/96

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldgs - Not Vivian's Restaurant has been existing for a very long time prior to the R-P zone

Zone Location - R-P Reference to R-S Abutting Zone

Interior or corner lot -

Use - To merge two properties permanently - 1st bldg: 1st floor restaurant, 2nd floor dwelling; 2nd bldg: 1-2 families.
 Sewage Disposal - City

Rear Yards -
 Side Yards - } Bldgs are existing
 Front Yards - }

TOTAL: 1 rest, & 3 families

Projections -

Height - 5400
 Lot Area - 4623
 Building Area - 10,023 # shown - min. Lot size is 9,000 # for a multiplex - ok

Area per Family - 3,000 #/unit or 9,000 #

Width of Lot - existing Bldgs

Lot Frontage - 50' req - 132.62' shown on assessors

Off-street Parking - for rest: 1 spc/150 # @ 600 = 4 sp

Loading Bays - N/A
 dwellings: for existing 1 space each for the two apts = 2 spc
 for new unit must show 1 1/2 spc. 1.5

Site Plan - N/A
 Shoreland Zoning - N/A
 Flood Plains - N/A

7.5 spc req. OVER 10 SPACES existing 3.5 spc

Note: MAX # of units in a multiplex building - 6 units - only two shown

one hundred (100) feet; thence southerly by the westerly sideline of said lot No. 2 and said lot No. 1, thirteen and eighty-five hundredths (13.85) feet to said Walton Street; thence in an easterly direction by said Walton Street one hundred nineteen and fifteen hundredths (119.15) feet to the point of beginning.

Being the same premises conveyed by warranty deed from Vivian L. Vintinner to Edward W. Nelson and Joyce E. Sikora (grantor herein) dated February 20, 1970, recorded at the Cumberland County Registry of Deeds in Book 3118, Page 364; a warranty deed from Edward W. Nelson to Joyce E. Sikora (grantor herein) dated February 2, 1972, recorded at said Registry of Deeds in Book 3211, Page 382; and a quit-claim deed from Edward W. Nelson to Joyce E. Sikora (grantor herein) dated June 6, 1977, recorded at said Registry of Deeds in Book 4038, Page 1.

The two above-described parcels cannot be separated without approval from the City of Portland. This is not a deed restriction imposed by the grantors, but rather a city-imposed restriction.

WITNESS our hands and seals this 24th day of June, 1996.

Fey Knud
to both

Dennis J. Perry
Dennis J. Perry
Joyce E. Perry
Joyce E. Perry

STATE OF MAINE
CUMBERLAND, ss.

June 24, 1996

Then personally appeared the above-named Dennis J. Perry and Joyce E. Perry and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Fey Knud
Notary Public/Justice of the
Peace/Attorney at Law
Jerry M. Snow
Print Name

RECEIVED
RECORDED, REGISTRY OF DEEDS
96 JUN 25 PM 1:09
CUMBERLAND COUNTY
John B. [Signature]

12

34848

WARRANTY DEED

MAINE REAL ESTATE TAX PAD

442-A-2 M66102
442-A-3 M66103

12
21

2 parcels

WE, DENNIS J. PERRY AND JOYCE E. PERRY (also known as Joyce E. Sikora), of South Portland, County of Cumberland and State of Maine, for consideration paid, grant to MORGAN MANAGEMENT COMPANY, INC., a Maine Corporation with a principle place of business in said Portland, with WARRANTY COVENANTS, the land in said Portland, bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Forest Avenue in Portland in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on said westerly side of Forest Avenue distant seventy-eight and sixty-two hundredths (78.62) feet northerly from the intersection of said westerly side of Forest Avenue with the northerly side of Walton Street; thence running northerly by said Forest Avenue fifty-four (54) feet to the corner of Lot No. 3 as designated on a Plan, made September 1907 by E. C. Jordan & Company, C.E. for Maine Coast Realty Company, recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 18; thence in a westerly direction by the southerly side line of Lot No. 3 one hundred (100) feet to Lot No. 6 as shown on said Plan; thence by Lot No. 6 in a southerly direction fifty-four (54) feet to land conveyed by Fannie M. Winslow to Hattie L. Waterhouse et al. by deed dated July 29, 1921 and recorded in Cumberland County Registry of Deeds in Book 1081, Page 234; thence easterly by said last mentioned land one hundred (100) feet to the point of beginning. Being a portion of Lot No. 2 on said Plan.

Being the same premises conveyed to the Grantors herein by Helen G. Loring, et al. by deed dated January 19, 1977 and recorded in Cumberland County Registry of Deeds in Book 3975, Page 117.

Also a certain lot or parcel of land, with the buildings thereon, situated in that part of Portland, County of Cumberland and State of Maine, which was formerly Deering, at the corner of Forest Avenue and Walton Street, being the whole of lot numbered one (1) and a part of lot numbered two (2) as designated on a plan made for Maine Coast Realty Co. by E. C. Jordan & Co., C.E. recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 18, said premises bounded and described as follows:

Commencing at the intersection of the westerly side of Forest

A-2

A-3

11:18
6-13
NW

Next
Ferry
of
copy

Marge

Joni Snow

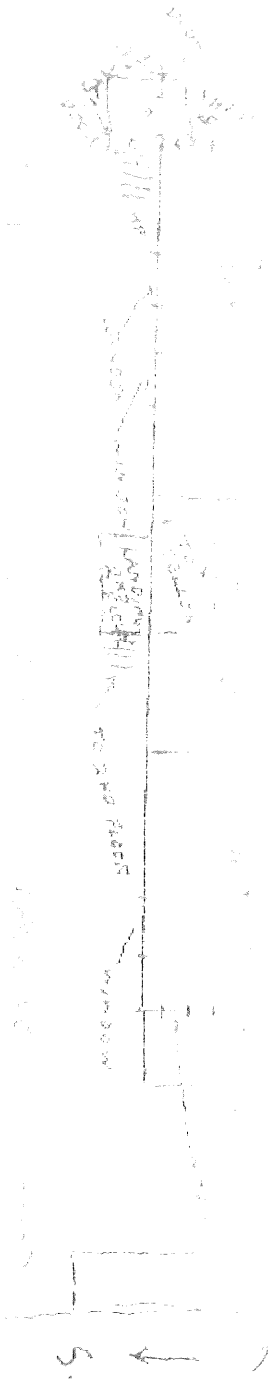
Re: 948-952
Forest

(Justin's ~~beard~~)

829-6363

↑
If her beaver - tell
secretary name to be
put through ...

Blog where the 2nd unit is being added



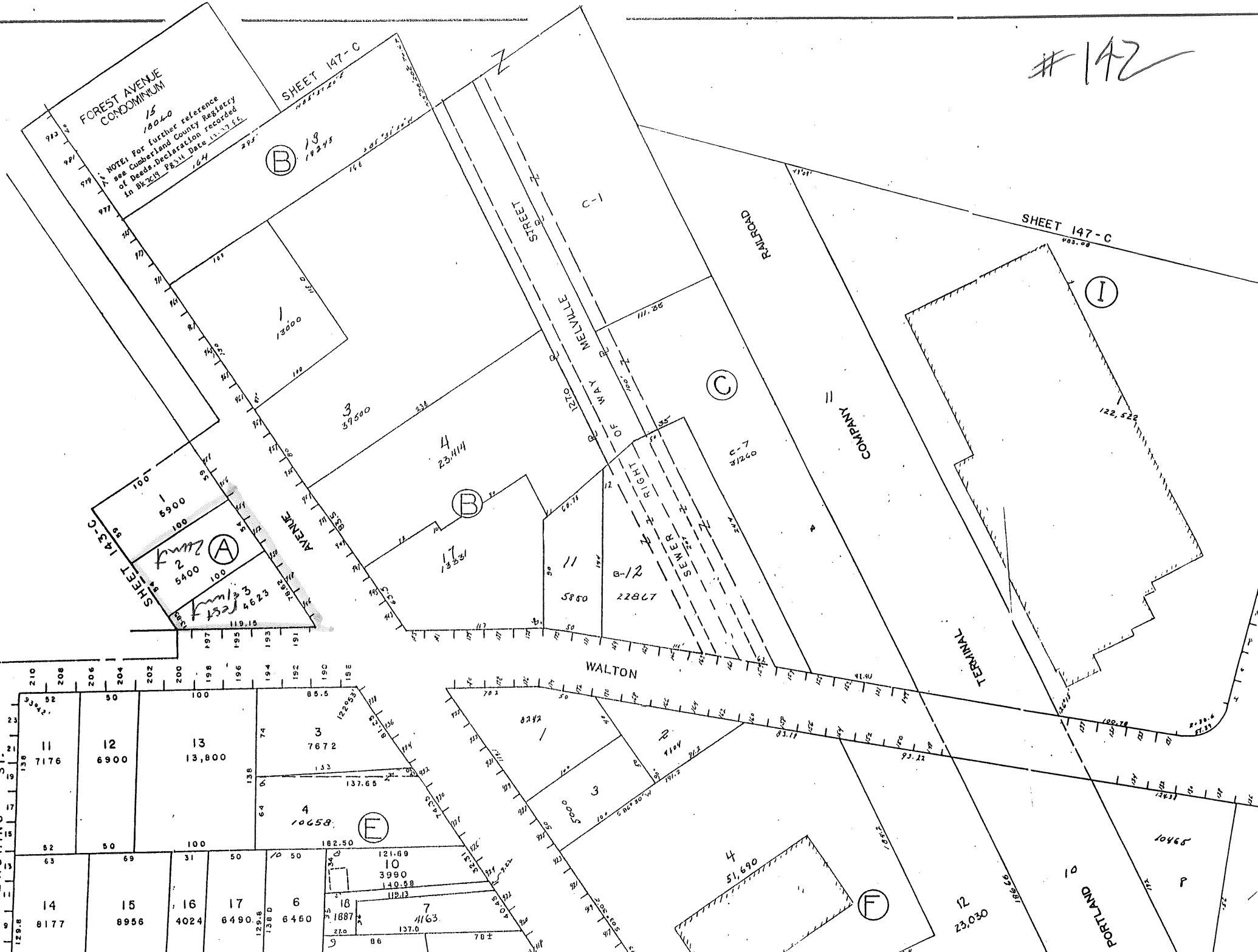
1st FLOOR K. BATHROOM, HALLWAY, DINING + DININ (DINING), WASH, BATHWASHER
 USE OF FULL STANDBY COLLECTR WITH WASHER + DRYER

142

FOREST AVENUE
CONDOMINIUM
15
10040
NOTE: For further reference
see Cumberland County Registry
of Deeds Declaration recorded
in BK 208 Pg 311 Date 11-17-76
164

SHEET 147-C

SHEET 147-C



PERSHING ST.

WALTON

RAILROAD

TERMINAL

PORTLAND

COMPANY II

(B)

(A)

(B)

(C)

(I)

(E)

(F)

NOTE: For further reference
see Cumberland County Registry
of Deeds Declaration recorded
in BK 208 Pg 311 Date 11-17-76
164

11 7176	12 6900	13 13,800	14 8177	15 8956	16 4024	17 6490	18 1887
------------	------------	--------------	------------	------------	------------	------------	------------

3 7672	4 10658	5 5000	6 6450	7 4163	8 10460	9 23,030
-----------	------------	-----------	-----------	-----------	------------	-------------

June 10, 1996

City of Portland
Code Enforcement Dept.

Dear Miss:

This letter will authorize
Edward K Pearce to act
as our agent to handle
the procedure of obtaining
a Certificate of Occupancy
for our property at 952
Forest Avenue, Portland, Me.

Thank you.

x Dennis J. Perry OWNER
a Joyce Cherry OWNER

= SUBJECT LOTS

City Portland Map # 142

(Block A)

Lot # 3, 2, 1

FOREST AVE

RT 302
4100

WALTON ST

RT # 9

119.15

78.62

Lot 3

4,623 sq ft.

948 Forest Ave.

13.85

100

952 Forest Ave.

54

Lot 2

5,400 sq ft.

54

4,623[#]
5,400[#]

100

954 Forest Ave.

59

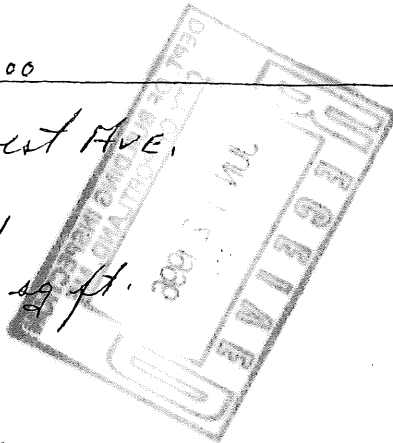
Lot 1

5,900 sq ft.

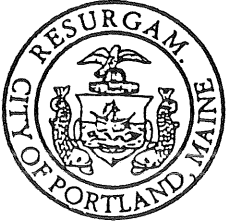
54

10,023[#]

100



need 6,000 sq ft for 2 family rezoning lot 2
(lot 1 has 3 family on 5,900 sq ft.)



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Matt Manahan, chairman and Zoning Board members

FROM: Marge Schmuckal, ^{MS}Zoning Administrator

SUBJECT: 952 Forest Avenue

DATE: June 6, 1996

This memo is an effort to further understand this particular request. Information from two separate sites has been included by the applicant. I will try to clarify that information.

PROPERTY IN QUESTION:

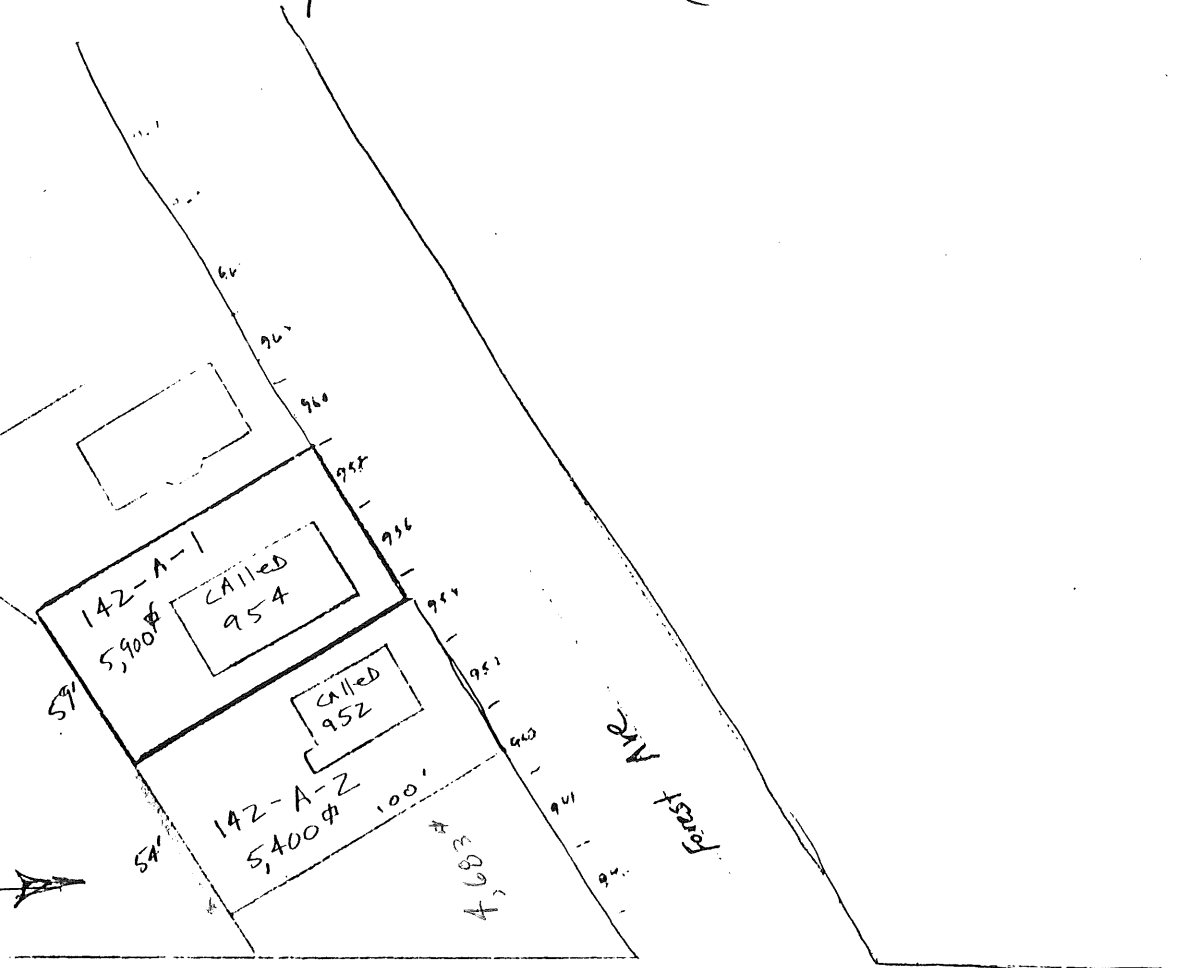
called 952 Forest Avenue (950-954)
C-B-L: 142-A-002 - 5,400 sq. ft.
R-P Zone, which uses the closest abutting residential Zone for residential uses - here it is R-5
Our microfiche indicates that it was originally a 1-family (1946 & 1955 permits). The Pre-1957 Assessor's cards also show that it was a single family. A 1971 electrical permit also shows that the building was a single family. There is no other change of use nor appeal applications on file in our office.

ABUTTING PROPERTY:

called 954 Forest Avenue (956 -958)
142-A-001 - 5,900 sq. ft.
Also in R-P zone referring to R-5 abutting zone for requirements.
The 1918 building permit shows that it was built as a 2 family. In 1972 they changed the use from 2 to 3 units with a sustained vote from the Zoning Board of Appeals.

6112
142
142
952 Forest Ave

Property
in question →



Walton St

RECORD OF BUILDINGS
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

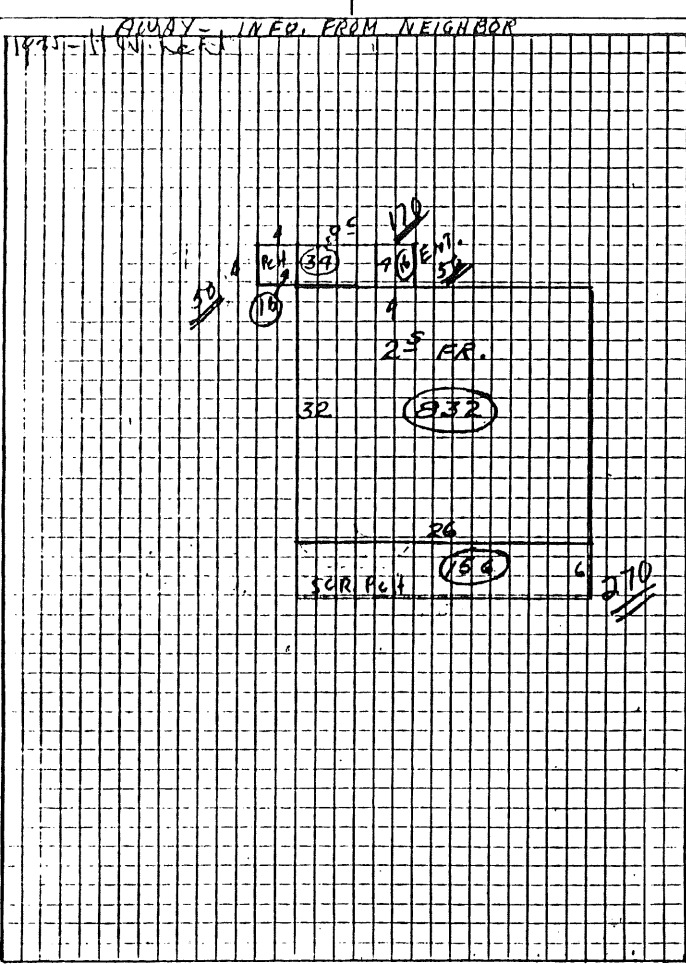
YEAR 19

YEAR 19

2150 21370
 Check heat 1954 - 2nd on H.W.
 2150-801-1000 Change front steps to conc'd brick. NV

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOBET	<input checked="" type="checkbox"/>
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	<input checked="" type="checkbox"/>
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES	<input checked="" type="checkbox"/>			TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS	<input checked="" type="checkbox"/>	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	<input checked="" type="checkbox"/>	BSMT.	2ND A
SOLID BRICK		HARDWOOD	<input checked="" type="checkbox"/>	1ST 3	3RD
STONE VENEER		PLASTER	<input checked="" type="checkbox"/>	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED	<input checked="" type="checkbox"/>	SINGLE FAMILY	<input checked="" type="checkbox"/>
		METAL CLG.		TWO FAMILY	
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM	<input checked="" type="checkbox"/>	ECONOMIC CLASS	
BLATE TILE		HOT WAT. OR VAPOR	<input checked="" type="checkbox"/>	OVER BUILT	
METAL		NO HEATING		UNDER BUILT	
COMPOSITION				DT8-10-50	AR. C.S
ROLL ROOFING		GAS BURNER		LD. 15	PD. C.S
INSULATION		OIL BURNER	<input checked="" type="checkbox"/>	MS. 15	CK. CO2
		STOKER			

		COMPUTATIONS	
UNIT	1951	1954	
032 S. F.	4760	4760	
S. F.			
ADDITIONS	1540	1540	
1/2 BAY	+50	+50	
BASEMENT			
WALLS 115	+50	+50	
ROOF			
FLOORS			
ATTIC FLRS	+100	+100	
FINISH			
FIREPLACE			
HEATING	+210	70+210	
PLUMBING	+180	+180	
TILING			
TOTAL	5890	5960	
FACT. +10	480	480	
REP. VAL.	6370	6440	



SUMMARY OF BUILDINGS												
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
DWA.	A 25 FR.	C	37		F	6370	40%	3820	A	3870	2300	57
	B					6440	40	3860	B	3860	2375	57
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1954						1951 TOTAL BLDGS.			3820	7300	
TAX VAL.	2555						1954/2375			19	19	
OLD VAL.	2300									19	19	
CHANGE	255									19	19	

CHART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLDG. NO.	CARD NUMBER
					0750			12	R-P				

PERRY DENNIS JVC
 ROYCE E JTS
 52 FOREST AVE
 PORTLAND ME 04103
 42-A-2
 FOREST AVE 950-954
 MOOSE
 15700 7m P. 14815

RECORD OF OWNERSHIP	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE 1. LAND 2. L & B	SALE PRICE	SOURCE	VALIDITY 1. YES 2. NO
				MO.	YR.				
						1 2			
						1 2			
						1 2			
						1 2			
						1 2			
						1 2			

Assessor's Land use Code
 for 2 units

GENERAL PROPERTY FACTORS

NEIGHBORHOOD I.D.	
TOPOGRAPHY RATING	
STREET OR ROAD	
SIDEWALK	
ALLEY	
UTILITIES	
LAND ADJUSTMENT %	
1. PUBLIC	
2. PRIVATE	
OPPOSITE	
MISIMP.	
VACANT	
CORNER	
RESTRICTION	
HAPE	
XC. FTG.	

NEW ACCOUNT		LAND COMPUTATIONS					REVISED
FTG. SQ. FT. or ACRES	DEPTH ACRES	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE	
54	100	350	100	350	25	14180	

EXEMPT	ASSESSMENT RECORD		
	ASSESSMENT	INCREASE	DECREASE
	LAND 14180		
	BLDGS. 32690		
	TOTAL 46870		

BUILDING PERMIT RECORD

DATE	PERMIT NO.	AMOUNT	DESCRIPTION

NOTES:

LAND	BUILDING	TOTAL
6,480	14,160	20,640

S.F.	TO-FROM	CH	BL	LOT

VACANT LOT
 DWELLING DATA
 CONSTRUCTION
 2.0 STORY 2
 1 BRICK 4 CONC. BLK. 7 STONE
 2 FRAME 5 STUCCO 8
 2 SPLIT-LEVEL 3 FR. & MAS. 6 9

OCCUPANCY
 SINGLE FAMILY
 TWO FAMILY
 APARTMENT
 NO. UNITS
 OTHER
 COTTAGE
 UNFIN.
 FIN. OPEN
 FIN. DIV.

GROUND FLOOR AREA
 ADDITION POINTS
 GRADE FACTOR C 105 %
 C & D FACTOR 105 %
 CDU DEPRECIATION %

OTHER FEATURES
 MASONRY TRIM
 MODERNIZED KITCHEN
 RECREATION ROOM
 WOODBURNING FIREPLACE
 BASEMENT GARAGE
 ATTACHED GARAGE
 TOTAL OTHER FEATURE POINTS

AGE
 ERECTED 1 000 REMODELED 19
 LIVING ACCOMMODATIONS
 TOTAL ROOMS 8 BED ROOMS 2 FAMILY ROOMS
 FULL BATHS 2 HALF BATHS TOTAL FIXTURES 9

DWELLING COMPUTATIONS

	19	19	19	19
BASE PRICE	47,840			
PLUMBING	2,000			
BASEMENT				
BASEMENT FIN.				
ATTIC				
HEATING				
ADDITIONS	5,060			
DORMERS				
TOTAL BASE	54,900			
GRADE FACTOR	105			
TOTAL	57,650			
OTHER FEATURES				
TOTAL	57,650			
C & D FACTOR	105			
REPL. COST	60,530			
DEPREC.	40/10			
R.C.L.D.	32,690			

FOUNDATION
 CONCRETE
 CONC. BLOCK WALLS
 CHECK STONE WALLS
 RB/BLM/CRAWL
 CEMENT FULL
 1/4 1/2 3/4

BATHROOM
 TOILET ROOM
 FLUSH
 LAVATORY
 SHOWER - EXTRA
 KITCHEN SINK

BASEMENT & ATTIC
 FIN. BSMT. AREA NO
 HEAD ROOM
 GARAGE 8 0
 ATTIC - FL. & STR. NO
 FINISHED ATTIC
 DORMER L/F

EXTERIOR WALLS
 MOD VINYL ALUM.
 ANGLES - WOOD
 ANGLES - ASPHALT
 ANGLES - ASBESTOS
 CHECK VENEER
 WANKET INSULATION
 OF INSULATION

INTERIOR FINISH
 1 2 3
 PINE
 HARDWOOD
 PLASTER
 DRYWALL
 PANELING

REMODELING DATA
 KITCHEN
 PLUMBING
 HEATING
 GENERAL

ROOFING
 ANGLES - ASPHALT
 ANGLES - WOOD
 ANGLES - ASBESTOS
 PLATE
 ALL

HEATING
 HOT WATER RAD BB
 STEAM
 HOT AIR - FORCED
 FLOOR FURNACE

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	OBPR	RECORD	TYPE CODE
								01 GARAGE 02 CARPORT 03 PATIO 04 SHED 05 POOL 06 BARN

FLOORS
 CONCRETE
 MARTH
 E
 WOOD
 H. TILE
 CARPET
 NOTES: Note 12/20/81

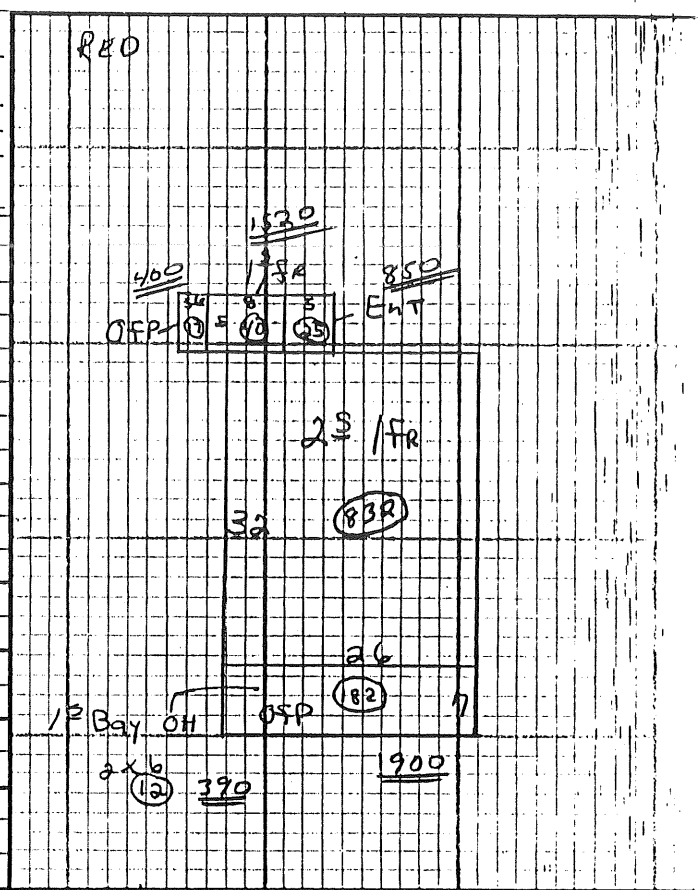
ELECTRIC
 AIR CONDITIONING
 UNIT HEATER
 NO. OF HTG. STS.
 SOLAR
 NO HEAT 1 2 3

NO. OF ENTRIES TOTAL VALUE

TOTAL VALUE - BUILDINGS YEAR NOTES:

32690

Assessor's Notes



Could not find old card

Assessor's Notes



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 7, 1946

RECEIVED 1892
MAR 14 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 952 Forest Avenue Use of Building Dwelling No. Stories 1 New Building
 Name and address of owner of appliance Gerald Clark, 952 Forest Avenue Existing
 Installer's name and address Fardall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work

To install oil burning equipment in connection with existing steam heat *CA 3-7-46 Frank*

IF HEATER, OR POWER BOILER

Location of appliance or source of heat _____ Type of floor beneath appliance _____
 If wood, how protected? _____ Kind of fuel _____
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace _____
 From top of smoke pipe _____ From front of appliance _____ From sides or back of appliance _____
 Size of chimney flue _____ Other connections to same flue _____
 If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner Finken Labeled by underwriters' laboratories? yes
 Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete
 Location of oil storage basement Number and capacity of tanks 1-275 gal.
 If two 275-gallon tanks, will three-way valve be provided? _____
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? _____

IF COOKING APPLIANCE

Location of appliance _____ Kind of fuel _____ Type of floor beneath appliance _____
 If wood, how protected? _____
 Minimum distance to wood or combustible material from top of appliance _____
 From front of appliance _____ From sides and back _____ From top of smokepipe _____
 Size of chimney flue _____ Other connections to same flue _____
 Is hood to be provided? _____ If so, how vented? _____
 If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

.....

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

APPROVED: _____

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

31 1271 Forest Ave.
GL 952 Forest Ave.

September 8, 1953

Mr. Norman E. Flagg
Kearar Falls,
Maine

Dear Mr. Flagg:-

Replying to your inquiry of August 27th as to the application of the Zoning Ordinance to establishing a beauty shop at 1271 Forest Ave. and also at 952 Forest Ave., both locations are in a Limited Business Zone where such a retail service, as a beauty shop is, is allowable as far as the Zoning Ordinance is concerned.

However, the use of any part of a dwelling house may not be changed to such a use distinct from the dwelling house use unless a building permit for change of use is first secured from this department, whether physical alterations are contemplated or not, unless building is made to comply with Building Code requirements for the proposed use, and unless the certificate of occupancy for the new use has been issued as required by both Zoning Ordinance and Building Code.

Applications for such permits are filed at this office, giving the necessary information over the counter to our permit clerk who enters it on the application. The proposition is then examined under Zoning Ordinance and Building Code, and when all is found in order the permit is issued. Subsequently when any alterations have been made and upon final inspection the building is found all in order, the certificate of occupancy is issued.

In event you are considering buying or leasing either of these properties, you can receive assurance that you will not be involving yourself without being able to carry through, by having made application for permit and carrying the proposition through under the name of the present owner, of course with the owner's consent.

A few questions not usually thought of may come up under the Building Code. For instance, will there be extra installation of heater for hot water? Where will the space used for beauty shop be located and will there be sufficient means of egress?

Very truly yours,

Warren McDonald
Inspector of Buildings

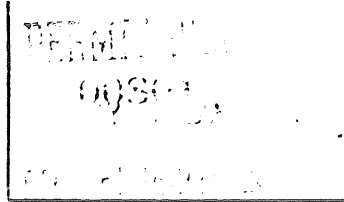
WMCD/G



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 31, 1955



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 952 Forest Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Wilem Dirard, 952 Forest Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans NO No. of sheets _____

Proposed use of building dwelling No. families 1

Last use _____ " _____ No. families 1

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

Other buildings on same lot _____

Estimated cost \$ 100. Fee \$ 50

General Description of New Work

To change out existing wood steps ~~and platform~~ (front) with concrete and brick.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

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 concrete at least 4' below grade Thickness, top _____ bottom _____ cellar _____

Material of underpinning solid concrete block Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

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

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

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

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

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

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

If a Garage

No. cars now accommodated on same lot _____, 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:

Miscellaneous

Will work require disturbing of any tree on a public street? no



B

APPLICATION FOR PERMIT

PERMIT ISSUED
01532
NOV 16 1962
CITY OF PORTLAND

Class of Building or Type of Structure _____ Class _____

To the INSPECTOR OF BUILDINGS, Portland, Me. PORTLAND, MAINE, _____

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 951 Congress Ave.

Owner's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Use of building—Present _____ Proposed Extension

No. of Stories 2 Style of roof _____ Type of present roof covering _____

Type and Grade of roofing to be used _____ No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover one side of roof

Fee \$.50

INSPECTION COPY

Signature of Owner [Handwritten Signature]

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 54547
 Issued 1-5-71
 Jan 8, 1971

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 specific items:

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

Owner's Name and Address W. J. ... Tel. _____

Contractor's Name and Address 952 ... Tel. _____

Location _____ Use of Building _____
 Number of Families _____ Apartments _____ Stores _____ Number of Stories 1 1/2

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

SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____

METERS: Relocated _____ Added _____ Total No. Meters _____

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

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

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

Electric Heat (No. of Rooms) _____

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

Elec. Heaters _____ Watts _____

Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____

Will commence _____ 9 Ready to cover in _____ 19 Inspection Will call 19

Amount of Fee \$ _____

Signed [Signature]

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY [Signature]
 (OVER)

Start of
The Building Property



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 to Build

(3d CLASS BUILDING)

Portland, Me., April 2, 1918 19

To the INSPECTOR OF BUILDINGS:

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

Location, 954 Forest Avenue Wd 9

Name of owner is Serhan Boulos Address Warwick St.

Name of mechanic is Carl Furst " 6 Dalton St.

Name of architect is: " " " " " " " "

Proposed occupancy of building (purpose)? dwelling

If a dwelling or tenement house, for how many families? two

Are there to be stores in lower story? none No. " " " " " " " "

Size of lot, No. of feet front? 55 : No. of feet rear? : No. of feet deep? 100

Size of building, No. of feet front? 26 : No. of feet rear? : No. of feet deep? 44

No. of stories, front? 2 1/2 : rear? " " " " " " " "

No. of feet in height from the mean grade of street to the highest part of the roof? 28 ft.

Distance from lot lines, front? 10 feet; side? 10 feet; side? 10 feet; rear? feet

Firestop to be used? Yes (wood)

Will the building be erected on solid or filled land? solid

Will the foundation be laid on earth, rock, or piles? earth

If on piles, No. of rows? : distance on centres? : length of? :

Diameter, top of? : diameter, bottom of? :

Size of posts? 4 x 6 Sills 6 x 8 Studding 2 x 4 16" O.C. Roof rafters 2 x 6 24" O.

" girts? 4 x 4 Girder 6 x 8

" floor timbers? 1st floor 2 x 8 2d. 2 x 8 3d. 4th

O. C. " " " " 16" " 16" " " " "

Span " " " " 12 ft. " " " "

Braces, how put in? :

Building, how framed? :

Material of foundation? concrete thickness of? 12" laid with mortar? :

Underpinning, material of concrete blocks height of? 3 ft. thickness of? 8"

Will the roof be flat, pitch mansard, or hip? hip Material of roofing? shingles

Will the building be heated by steam, furnaces, stoves or grates? steam Will the flues be lined? Yes

Will the building conform to the requirements of the law? Yes

No. of brick walls? : and where placed? :

Means of egress? two stairways

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement?

What will be the clear height of first story? second? third?

State what means of egress is to be provided?

..... Scuttle and stepladder to roof?

Estimated Cost, \$ 4,000.00

Signature of owner or authorized representative,

Serhan Boulos



R-P PROFESSIONAL 40.04

APPLICATION FOR PERMIT

PERMIT 16

JUL 24 1972

CITY of PORTLAND

Class of Building or Type of Structure

Portland, Maine, June 16, 1972

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 as specifications, if any, submitted herewith and the following specifications:

Location 954 Forest Avenue Within Fire Limits: _____ Dist. No. _____

Owner's name and address Richard Clinch, 954 Forest Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Elton Howell, 25 Vera Street Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 6

Proposed use of building Apartment house No families 3

Last use Dwelling No. families 2

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

Other buildings on same lot _____

Estimated cost \$ 7,000 Fee \$ 21

General Description of New Work

To Change Use from 2-family dwelling to 3-family apartment house with alterations as per plans 7-14-72

To construct new roof - trussed - as per plans sent to Fire Dept. 7-15-72

New apartment to be on the third floor Appeal sustained 7-13-72

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

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**

Details of New Work

owner -

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? yes 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 chimney _____ 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? _____

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

APPROVED:

Gene P. O. Reed 7-12-72

G.H. - 7/21/72 - Fenwick Coll.

O.K. E. S. 7/21/72

954-958 Forest Avenue

June 20, 1972

Richard Clinch
954 Forest Avenue

cc to: Elton Howell,
26 Vera Street
cc to: Corporation Counsel

Dear Mr. Clinch:

Building permit and a certificate of occupancy for changing the use of this building at the above named location from two families to three, with one apartment each on the first, second and third floors, are not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an RP (Residential, Professional Zone) where the proposed use is not allowable under the provisions of Section 602.7A.A of the Ordinance.
2. The area of the lot on which the building is located is only about 5,900 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.7A.B.9.

We understand 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,

A. Allan Soule
Assistant Director

AAS:im

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Richard Clinch, owner of property at 954-958 Forest Avenue 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 for changing the use of this building at the above named address from two families to three, with one apartment each on the first, second and third floors. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The property is located in an RP (Residential Professional Zone) where the proposed use is not allowable under the provisions of Section 602.7A.A of the Ordinance. (2) The area of the lot on which the building is located is only about 5,900 sq. ft. instead of the minimum of 9,000 sq. ft. (3,000 sq. ft. per family) required by Section 602.7A.B.9.

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.

Richard Clinch
APPELLANT

DECISION

After public hearing held July 13, 1972, 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.

W. Earl Estabrook
W. Earl Estabrook
Jacqueline Cohen
Board of Appeals

THE
 OF
 AND

 THE

THE
 THE
 THE
 THE
 THE
 THE
 THE

THE
 THE
 THE
 THE
 THE
 THE
 THE

{

}

THE
 THE
 THE

394 16
Cunt...

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Morgan

WARRANTY DEED

WE, DENNIS J. PERRY AND JOYCE E. PERRY (also known as Joyce E. Sikora), of South Portland, County of Cumberland and State of Maine, for consideration paid, grant to MORGAN MANAGEMENT COMPANY, INC., a Maine Corporation with a principle place of business in said Portland, with WARRANTY COVENANTS, the land in said Portland, bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Forest Avenue in Portland in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on said westerly side of Forest Avenue distant seventy-eight and sixty-two hundredths (78.62) feet northerly from the intersection of said westerly side of Forest Avenue with the northerly side of Walton Street; thence running northerly by said Forest Avenue fifty-four (54) feet to the corner of Lot No. 3 as designated on a Plan, made September 1907 by E. C. Jordan & Company, C.E. for Maine Coast Realty Company, recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 18; thence in a westerly direction by the southerly side line of Lot No. 3 one hundred (100) feet to Lot No. 6 as shown on said Plan; thence by Lot No. 6 in a southerly direction fifty-four (54) feet to land conveyed by Fannie M. Winslow to Hattie L. Waterhouse et al. by deed dated July 29, 1921 and recorded in Cumberland County Registry of Deeds in Book 1081, Page 234; thence easterly by said last mentioned land one hundred (100) feet to the point of beginning. Being a portion of Lot No. 2 on said Plan.

Being the same premises conveyed to the Grantors herein by Helen G. Loring, et al. by deed dated January 19, 1977 and recorded in Cumberland County Registry of Deeds in Book 3975, Page 117.

Also a certain lot or parcel of land, with the buildings thereon, situated in that part of Portland, County of Cumberland and State of Maine, which was formerly Deering, at the corner of Forest Avenue and Walton Street, being the whole of lot numbered one (1) and a part of lot numbered two (2) as designated on a plan made for Maine Coast Realty Co. by E. C. Jordan & Co., C.E. recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 18, said premises bounded and described as follows:

Commencing at the intersection of the westerly side of Forest Avenue with the northerly side of Walton Street; thence northerly by the westerly sideline of Forest Avenue seventy-eight and sixty-two hundredths (78.62) feet; thence westerly on a line parallel to the southerly sideline of said lot numbered two (2)

one hundred (100) feet; thence southerly by the westerly sideline of said lot No. 2 and said lot No. 1, thirteen and eighty-five hundredths (13.85) feet to said Walton Street; thence in an easterly direction by said Walton Street one hundred nineteen and fifteen hundredths (119.15) feet to the point of beginning.

Being the same premises conveyed by warranty deed from Vivian L. Vintinner to Edward W. Nelson and Joyce E. Sikora (grantor herein) dated February 20, 1970, recorded at the Cumberland County Registry of Deeds in Book 3118, Page 364; a warranty deed from Edward W. Nelson to Joyce E. Sikora (grantor herein) dated February 2, 1972, recorded at said Registry of Deeds in Book 3211, Page 382; and a quit-claim deed from Edward W. Nelson to Joyce E. Sikora (grantor herein) dated June 6, 1977, recorded at said Registry of Deeds in Book 4038, Page 1.

The two above-described parcels cannot be separated without approval from the City of Portland. This is not a deed restriction imposed by the grantors, but rather a city-imposed restriction.

WITNESS our hands and seals this 24th day of June, 1996.

Fey L. Knud
to both

Dennis J. Perry
Dennis J. Perry
Joyce E. Perry
Joyce E. Perry

STATE OF MAINE
CUMBERLAND, ss.

June 24, 1996

Then personally appeared the above-named Dennis J. Perry and Joyce E. Perry and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Fey L. Knud
~~Notary Public/Justice of the Peace/Attorney at Law~~
JERRY W. SNOW
Print Name