

To Marland  
Date 4-4-63 Time 11:30

WHILE YOU WERE OUT

At M. L. Lyle Co.  
266 Eastern Pkwy  
Phone 797-5776

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT-RET. CALL	<input type="checkbox"/>

Message final imp  
to see you Monday if  
possible

Wilkins  
CLERK



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING & URBAN DEVELOPMENT

March 9, 1983

M. Lane Co.  
55 Sumac St.  
Portland, Me.

Dear Sir:

Your application for a building permit to Change the Use of 166 Eastern Prom, from a 3 to a 4 family dwelling has been reviewed and a permit is herewith issued subject to the following building and fire code requirements.

1. 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.
2. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire doors with self-closers.
3. 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 area.
4. 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.
5. A single means of egress from the first floor apartment is permissible provided it leads directly to the building exterior without entering any common corridors or entry ways.
6. Each apartment shall have a one hour separation from the adjoining apartments and corridors.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 00163

ZONING LOCATION R-6 PORTLAND, MAINE March 3, 1983

PERMIT ISSUED

MAR 10 1983

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 166 Eastern Prom
1. Owner's name and address Whip Inc. - North Boyd St. Fire District #1 [ ] #2 [ ] Telephone 775-3333
2. Lessee's name and address Telephone
3. Contractor's name and address M. Lane Co. - 55 Sumac St. Telephone 797-7776

Proposed use of building 4 family 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 \$ 10,000

FIELD INSPECTOR-Mr. @ 775-5451
Appeal Fees \$
Base Fee 60.00
Late Fee of use 25.00
TOTAL \$ 85.00

Charge of use from 3 to 4 family with new apt on 1st floor of dwelling as per plans. 2 sheets of plans.

Send permit to # 3 04103

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING: A.R. M.L.C. 3/13/83
BUILDING CODE:
Fire Dept.: James V. Collins, 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?

Signature of Applicant [Signature] Phone # same
Type Name of above Michael Lane for M Lane Co. 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Whip Inc. Other and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Handwritten initials and date: J.M.M. 3/13/83

NOTES

3/15/83 - Work in Progress -  
no problem @

3/17/83 Talked with  
owner & went thru  
apts. He wanted a  
boiler for boiler  
room. Hall working  
on final sheetrocking.  
Fire door have been  
installed & new  
apts installed for  
1st floor apt.

4/5/83 Talked with  
owner over phone. said  
they were ready for final.  
Went to building talked  
with Sandman who  
was sanding floors. will

4/12/83 Checked Gork  
apts. will  
Mike Lane to install  
a 10" duct for ventilation  
he said he would install  
the ducts. OK. another  
detectors installed. OK

Permit # 83/0163  
Location 166 Eastman Street  
Owner M. Lane  
Date of permit 3-3-83  
Approved 3-10-83  
Dwelling Change of Use  
Garage  
Alteration



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date April 1, 1983  
 Receipt and Permit number B 09697

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 166 Eastern Prom  
 OWNER'S NAME: W I P Inc. ADDRESS: not known

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30 3.00  
 FIXTURES: (number of) Incandescent 8 Fluorescent \_\_\_\_\_ (not strip) TOTAL 8 3.00  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES: Overhead 3 Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 100 3.00  
 METERS: (number of) 1 \_\_\_\_\_ .50  
 MOTORS: (number of) Fractional \_\_\_\_\_  
 1/2 HP or over \_\_\_\_\_

RESIDENTIAL HEATING: Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of) Ranges 2 Water Heaters 2  
 Cook Tops \_\_\_\_\_ Disposals 2  
 Wall Oven \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
 TOTAL \_\_\_\_\_ 9.00

MISCELLANEOUS: (number of) Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners Central Unit \_\_\_\_\_  
 Separate Units (windows) \_\_\_\_\_  
 Signs 20 sq. ft. and under \_\_\_\_\_  
 Over 20 sq. ft. \_\_\_\_\_  
 Swimming Pools Above Ground \_\_\_\_\_  
 In Ground \_\_\_\_\_  
 Fire/Burglar Alarms Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
 over 30 amps \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 18.50

INSPECTION: \_\_\_\_\_ A.M.  
 Will be ready on 4-4-83, 1983; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: John McCabe  
 ADDRESS: P. O. Box 8351  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 3840 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Providence

TOWN/CITY CODE  
05150

LPI NUMBER  
010123

DATE PERMIT ISSUED  
3 / 18 / 83  
Month Day Year

Certificate of App. Number  
N2 702001C

Installer's Name  
MILES

Installer Code  
2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufacturer/Housing Dealer
- 6. Manufacturing Housing Mechanic
- 7. Limited License

Owner's Name  
Michael Lane

Address  
166 Eastern Avenue  
St./Lot Number Street, Road Name Subdivision

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

OWNER'S COPY

Signature of LPI  
Franklin J. Goodwin

Date Inspected MAR 17 1983  
ORIGINAL—To be sent to: Department of Human Services  
Division of Health Engineering



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING & URBAN DEVELOPMENT

March 9, 1983

M. Lane Co.  
55 Sumac St.  
Portland, Me.

Dear Sir:

Your application for a building permit to Change the Use of 166 Eastern Prom, from a 3 to a 4 family dwelling has been reviewed and a permit is herewith issued subject to the following building and fire code requirements.

1. 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.
2. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire doors with self-closers.
3. 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 area.
4. 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.
5. A single means of egress from the first floor apartment is permissible provided it leads directly to the building exterior without entering any common corridors or entry ways.
6. Each apartment shall have a one hour separation from the adjoining apartments and corridors.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Koffses  
Chief of Inspection Services



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 00163
ZONING LOCATION ..... PORTLAND, MAINE March 3, 1983

PERMIT ISSUED

MAR 10 1983

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 .... 166 Eastern Prom. Fire District #1 [ ] #2 [ ]
1. Owner's name and address .... Whip Inc. - North Boyd St. Telephone 775-3333
2. Lessee's name and address .... Telephone 797-7776
3. Contractor's name and address .... M. Lane Co. - 55 Sunac St. No. of sheets
Proposed use of building ... 4 family No. families
Last use ... 3 family No. families
Material ... No. stories ... Heat ... Style of roof ... Roofing
Other buildings on same lot ...
Estimated contractual cost \$ 10,000
FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$ 60.00
Base Fee
Late Fee ch of use 25.00
TOTAL \$ 85.00

Change of use from 3 to 4 family with new apt on 1st floor of dwelling as per plans, 2 sheets of plans.

Stamp of Special Conditions

Send permit to # 3 04103

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
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?

Signature of Applicant Michael Lane for M Lane Co. Phone #
Type Name of above Whip Inc. [ ] [ ] [ ] [ ]
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: P. S. Hoffses, Chief of Inspection Services

DATE: 10-13-82

FROM: K. W. Carroll, Code Enforcement Officer

SUBJECT: Condominium Conversion - 168-170 Eastern Promenade

The subject building was recently inspected and the following requirements for Condominium Conversion developed:

A: Building and Housing Codes

- 1) Repair or replace left side exterior stairs and rails.

B: Electrical

1st Floor Front

Living Room - ok  
Dining Room - ok  
Kitchen - both counters need outlets  
Bath - needs outlet on GFI  
Bedroom - ok  
There is no smoke alarm in hall.

2nd Floor Front

Living Room - ok  
Dining Room - needs another outlet  
Kitchen - sink counter needs outlet  
Bath - needs GFI  
Bedroom - ok

3rd Floor Front

Living Room - ok  
Dining Room (used as bedroom) - needs outlet  
Kitchen - ok  
Bath - needs outlet on GFI  
Bedroom - ok

1st Floor Rear

Living Room - needs outlet in bay windows  
Kitchen - ok  
Bath - needs GFI on medicine chest  
Bedroom - ok

2nd Floor Rear

Living Room - needs 2 outlets  
Kitchen - ok  
Bath - GFI on outlet  
Bedroom - ok  
Shed lite needs fixing - loose fixture.

3rd Floor Rear

Living Room - needs outlet  
Kitchen - needs outlet by sink  
Bath - GFI on outlet  
Bedroom - ok

(2)

Subject: Condominium Conversion - 168-170 Eastern Promenade

10-13-82

B: Electrical Con't.

There are six apartments (condo's) and only three meters. I think this is going to run into problems. Who pays for hall lights? Who pays for running boiler? Who pays for water and laundry and sewer?

Forgoing are my feelings about things that should be done. As you know, I have no real power to make changes.

C: Plumbing

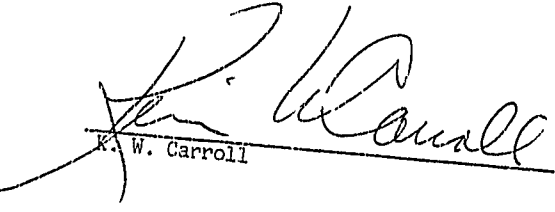
The conversion of the apartment building at 168-170 Eastern Promenade will require in Apartment 3, third floor front:

- (1) An anti syphon ballcock in closet tank.
- (2) A Code faucet on bathtub at present shower fixture is below flood rim.

Apartment 1, first floor front, will require:

- (1) Antisyphon ballcock in closet tank.

All other plumbing in building meets requirements of Plumbing Code. Until these corrections are made, I cannot approve conversions.

  
W. Carroll

KWC/jmr

Note:

Fire Prevention:

Separate report to be submitted by Lt. James P. Collins.

Work Completed  
12/20/82

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



166 Eastern Promenade

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL G. WESTORT

February 20, 1985

W.I.P. Inc.  
16 Boyd Street  
Portland, ME 04101  
Attn: Mike Lane

Gentlemen:

At the February 14th meeting of the Board of Appeals, the Board voted unanimously to deny your space and bulk variance to permit a change of use from four to five apartment units on a 4,871 sq. ft. lot in the R-6 Residence Zone.

The Board found that the applicant had not shown that the building could not be sustained as four units and that the applicant had not marketed it as such.

I regret that my reply cannot be more favorable to your proposed project. If this office may be of any further assistance, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Warren J. Turner".

Warren J. Turner  
Zoning Specialist

WJT/kat  
Enclosure

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director Planning/Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Malcolm G. Ward, Zoning Enforcement Officer



**CITY OF PORTLAND**

**SPACE AND BULK/NONCONFORMING USE VARIANCE APPEAL**

**DECISION**

**For the Record**

Names and addresses of witnesses (proponents, opponents and others):

Michael Lane  
\_\_\_\_\_  
\_\_\_\_\_

Exhibits admitted (e.g., renderings, reports, etc.):

Letter from Joseph Casale  
\_\_\_\_\_

**Findings of Fact**

1. The variance requested is is not (circle one) prohibited under Section 14-473(c) (3), for the following reason(s): \_\_\_\_\_

2. The variance requested does/does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): \_\_\_\_\_

NA

3-A. The lot or parcel is is not (circle one) exceptional as compared to other lots or parcels by reason of unique physical conditions (relating to size and configuration), exceptional topographical features or other extraordinary physical conditions inherent in the lot or parcel which amount to more than a mere inconvenience to the applicant, for the following reason(s):

6-0 Already a multi-family bldg

Typical structure & lot size of neighborhood

3-B. The exceptional circumstances did/did not (circle one) exist at the time the applicable Zoning provision was enacted, and were/were not (circle one) created by natural forces, and

were/were not (circle one) the result of governmental action, for the following reason(s):

NA

3-C. Carrying out the strict letter of the applicable Zoning provision would/would not (circle one) deprive the applicant of substantial use and enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels, for the following reason(s):

no attempt has been made to market the building with 4 units

financially

3-D. The hardship (is/is not) (circle one) merely the applicant's inability to enjoy some special privilege or additional right not available to owners of other lots or parcels, for the following reason(s):

6-D market the building with 4 units & prove inability of building to sustain itself  
Didn't show it couldn't be sustained  
6-D as a 4 unit, so asking for 5 or more special privileges

3-E. Property in the same zone or neighborhood will/will not (circle one) be adversely affected by the variance requested, and the variance requested will/will not (circle one) create conditions detrimental to the public health or safety, for the following reason(s):

6-D Parking needs increase as too many units, much noise now created

Conclusion\*

After public hearing on 2-14, 1985, and for the reasons above-stated, the accompanying application is hereby (check one)

\_\_\_ granted.

\_\_\_ granted subject to the following condition(s):

6-D denied.

Dated: 2-14, 1985

Jacqueline Coker  
Secretary of the Board

\* The application may be granted or granted subject to conditions only if the finding for #1 above is in the negative AND the finding for #2 above is in the affirmative AND the findings for #'s 3-A through 3-E above are as follows:

3-A: in the affirmative;  
3-B: at least one in the affirmative;  
3-C: in the affirmative;

3-D: in the negative;  
3-E: at least one in the negative.

SPACE AND BULK VARIANCE APPEAL - DECISION

SIGNATURES

IN FAVOR

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OPOSED

*Marcell A. Belter*  
*Jacqueline Cohn*  
*Paullette P. Parker*  
*Robert Anderson*  
*Ernest E. Hildebrand*  
*Eugene J. Martin*  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF PORTLAND, MAINE  
CITY COUNCIL



DAVID H. BRENERMAN  
Mayor

LINDA E. ABROMSON  
EDWARD I. BERNSTEIN  
JOSEPH D. CASALE  
RONALD J. DORLER  
CHERYL A. LEEMAN  
J. DONALD MacWILLIAMS  
PAMELA P. PLUMB  
LLEWELLYN C. SMITH

MEMORANDUM

TO: Merrill Seltzer, Chairman & Members of the Zoning Board of Appeals  
FROM: Councilor Joseph D. Casale  
DATE: February 12, 1985  
SUBJECT: Space & Bulk Variance - 166 Eastern Prom - W.I.P., Inc.

...

I write to you this day to address the above titled subject.

Never before have I stood in front of you to oppose any request but I feel I must acquaint you with some of the problems associated with this issue.

As the Councilor representing this District, I have received numerous calls concerning this building. As you may or may not know, this building is used to house the bands that entertain at the Free Street Pub and W. I. P., Inc., as I understand, owns and operates that establishment as well.

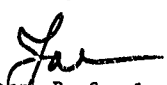
Some of the complaints I have received are noise, parking large trucks on the front lawn on dedicated parkland, taking more driveway than they should, and one longtime resident and her family indicated to me that they moved away from the hill because they could no longer tolerate the problems associated with this building.

I am concerned because I fear that granting this variance may add to the problem and would strongly request that you give this serious consideration before you adopt any final action on this.

At the same time I would hope you would ask what the intended use is and what effect it would have on parking and any other considerations you deem appropriate.

In closing, I thank you and the Board for your time.

Sincerely,

  
Joseph D. Casale,  
City Councilor

JDC.k



Joseph E. Gray, Jr.  
Director of Planning  
& Urban Development  
Ext. 258 Rm. 211

Sam:

Xerox for Bd on Thursday

CITY OF PORTLAND, MAINE  
CITY COUNCIL



DAVID H. BRENERMAN  
Mayor

LINDA E. ABROMSON  
EDWARD I. BERNSTEIN  
JOSEPH D. CASALE  
RONALD J. DOFLER  
CHERYL A. LEFMAN  
J. DONALD MacWILLIAMS  
PAMELA P. PLUMB  
LLEWELLYN C. SMITH

MEMORANDUM

TO: Merrill Seltzer, Chairman & Members of the Zoning Board of Appeals  
FROM: Councilor Joseph D. Casale  
DATE: February 12, 1985  
SUBJECT: Space & Bulk Variance - 166 Eastern Prom - W.I.P., Inc.

...

I write to you this day to address the above titled subject.

Never before have I stood in front of you to oppose any request but I feel I must acquaint you with some of the problems associated with this issue.

As the Councilor representing this District, I have received numerous calls concerning this building. As you may or may not know, this building is used to house the bands that entertain at the Free Street Pub and W. I. P., Inc., as I understand, owns and operates that establishment as well.

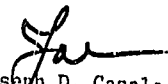
Some of the complaints I have received are noise, parking large trucks on the front lawn on dedicated parkland, taking more driveway than they should, and one longtime resident and her family indicated to me that they moved away from the hill because they could no longer tolerate the problems associated with this building.

I am concerned because I fear that granting this variance may add to the problem and would strongly request that you give this serious consideration before you adopt any final action on this.

At the same time I would hope you would ask what the intended use is and what effect it would have on parking and any other considerations you deem appropriate.

In closing, I thank you and the Board for your time.

Sincerely,

  
Joseph D. Casale,  
City Councilor

JDC.k

CITY OF PORTLAND, MAINE  
CITY COUNCIL



DAVID H. BRENERMAN  
Mayor

LINDA E. ABROMSON  
EDWARD I. BERNSTEIN  
JOSEPH D. CASALE  
RONALD J. DORLER  
CHERYL A. LEEMAN  
J. DONALD MacWILLIAMS  
PAMELA P. PLUMB  
LLEWELLYN C. SMITH

MEMORANDUM

TO: Merrill Seltzer, Chairman & Members of the Zoning Board of Appeals  
FROM: Councilor Joseph D. Casale  
DATE: February 12, 1985  
SUBJECT: Space & Bulk Variance - 166 Eastern Prom - W.I.P., Inc.

...

I write to you this day to address the above titled subject.

Never before have I stood in front of you to oppose any request but I feel I must acquaint you with some of the problems associated with this issue.

As the Councilor representing this District, I have received numerous calls concerning this building. As you may or may not know, this building is used to house the bands that entertain at the Free Street Pub and W. I. P., Inc., as I understand, owns and operates that establishment as well.

Some of the complaints I have received are noise, parking large trucks on the front lawn on dedicated parkland, taking more driveway than they should, and one longtime resident and her family indicated to me that they moved away from the hill because they could no longer tolerate the problems associated with this building.

I am concerned because I fear that granting this variance may add to the problem and would strongly request that you give this serious consideration before you adopt any final action on this.

At the same time I would hope you would ask what the intended use is and what effect it would have on parking and any other considerations you deem appropriate.

In closing, I thank you and the Board for your time.

Sincerely,

  
Joseph D. Casale,  
City Councilor

JDC.k

Applicant: *W.I.P. Inc. c/o Kevin Gillespie Pleasant Ave, Cape Elizabeth, Maine 04107*  
Address: *166 Eastern Promenade* Date: *Feb 12, 1985*  
Assessors No.: *3-A-6*

CHECK LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - *R-6 Residence*  
Interior or corner lot - *Interior*  
Use - *To change from 4 to 5 apt house*  
Sewage Disposal - *O.K.*  
Rear Yards -  
Side Yards - } *Existing*  
Front Yards - }  
Projections - }  
Height - *2 story*  
Lot Area - *4,871 sq. ft. instead of 5,000 sq. ft. required for 5 units in R-6*  
Building Area -  
Area per Family - *1,000 sq. ft.*  
Width of Lot - *51.02'*  
Lot Frontage - *51.02'*  
Off-street Parking - *2 spaces required*  
Loading Bays -

*Land \$ 16,820*  
*Bldg. 66,780*  
*Total \$ 83,600*

Site Plan -  
Shoreland Zoning -  
Flood Plains -



CITY OF PORTLAND

VARIANCE APPEAL

APPLICATION

Applicant's name and address: W. I. P. Inc.

16 Boyd Street Portland, Maine

Applicant's interest in property (e.g., owner, purchaser, etc.):

Owner

Owner's name and address (if different): Same

Address of property (or Assessor's chart, block and lot number):

166 Eastern Promenade Portland, Maine

Plan No. 3 Block A Lot No. 6

Zone: R6 Present use: 4 Unit Apartment House

Type of variance requested: Space and Bulk

Variance from: Section 14- 139 (2) and 14-473 (a)

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 1-22, 1985

[Signature]  
Signature of Applicant  
W. I. P. Inc.

RECEIVED  
JAN 22 1985  
DEPT OF BLDG. INSP.  
CITY OF PORTLAND

W. I. P. INC.  
16 BOYD STREET  
PORTLAND, MAINE 04101

January 21, 1985

TO: VARIANCE APPEAL BOARD  
CITY OF PORTLAND, MAINE

REF.: CONVERSION OF APARTMENT HOUSE LOCATED AT  
166 EASTERN PROMENADE PORTLAND, MAINE

To whom it may concern:

We are requesting permission to convert the above referenced property into a five (5) unit dwelling from the existing four (4) unit dwelling. This conversion is necessitated by the fact that the building in its present condition is unable to support its own expenses. Reference is made to the attached financial report.

We further understand that the present zoning ordinance requires that there be one thousand square feet (1000 sq ft ) per dwelling. Whereas the present lot size is four thousand eight hundred and seventy one square feet (4871 sq ft ) we are requesting a space and bulk variance in the amount of one hundred and twenty nine square feet (129 sq ft ).

The building underwent major renovations to the first floor in 1983. During this time the first floor was converted to two units. The second and third floors are presently in need of repair. We strongly desire to accomplish the needed renovations however find that unless the building can be converted into a five unit apartment house we will be unable to recover our renovating costs and bring the building to a near breakeven status.

We wish at this time to inform you that property in the same neighborhood will not be adversely affected by the granting of this variance. This conclusion is derived from the fact that this building is surrounded by multi-unit apartment houses which exceed the number of units which we are proposing. In fact the quality of the neighborhood would be enhanced by the renovation of this property and the change in tenant occupancy.

We are submitting the following for your review:

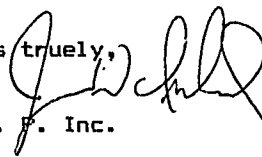
- 1) Plot Plan
- 2) First Floor Renovation Plan (Renovations accomplished in 1983)
- 3) Existing and Proposed Second Floor Plan
- 4) Existing and Proposed Third Floor Plan
- 5) Existing and Proposed Financial Analysis

Trusting that the above information will meet with your approval, we remain

RECEIVED
JAN 22 1985
DEPT OF BLDG INSP
CITY OF PORTLAND

Yours truly,

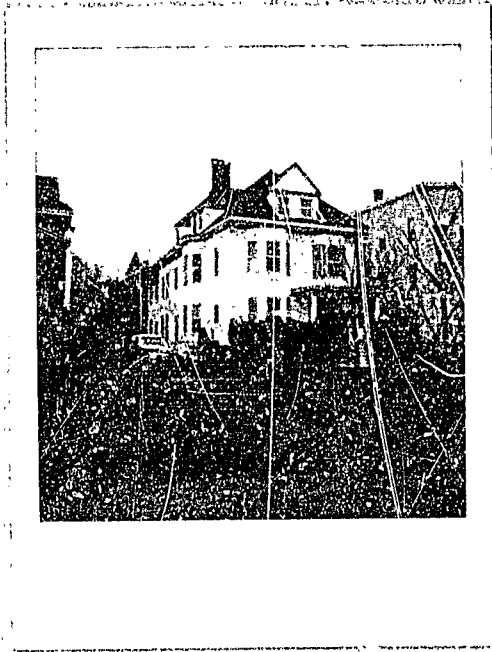
W. I. P. Inc.

A handwritten signature in dark ink, appearing to be "J. W. P.", written over the typed name "W. I. P. Inc.".

Apt No. 3	3360.00	5400.00
Apt No. 4	-0-	5100.00
Apt No. 5	-0-	7200.00
<hr/>		
Total Rental Income	\$13860.00	\$28200.00

RECEIVED  
JAN 22 1985  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND





RECEIVED  
JAN 22 1985  
DEPT. OF BLDG. Insp.  
CITY OF PORTLAND

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



166 Eastern Promenade

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORY

January 29, 1985

W.I.P. Inc.  
16 Boyd Street  
Portland, ME 04101

cc: Mike Lane  
55 Sumac Street  
Portland, ME 04103

Gentlemen:

Building permit and certificate of occupancy to change the use of the dwelling at the above location from 4 apartment units to 5 apartment units cannot be issued under the Zoning Ordinance because the lot on which this building is located is only 4,871 sq. ft. rather than the 5,000 sq. ft. minimum required (1,000 sq. ft. per unit) by Section 14-139(2) of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 315, City Hall, to file the appeal on forms which are available here.

A fee of \$50 for a Space & Bulk appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 14-473.

Sincerely,

Warren J. Turner  
Zoning Specialist

WJT/kat

166 E. Prom

~~3-A-5~~ 3-A-6

Durham Cliffs  
3-A-5 < Mc Intosh Harland  
7 < Mc Intosh John  
15 — John Grace  
16 — Arthur Davis  
Joseph Foley

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



166 Eastern Promenade

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 14, 1985 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 property as required by Ordinance.

W.I.P., Inc., owners of the property at 166 Eastern Promenade, under the provisions of Section 14-473 of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petition the Board of Appeals to permit change of use of the 4 family apartment building at the above location to a 5 family apartment building, not allowed because the lot on which this building is located is only 4,871 sq. ft. rather than the 5,000 sq. ft. minimum (1,000 sq. ft. per unit) required by Section 14-139(2) of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473 of the Zoning Ordinance have been met.

Jacqueline Cohen  
Secretary

kat  
2/1/85

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION .....
ZONING LOCATION R-6 PORTLAND, MAINE Jan. 22, 1985

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 1166 Eastern Prom Fire District #1 [ ] #2 [ ]
1 Owner's name and address W. I. P. Inc., 16 Boyd St. Telephone .....
2 Lessee's name and address Telephone .....
3 Contractor's name and address Mike Lane Co., 55 Sumac St. Telephone 797-7776.
Proposed use of building No. of sheets .....
Last use No. families .....
Material No. stories Heat Style of roof Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$ .....
FIELD INSPECTOR—Mr. @ 775-5451 Appeal Fees \$ 50.00
Base Fee
Late Fee
TOTAL \$

Appeal Decided 2/4/85

To permit change of use from 4 to 5 apt units on lot containing 4,871 sq. ft. in R-6 resident zone Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Mike Lane Phone #
Type Name of above Mike Lane, W. I. P. Inc. 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

CITY OF PORTLAND, MAINE  
CITY COUNCIL



DAVID H. BRENERMAN  
Mayor

LINDA E. ABROMSON  
EDWARD I. BERNSTEIN  
JOSEPH D. CASALE  
RONALD J. DORLER  
CHERYL A. LEEMAN  
J. DONALD MacWILLIAMS  
PAMELA P. PLUMB  
LLEWELLYN C. SMITH

MEMORANDUM

TO: Merrill Seltzer, Chairman & Members of the Zoning Board of Appeals  
FROM: Councillor Joseph D. Casale  
DATE: February 12, 1985  
SUBJECT: Space & Bulk Variance - 166 Eastern Prom - W.I.P., Inc.

...

I write to you this day to address the above titled subject.

Never before have I stood in front of you to oppose any request but I feel I must acquaint you with some of the problems associated with this issue.

As the Councillor representing this District, I have received numerous calls concerning this building. As you may or may not know, this building is used to house the bands that entertain at the Free Street Pub and W. I. P., Inc., as I understand, owns and operates that establishment as well.

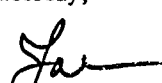
Some of the complaints I have received are noise, parking large trucks on the front lawn on dedicated parkland, taking more driveway than they should, and one longtime resident and her family indicated to me that they moved away from the hill because they could no longer tolerate the problems associated with this building.

I am concerned because I fear that granting this variance may add to the problem and would strongly request that you give this serious consideration before you adopt any final action on this.

At the same time I would hope you would ask what the intended use is and what effect it would have on parking and any other considerations you deem appropriate.

In closing, I thank you and the Board for your time.

Sincerely,

  
Joseph D. Casale,  
City Councillor

JDC.k

**PLUMBING APPLICATION**

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

**PROPERTY ADDRESS**  
Town or Plantation: PORTLAND  
Street: W. EASTERN PRM  
Subdivision Lot #: \_\_\_\_\_  
**PROPERTY OWNERS NAME**  
Last: LAYE First: MIKE  
FREDERICH First: DAVID  
Applicant Name: FRED DAVIDER  
Mailing Address of Owner/Applicant (if different): 17 CHAMBERLAIN ROAD - SCARBOROUGH

PORTLAND PERMIT # 1,048 TOWN COPY  
Date Issued: 7/5/85 \$ \_\_\_\_\_ FEE Double Fee  
Michael J. Goodwin L.P.I. # \_\_\_\_\_  
Local Plumbing Inspector Signature

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
Mike Laye Date: 5-2-85  
Signature of Owner/Applicant

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
Michael J. Goodwin Date Approved: JUL 9 1985  
Local Plumbing Inspector Signature

**PERMIT INFORMATION**

<b>This Application is for</b> 1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	<b>Type Of Structure To Be Served:</b> 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>101254</u>
-----------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Silcock	2	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	2	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	2	Wash Basin
			Indirect Waste	2	Water Close (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor	2	Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	2	Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	12	Fixtures (Subtotal) Column 1
				12	Fixtures (Subtotal) Column 2
					Total Fixtures
				\$32.	
				\$	
				\$32.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 166 Eastern Prom  
Date of Issue Oct. 30, 1985

Issued to W.I.P. Onc.

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. \_\_\_\_\_, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Entire

4family dwelling

This certificate supersedes certificate issued

Approved:

10/31/85 *Merland Wing*  
(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

Issued to W.I.P. Org. 166 Eastern Prom  
Date of Issue Oct. 30, 1985

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. \_\_\_\_\_, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Entire

4 family dwelling

This certificate supersedes certificate issued

Approved: 10/31/85 Marlene Wing  
(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

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

May 10, 1985

Mr. Michael Lane  
Mike Lane Co.  
55 Sumac Street  
Portland, Me

RE: W.I.P. Inc.  
166 Eastern Prom

Dear Mr. Lane:

A review of your plans submitted to make alterations at the above location developed some inconsistencies which must be resolved before a permit can be issued.

a. Your plans indicate the work is to be done at #166 Eastern Prom, an existing four family structure identified on Municipal plans as 3-A-6.

b. Our records show lot 3-A-6 to be #162-#164 Eastern Promenade, a six family dwelling.

c. Our records show lot 3-A-5 to be #166-#168 Eastern Promenade, a two-family dwelling.

In either case it would appear that a change of use permit would be required.

Until such time as this situation is clarified the permit cannot be issued and work cannot commence.

If this office can be of any assistance to you in this matter, please do not hesitate to contact me.

Sincerely,

*Kevin W. Carroll*  
Kevin W. Carroll  
Acting Plans Examiner

*all show that  
but will not  
and let you know*

KWC/uuuz

M. Lane Company Construction  
55 Sumac Street  
Portland, Maine 04130  
(207) 797-7776

SPECIFICATIONS FOR: Renovations to 166 Eastern Promenade  
Portland, Maine

OWNER: W.I.P. Inc.  
1/2 Free Street  
126 Boyd Street  
Portland, Maine 04101

The Contractor will provide all necessary labor, material and equipment in order accomplish the following items of work:

I) RENOVATIONS TO SECOND FLOOR:

- A) Renovations to Hall A
  - A.1) Construct new wall for new kitchen area.
  - A.2) Install new 3' X 6'6" entry door
  - A.3) Sand, patch and refinish floor and stairs.
  - A.4) Patch walls and ceilings.
  - A.5) Paint walls, ceilings and trim one coat latex.
- B) Renovations to Bedroom B
  - B.1) Install new gypsum drywall ceilings.
  - B.2) Sand, patch and refinish floor.
  - B.3) Patch walls.
  - B.4) Paint walls, ceiling and trim one coat latex.
- C) Renovations to Bathroom C
  - C.1) Remove existing bathroom fixtures.
  - C.2) Construct walls to enclose new tub/shower unit.
  - C.3) Install new gypsum drywall ceilings.
  - C.4) Install new tub/shower unit, watercloset and lavatory.
  - C.5) Install new vinyl flooring.
  - C.6) Patch walls
  - C.7) Paint walls, ceiling and trim.
- D) Renovations to Livingroom D
  - D.1) Install new gypsum drywall ceiling.
  - D.2) Sand, patch and refinish floor.
  - D.3) Patch walls.
  - D.4) Paint walls, ceiling and trim one coat
  - D.5) Install new stairway leading to third floor.
- E) Renovations to Livingroom E
  - E.1) Install new kitchen counter top and cabinets as indicated on the plans.
  - E.2) Install new double stainless steel sink with

RECEIVED

MAY 2 1985

DEPT OF BLDG. INSP.  
CITY OF PORTLAND

- garbage disposal and all necessary plumbing.
- E.3) Install new electrical outlets, ceiling light, light over sink area and 220V receptacle for stove.
- E.4) Block up existing doorway to existing den.
- E.5) Install new gypsum drywall ceilings.
- E.6) Patch walls.
- E.7) Sand, patch and refinish floor.
- E.8) Paint walls, ceilings and trim one coat latex.
- E.9) Install new stove and refrigerator.
- E.10) Install new entrance door at hall stairs.
- F) Renovations to Bedroom F
  - F.1) Construct new closet as indicated on the plans complete with 4' X 6'6" sliding doors, closet pole and closet shelf.
  - F.2) Construct new hall G as indicated on the plans complete with new 3' X 6'6" solid core door.
  - F.3) Sand, patch and refinish floors.
  - F.4) Patch walls.
  - F.5) Install new gypsum drywall ceilings.
  - F.6) Paint walls, ceilings and trim one coat latex.
- G) New Hall G  
SEE F ABOVE.
- H & I) Renovations to rear Hall H & I
  - H.1) Install 5/8 gypsum drywall on existing walls and ceilings to meet fire code.
  - H.2) Install new steel entry door 3' X 6'8".
  - H.3) Paint walls and ceilings one coat latex.
  - H.4) Close off stairway to third floor.
- J) Renovations to Kitchen J
  - J.1) Install new gypsum drywall ceilings and walls.
  - J.2) Install new 3/4" AC plywood subfloor and vinyl flooring.
  - J.3) Install new kitchen counter top and cabinets as indicated on the plans.
  - J.4) Install new double stainless steel sink, garbage disposal and all necessary plumbing.
  - J.5) Install electrical outlets, ceiling light fixture light over new sink and 220V outlet for new stove.
  - J.6) Install new stove and refrigerator.
  - J.7) Paint walls, ceilings and trim one coat latex.
- K) Renovations to Pantry K
  - K.1) Install new 3/4" subfloor and vinyl flooring.
  - K.2) Paint walls, ceiling, cabinets and trim.
- L) Renovations to Rear Hall L
  - L.1) Replace existing windows with new.
  - L.2) Replace existing stairway with new.
  - L.3) Install gypsum drywall ceilings and walls.
  - L.4) Install new 3/4" subfloor and vinyl floor covering.
  - L.5) Paint walls, trim and ceilings one coat latex.

- M) Renovations to Bath N
  - M.1) Construct walls for new tub/shower unit.
  - M.2) Install new  $\frac{1}{2}$ " subfloor and vinyl floor covering.
  - M.3) Block off existing closet.
  - M.4) Install new gypsum drywall ceilings.
  - M.5) Install new tub/shower unit, watercloset and lavatory with all necessary plumbing.
  - M.6) Paint walls, ceiling and trim one coat latex.

- N) Renovations to Hall M
  - N.1) Construct divider wall with 5/8 sheetrock.
  - N.2) Sand, patch and refinish floor.
  - N.3) Install gypsum drywall ceiling.
  - N.4) Paint walls, ceilings and trim one coat latex.

#### II) RENOVATIONS TO THIRD FLOOR

- A) Renovations to rooms C,G,F,H & I.
  - A.1) Install new gypsum drywall ceilings and walls.
  - A.2) Sand, patch and refinish floors.
  - A.3) Paint walls, ceilings and trim one coat latex.
- B) Renovations to Bedroom A
  - B.1) Relocate door.
  - B.2) Block up doorway.
  - B.3) Install new gypsum drywall ceilings and walls.
  - B.4) Sand, patch and refinish floor.
  - B.5) Paint walls, ceilings and trim one coat latex.
- C) Renovations to Front Hall B
  - C.1) Construct new entry wall.
  - C.2) Paint wall, ceilings and trim one coat latex.
- D) Renovations to Bath D
  - D.1) Construct walls as indicated on the plans.
  - D.2) Remove and cap existing lines for existing fixtures.
- E) Renovations to Bedroom K
  - E.1) Install gypsum drywall ceiling and walls.
  - E.2) Sand patch and refinish floor.
  - E.3) Paint, walls, ceiling and trim one coat latex.
- F) Renovations to Bedroom E
  - F.1) Remove and install walls as indicated on the plans.
  - F.2) Install gypsum drywall ceiling and walls.
  - F.3) Sand, patch and refinish floor.
  - F.4) Paint walls, ceiling and trim one coat latex.
- G) Renovations to Hall J
  - G.1) Block off existing exit to second floor.

**NOTES:**

1. All electrical is to be brought up to code requirements.
2. The contractor will remove all debris from construction
3. Door bells and fire detectors will be installed per code on both the second and third floors.
4. All bath room hardware will be installed.
5. The contractor will leave the apartments ready for occupancy.

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 30 1985

CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION 0.531

ZONING LOCATION ..... PORTLAND, MAINE May 2, 1985

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 166 Eastern Prom Fire District #1 [ ] #2 [ ]
1. Owner's name and address W.I.P. Inc., Free St., 126 Boyd St. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Mike Lane Co., Construction-55 Sumac St., Telephone 797-7776

Proposed use of building multi family No. of sheets
Last use same No. families 4
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 30,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
Base Fee 160.00
Late Fee
TOTAL \$

To make alterations to existing multi family with structural (adding stairway) as per plans. 4 sheets of plans.

Stamp of Special Conditions

send permit to # 3 04103

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? Yes
Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? existing
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
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 Phone # same
Type Name of above Michael Lane For M. Lane Co. 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

Wing

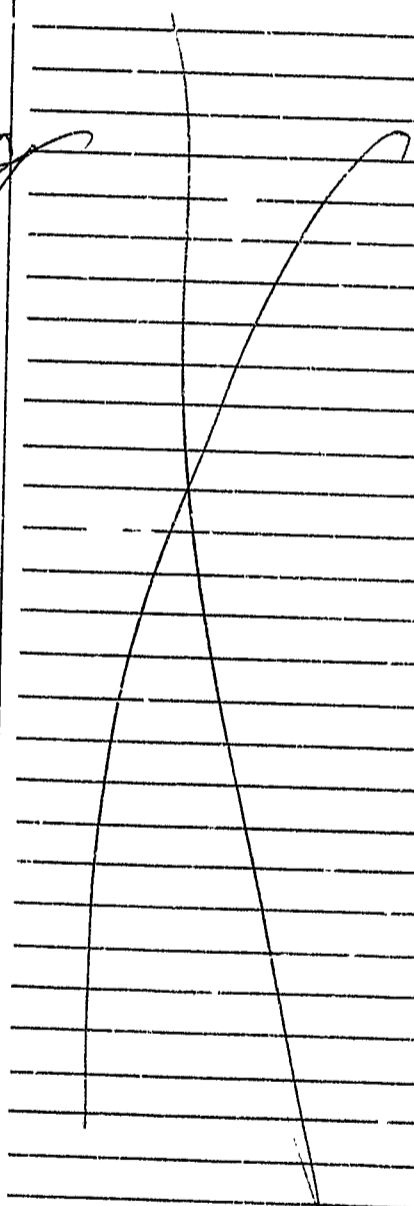
FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

NOTES

5-10-85 checked siding  
 done int. gutting  
 checked framing  
 going on OK  
 talked with M. Lane

Permit No. 85/331  
 Location 1666 Oakley Ave  
 Owner J. S. Gentry  
 Date of permit 5-2-85  
 Approved 5-30-85  
 Dwelling  
 Garage  
 Alteration for addition of front porch

Send Cert. of  
 occupancy





166

# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

MAY 30 1985

B.O.C.A. TYPE OF CONSTRUCTION ..... 0531

ZONING LOCATION ..... PORTLAND, MAINE May 2, 1985

**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 ..... 166 Portland ..... Fire District #1  #2

1. Owner's name and address ..... W.I.P. Inc. - Free St. - 128 Boyd St. Telephone .....

2. Lessee's name and address ..... Mike Lane Co. Construction - 55 Sunac St. Telephone 797-7776

3. Contractor's name and address ..... No. of sheets .....

Proposed use of building ..... multi family No. families 4

Last use ..... same No. families .....

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

Other buildings on same lot ..... 30,000

Estimated contractual cost \$ ..... Appeal Fees \$ .....

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee 150.00

Late Fee .....

TOTAL \$ .....

To make alterations to existing multi family with structural (adding stairway) as per plans. 4 sheets of plans.

Stamp of Special Conditions

and permit to # 3 04103

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

### yes DETAILS OF NEW WORK

Is any plumbing involved in this work? ... existing Is any electrical work involved in this work? ... yes

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

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

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

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

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

Kind of roof ..... Rise per foot ..... Roof covering .....

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

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

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

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

Joints and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

In centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

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

### IF A GARAGE

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

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

**APPROVALS BY:** DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .....

ZONING: ..... 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? .....

Health Dept.: ..... yes

Others: ..... same

Signature of Applicant Michael Lane for Mike Lane Co. Phone # .....

Type Name of above ..... 1  2  3  4

Other ..... and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to Michael Lane

LOCATION 156 Eastern Prom

Date of Issue April 14, 1983

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. 83-163, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

4 Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved: 4/17/83 *Marlene Wing*  
(Date) Inspector

*A. Samuel Affan*  
Inspector of Building

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

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING & URBAN DEVELOPMENT

March 9, 1983

M. Lane Co.  
35 Sumac St.  
Portland, Me.

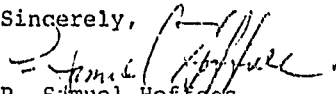
Dear Sir:

Your application for a building permit to Change the Use of 166 Eastern Prom, from a 3 to a 4 family dwelling has been reviewed and a permit is herewith issued subject to the following building and fire code requirements.

- X 1. 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.
- X 2. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire doors with self-closers.
- X 3. 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 area.
- OK 4. 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.
- OK 5. A single means of egress from the first floor apartment is permissible provided it leads directly to the building exterior without entering any common corridors or entry ways.
- OK 6. Each apartment shall have a one hour separation from the adjoining apartments and corridors.

If you have any questions on these requirements, please call this office.

Sincerely,

  
P. Samuel Hoffges  
Chief of Inspection Services

APPLICATION FOR PERMIT

B.O.C. USE GROUP

B.O.C. TYPE OF CONSTRUCTION

01253

PERMIT ISSUED

ZONING LOCATION

PORTLAND, MAINE

March 10 1938

CHIEF OF BUILDING DEPARTMENT

I, the undersigned hereby apply for a permit to erect, alter, repair, or demolish a building or structure, or to change use in accordance with the laws of the State of Maine, Chapter 100, of the City of Portland which plans and specifications are attached hereto.

Name and address of applicant: Whip E. ... No. 102 St. ...

Name and address of architect: M. ... No. 102 St. ...

Name and address of contractor: ... @ 775-5451

Changes of use from 3 to 4 family with new apt on 1st floor of dwelling as per plans.

Permit to 9 3 04103

NOTE TO APPLICANT: Separate permits are required by the regulations and contractors of ...

DETAILS OF NEW WORK

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

IF A GARAGE

Will a garage be required for ... to be accommodated ...

DATE ... MISCELLANEOUS

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

Signature of Applicant ... Phone 5 ...

COPIES ... OFFICE FILE COPY



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date May 16, 19 85  
 Receipt and Permit number D-00230

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
 LOCATION OF WORK: 166 Eastern Prom - doing work for Mike Lane  
 OWNER'S NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	✓	FEES
FIXTURES: (number of)	Incandescent <u>xx</u>	Flourescent _____	(not strip) TOTAL <u>20</u>	✓		3.00
SERVICES:	Strip Flourescent _____	ft. _____				4.00
METERS: (number of)	Overhead <u>x</u>	Underground _____	Temporary _____	TOTAL amperes <u>100</u>		3.00
MOTORS: (number of)	Fractional _____	1 HP or over _____			✓	.50
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	Electric (number of rooms) _____				
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	Oil or Gas (by separate units) _____	Electric Under 20 kws _____	Over 20 kws _____		
APPLIANCES: (number of)	Ranges <u>2</u>	Cook Tops _____	Wall Ovens _____	Dryers _____	Fans _____	TOTAL _____
	Water Heaters _____	Disposals _____	Dishwashers _____	Compactors _____	Others (denote) _____	
MISCELLANEOUS: (number of)	Branch Panels _____	Transformers _____	Air Conditioners Central Unit _____	Separate Units (windows) _____	Signs 20 sq. ft. and under _____	Over 20 sq. ft. _____
	Swin ming Pools Above Ground _____	In Ground _____	Fire/Bur lar Alarms Residential _____	Commercial _____	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	over 30 amps _____
	Circus, Fairs, etc. _____	Alterations to wires _____	Repairs after fire _____	Emergency Lights, battery _____	Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 10.50

INSPECTION: Will be ready on 5-20-85 late afternoon  
 CONTRACTOR'S NAME: \_\_\_\_\_ or Will Call xx  
 ADDRESS: Energy Electric  
Box 6259 Cape Eliz  
 TEL: \_\_\_\_\_  
 MASTER LICENSE NO.: 03270  
 LIMITED LICENSE NO.: \_\_\_\_\_ SIGNATURE OF CONTRACTOR: [Signature]

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



B

PERMIT # 1545 CITY OF Portland BUILDING PERMIT APPLICATION

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

MAP # \_\_\_\_\_ LOTS \_\_\_\_\_

Owner: Bill Gardiner
Address: 1363 Congress Street, 04102 773-3320

LOCATION OF CONSTRUCTION: 166 Eastern Promenade

CONTRACTOR: Owner SUBCONTRACTORS:

ADDRESS:
Est. Construction Cost: 18,000 Type of Use: 4 family dwelling

Past Use:
Building Dimensions: L W Sq. Ft. # Stories Lot Size
In Proposed Use: Seasonal Condominium Apartment

Conversion Explain: to make renovations as per plans
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. Sill: Size Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joist's Size: Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material: Size:

Exterior Walls:
1. Studding size Spacing
2. No. windows
3. No. Doors
4. Header Sizes
5. Bracing: Yes No Span(s)
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Size 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: 11/2/87
Subdivision: 167 No.
Name:
Lot #:
Block:
Estimated Cost: 18,000
Value/Structure:
Fee: 10.00
Permit Expiration:
Ownership: Public/Private

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceiling:
4. Insulation Type Size
5. Ceiling Height:
PERMIT ISSUED

Roof:
1. Truss or Raft Size Span NOV 30 1987
2. Sheathing Type Size
3. % of Covering Type Size
4. Other:
City Of Portland

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: 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:

Permit Received By Kandi Cote

Signature of Applicant William Gardiner Date

Signature of CEO Date

Inspection Dates

White-Tax Assessor Yellow-GPCOG White Tag -CEO

B

PERMIT # 1545 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # LOT#

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

Owner: Bill Gardiner

Address: 1363 Congress Street, 04102 773-3320

LOCATION OF CONSTRUCTION: 160 Eastern Promenade

CONTRACTOR: Owner SUBCONTRACTORS:

ADDRESS:

Est. Construction Cost: 18,000 Type of Use: 4 family dwelling

Past Use:

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

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain to make renovations as per plans

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: 11/2/87
Subdivision: Yes No
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost: 18,000
Value/Structure
Fee: 110.00

Ceiling:

1. Ceiling Joists Size: Spacing

2. Ceiling Strapping Size

3. Type Ceilings:

4. Insulation Type Size

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: Street Frontage Req.: Provided

Required Setbacks: Front Back Side 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:

Permit Received By: Kandi Cote

Signature of Applicant: William Gardiner Date:

Signature of CEO: Date:

Inspection Dates:



CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 106 Eastern Promenade

Issued to KEVIN JARNAGIN

Date of Issue August 18, 1989

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. \*887/1545 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

5 Dwelling unit Building

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved

(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.

PERMIT # \_\_\_\_\_ CITY OF Portland BUILDING PERMIT APPLICATION

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

Owner: Bill Gardner

Address: 1363 Congress Street, J4102 773-3320

LOCATION OF CONSTRUCTION 166 Eastern Promenade

CONTRACTOR: Owner SUBCONTRACTORS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Est. Construction Cost: 18,000 Type of Use: 4 family dwelling

Past Use: \_\_\_\_\_

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

Is Proposed Use \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

Conversion - Explain to make renovations as per plans

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: 11/2/87 Submittal: Yes  No

Inside Fire Limits: \_\_\_\_\_ Name: \_\_\_\_\_

Blade Code: \_\_\_\_\_ Lot: \_\_\_\_\_

Time Limit: \_\_\_\_\_ Block: \_\_\_\_\_

Estimated Cost: 18,000 Permit Expiration: \_\_\_\_\_

Value/Structure: 18,000 Ownership: \_\_\_\_\_ Public: \_\_\_\_\_

Fee: \_\_\_\_\_ Private: \_\_\_\_\_

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_

2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_

3. Type Ceilings: \_\_\_\_\_

4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_

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: \_\_\_\_\_

Plumbing:

1. Approval of soil test if required \_\_\_\_\_

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 R-6 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 11-2-87

Permit Received By KARL COTO

Signature of Applicant Bill Gardner Date \_\_\_\_\_

Signature of CEO James V. Collins Date 11-29-87

Inspection Dates \_\_\_\_\_

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

Copyright GPCOG 1987

117 MA W129

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED**

NOV 30 1987

City of Portland

PLOT PLAN



**FEES (Breakdown From Front)**

Base Fee \$ \_\_\_\_\_

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Inspection Record	
Type	Date
CONTRACT	12/15/88
FRAMED	6/16/89
FINAL	8/18/89

COMMENTS

OK. SEND COFO. FOR FIVE-UNIT BLDG

Mail to: Kevin Jarnagin  
 33 E. Grand Ave, Unit 42  
 OOB Me. 040

Now owner KEVIN JARNAGIN

Signature of Applicant

*William Gardner*

Date



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, May 26, 1988

PERMIT ISSUED

SEP 19 1988

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 971545 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinances of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 166 Eastern Promenade Within Fire Limits? Dist. No. 772-3400
Owner's name and address William Gardner 1363 Congress Street 04102 Telephone 773-3320
Lesse's name and address Telephone
Contractor's name and address Owner Telephone
Architect Plans filed No. of sheets
Proposed use of building Five Units No. families
Last use Four Units No. families
Increased cost of work None Additional fee None

Description of Proposed Work

Amend Original Permit to add One New Unit

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Column 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

Approved: [Signature] INSPECTION COPY

Signature of Owner William E. Gardner
Approved: [Signature] Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

Handwritten initials and date: II [Signature] 6/1



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

November 25, 1987

Mr. Bill Gardiner  
1363 Congress Street  
Portland, ME 04102

RE: 166 Eastern Promenade.

Dear Sir:

Your application to make renovations has been reviewed and a permit is herewith issued subject to the following requirements:

1. Please read and implement items 1 thru 5 of the attached building permit report.
2. Any and all doors opening into the stairway shall be rated and equipt with an approved self-closer.
3. No open stairway between levels of the same apartment unit can connect more than two (2) floors.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

cc: Lt. James P. Collins, Fire Prevention Bureau

PSH:lab

BUILDING PERMIT REPORT

DATE: 11-29-87

ADDRESS: 166 E. Prom

REASON FOR PERMIT: Renovations

BUILDING OWNER: Bill Gardiner

CONTRACTOR: Some

PERMIT APPLICANT Some

APPROVED: xx DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

any and all doors opening into  
the stairway shall be rated and  
equipped with an approved self-closer.  
No open stairway between levels of  
the same apartment unit, can  
connect more than two (2) floors.

BUILDING PERMIT REPORT

DATE: 25/Nov/82

ADDRESS: 166 Eastern Promenade

REASON FOR PERMIT: RENOVATIONS

BUILDING OWNER: Gardiner

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: \* 1/11/82 DENIED

CONDITION OF APPROVAL OR DENIAL:

- \*1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- \*2.) 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.
- \*3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- \*4.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- \*5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

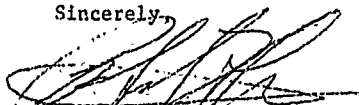
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) 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."

Sincerely,

  
P. Samuel Hovases  
Chief, Inspection Services

/ksc  
11/9/87



# MILLPOND MANAGEMENT

Warren Turner  
Zoning Department

Re: Building Permit #001545 at 166 E. Promenade

Dear Warren:

Attached is the information required for the amended building permit we discussed.

Currently the building is a four unit building and we are adding an apartment in the walk-in basement. Originally, we proposed combining two apartments on the first floor, but now we will leave those existing apartments as they are.

The square footage total of the lots on the Eastern Promenade and the additional vacant lot between the lot at 166 Eastern Promenade and 79 Morning Street is 6196 square feet. This exceeds the required 5000 square feet for 5 units. Also, since we are now adding one unit, we are adding 2 spaces for parking to meet the requirement.

Thank you for processing this amendment, notify me of any required fee.

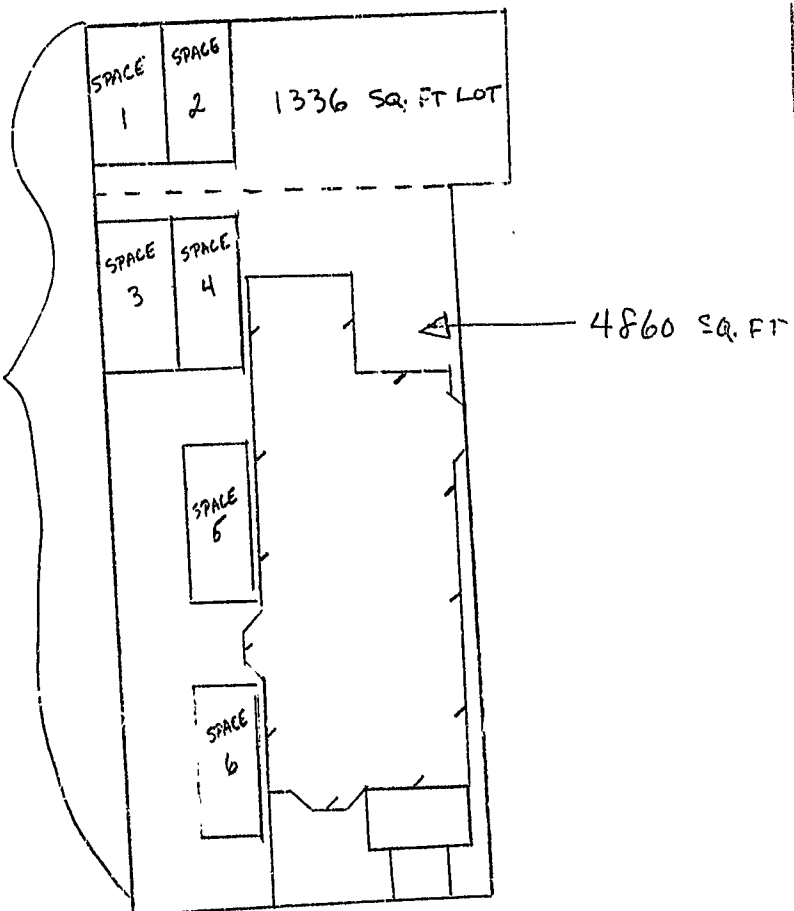
Sincerely,

*Bill*

Bill Gardiner  
772-2400 or 773-3320

1363 Congress Street • Portland, ME 04102 • (207) 773-3320

LOTS  
COMBINED:  
6196 SQ. FT.



162-164 of/a 166 E. PROMENADE