

46/107

HEARING ON APPEAL UNDER THE BUILDING CODE OF UDELL BRAMSON
AT 349 CUMBERLAND AVENUE, PORTLAND, MAINE.

December 13, 1946

Public hearing on above
appeal was held before
the Municipal Officers
today.

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Colley	(x)	()
Holbrook	(x)	()
Frost	(x)	()
Getchell	(x)	()
Cole	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

Edward T. Colley, Chairman
B. William Holbrook
Helen C. Frost
Robert L. Getchell
Gerald A. Cole

Mr. Broder of the Pineland
Construction Company appeared
for Udell Bramson

City officials:-

Warren McDonald
Barnett I. Shur

AP 349 October 22 1945

✓ ATM
✓ HRF
✓ BMT
✓ PH
✓ LIS
✓ BS

January 15, 1945

Subject: Action relating to Building Code appeal
at 543 Cumberland Avenue and unlawful use of the
building as a tenement house

Mr. Edell Brown
142 High Street
Portland, Maine

Dear Sir:

On January 15, 1945 the Municipal officers voted to deny your Building Code
Appeal at 543 Cumberland Avenue.

Thus the situation reverts back to that which existed on November 17, 1944,
as far as the Building Code is concerned, on which date I wrote you a letter notifying
you of the fact that you were using or allowing the building to be used unlawfully as
a tenement house despite my notifications back in 1941 as to what was required before
the building could be lawfully used as a tenement house.

Since November 17, you chose to attempt to qualify the building for tenement
house use under the Building Code. Now, you have not only failed to file plans which
show compliance with the Building Code but your appeal relating to the eastern wall
of the building has also failed.

Under these circumstances you must immediately discontinue this unlawful and
unsafe use of the building, and remove immediately all of the extra gas ranges, sinks
and other plumbing and appliances which really establish the use of the building as a
tenement house whether all of the apartments are rented or not.

At time of inspection in connection with your appeal certain structural condi-
tions and conditions about the furnace were found which are not considered perfectly
safe. These conditions will be the subject of another letter to you.

Very truly yours,

Inspector of Buildings

CC: Mr. William G. Bradford
107 1/2 Brighton Avenue
Corporation Counsel
W. Mayo Peaslee
Health Officer
W. P. Burroughs

If you or Mr. Bradford will return the receipt for the building permit fee
of one dollar not later than January 23, 1945, the money will be refunded by voucher.

AP 343 Cumberland Ave.

ATH
HRP
RMT
PH
ATS
VES

January 2, 1945

Mrs. Udell Branson
142 High Street
Portland, Maine

Subject: Application for building permit to cover alterations of the dwelling at 343 Cumberland Avenue and conversion to tenement house.

Dear Sir:

Enclosed is original and one copy of appeal forms under Building Code, filled out as to my part showing reasons for denying the building permit, as you requested in your letter of December 26, 1944.

If you fill in your part (reasons for the appeal), sign the original and return to this office before Wednesday, January 10, I think the Municipal Officers will afford hearing to your appeal at 11 o'clock next Friday, January 12. If you do not hear from me to the contrary, please accept this letter as your notice of a hearing from the Municipal Officers and make arrangements to be present or be represented there in support of your appeal.

We have not checked on the job the detail information furnished in your letter of December 26, 1944. Assuming it to be correct, there is still a few items which either do not comply with the building Code or are not understood (reference numbers are the same as in my letter of December 20, 1944)

12. No part of the closet off first floor kitchenette is permitted beneath stairs or landing at top since the stairs are neither of First Class Construction nor is the space beneath them sprinklered. No objection to removing doorway and partition full width between kitchenette and closet clear to the ceiling and making the space an open exposed part of kitchenette, but no curtains nor anything else should be used to close this opening.

13, 14. The cellar stairs must be separated from the cellar by separations of one hour fire resistance with self-closing standard fire resistant door at the foot of the stairs. Artificial light will then be needed in the enclosure. It would be best to show a complete plan of the cellar, but at least enough of the plan to show the cellar stairs enclosure and the immediate part surrounding it must be shown on a plan.

No field stone is permitted in concrete foundations because they are small piers. See Section 509-a-5. Letter says piers to be eight inches square at surface of ground and ten inches at bottom. Plan merely says eight inches square.

Merely Mr. Bernstein really seems to specify such large bolts at brackets as the 1 1/2 inch diameter shown on the plan. 1/2 inch bolts are allowable and these at the bottom of each bracket may be lag bolts as long as they engage some framing member of the building wall. The diagonals of the brackets ought to be well let-in both upright and horizontal members, and these members made longer to make this detail effective.

Existing rear platform must be entirely removed and new one built complete. Beams under platform not strong enough on longer spans. 4x6 sills to be set with 6-inch dimension upright.

All of the above is not to be taken as any prediction of what the action of the Board of Appeals will be.

CC: Mr. Alan Bernstein, Long Island
Mr. William G. Bradford, 1002 Brighton Ave.

Very truly yours,

Inspector of Buildings

ODELL BRANSON
ATTORNEY AT LAW

TEL. 3-5273

142 High Street
20 EXCHANGE STREET
PORTLAND, MAINE

December 26, 1944

Warren McDonald
Inspector of Buildings
City of Portland, Maine

Re: 343 Cumberland Avenue
Application for permit to cover alterations

My dear Mr. McDonald:

Mr. Bernstein has supplied the following information in answer to your letter of December 20th and attached check-list of details, following the sequence of the original. An additional whiteprint is enclosed of details of the work.

Work will begin on needed outside stairs as soon as a permit is granted.

Very truly yours,

Odell Branson
ODELL BRANSON

OB/lsl

Width between easterly wall of building and property line: wish to file a variance appeal; please forward forms.

No physical changes within the building are contemplated at present, other than as indicated below.

Check-list, points

- 1, 2 ✓ Above Ceiling height 1st floor, 8'10"; 11" between 1st floor ceiling and 2nd floor level; ceiling height 2nd floor, 7'8". Window heads above floor, 1st floor 7'5", 2nd floor 6'8".
- 3 ✓
- 4 ✓ *off window* Corrocted area of all windows within casing, sill, and head is 28 3/4" x 51 1/2" or 10.59 sq. ft. 2nd rear apartment kitchenette window is 25 1/2" x 28 3/4" or 5.11 sq. ft. (minimum of 3 sq. ft. balcoved required)
- 5 ✓ 1st floor rear apartment, window opening on back porch will be replaced by french door, giving following figures:

Window area (side window)	10.59	Sq. Ft.
French door area (6'6")	16.25	sq. ft.
Total	27.84	sq. ft.
Floor area	178	sq. ft.

✓ 6,9 Two 2nd floor windows opening on balcony will be similarly replaced by french doors. The street window of the first floor front apartment near the corner of the house will be replaced also by a french door, hinged at the corner side of a new casing. In these three, and the above fourth substitution, outer siding will be removed for 9" outside the new door casings, and flashing applied before siding is replaced.

✓ 7 Electric lights shown in public hall on attached plans. A janitor has h therto regularly turned lights on daily as needed. Electric time clock switch will be installed.

✓ 8 Size of exterior doors:
 Front double doors, each 6'11 1/2" x 2'2" x 1 1/2"
 Back door 6'7 1/2" x 2'8" x 1 1/2"
 French doors (new work) 6'6" x 2'6" x 1 1/2"

10 ✓ 10 Front stairs, tread 10", riser 7" (with 1" thickness of tread, making 8" between step levels)
 New outside stairs to have uniform treads of 10" (20 steps); risers to be omitted.

✓ 11 Balcony and outside tairs to be reduced to 30" width.

12 1st floor kitcherette closet is behind stairs for around half its floor area and the ceiling height of the other half is between 7'6" and 8". The area under the stairs is plastered and part of the front hall with a rear height of 7'6".
 Sectional drawing is attached. Believe this construction is permissible by Sec. 212, par e-5.5 of the Building Code.

13 Metal fire-resistant facing will be added to the door at top of cellar stairs.

14 Cellar floor is of solid concrete.

Concrete pier foundations will be 8" square at surface, 10" at bottom, 4" below grade, and 6" above grade. Wooden framing moulds will be partly filled with liquid concrete and broken field stone added; the whole will solidify into posts of strength equal to all-concrete. This is a long current local practise to reduce cost of concrete work with no reduction in strength.

Additional uprights will be added to balcony railing, directly over each bracket as shown in original framing detail drawing, but omitted from the elevation. Further bracket and bolt details in new drawings.

Handwritten notes:
 New
 all work
 to be done
 in basement
 3-1-31
 3-1-31
 3-1-31

Porch framing details shown in new drawings. Present porch will be changed only by removal of guard rails and steps to grade. New porch will be built adjacent to present one, but will be built on entirely new foundations, of 4" x 6" uprights on 3" square concrete posts; 4x6 sills and 4x4 girders and joists. The new stair outer guard rails, not shown in the drawing, will be continued around the porch and down to grade level. Additional guard rails will be erected on the inner line of the stairs, for the 8'6" they extend beyond the present building, and on the outer end of the new porch, under this same 8'6" section.

*Qty of brackets will be 20 - in
4x4 in. ch beams not enough.*

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Location of Job 349 Cumberland Avenue

Owner Udell Bramson, Architect Alan Bernstein

Contractor William G. Bradford December 20, 1944

Check of application for permit and plans attached thereto shows features either not indicated or in non-compliance with Building Code. Section and paragraph indications in column on left are references to Building Code sections and paragraphs applying. Plans are to be revised accordingly and fresh blueprints filed. Other than blueprints or similar copies or blueprints with information on them not printed from the original are not acceptable.

	Sec.	Para.	
X 1.	203	b-2	East wall of building less than required five feet from easterly property line.
X 2.	203	b-3.1) j-2)	Required windows in east wall open on land of owner less than 45 inches wide. (75% of required width for new buildings)
✓ 3.	203	d-5.1	Height of rooms from floor to ceiling not indicated for either story. Height of window heads above floor not shown.
4.	203	d-5.2	Show area of windows in square feet measured between casing of opening on each side and between sill and head rather than area lights of glass. Measured in this way area of each required window must be at least 11 square feet. Figures on plan indicate less area than 's, but may be in error or not taken on the right basis.
✓ 5.	203	d-5.2	Based on area of windows shown on plan large room rear apartment, first story, 178 square feet of floor area, shows 13.9 square feet window area - window area must be at least 10% of floor area.
✓ 6.	203	e-1	Front room, first story, has only one means of egress unless at least one window in the room when the lower half of sash is way up will afford a clear opening no less than 24 inches wide and no less than 28 inches high. Windows in this room indicated same size as two windows in second story leading to proposed balcony. At these windows is note "lower sash open to 35 inches by 30 inches". If these windows have four lights of glass each less than 26 inches high, how can the opening from window sill to the underside of lower sash when the lower sash is way up as far as it will go equal as much as 28 inches? See 212-e-3.
✓ 7.	203	e-3	No electric lights shown in public halls and no automatic time-switch indicated.
✓ 8.	212	e-2	Width and height of exterior doors not shown.
✓ 9.	212	e-3	Two windows leading from second story to proposed outside balcony must afford clear opening at least 24 inches wide and at least 28 inches high measured from sill to lower edge of lower sash when lower sash is up as far as it will go. Doubt if this is true if information about size of lights of glass is correct.
✓ 10.	212	e-5.3	Rise and tread inside front stairs not shown. Top tread new outside stairs shown 12 inches, next to top 10 inches, treads must be of uniform width and risers of uniform height.
✓ 11.	212	e-5.2	Balcony and outside stairs required to be only 30 inches wide. If made 42 as shown handrails required on both sides of stairs.
X 12.	212	e-5.5	No closet allowed off first floor kitchenette beneath stairs.
X 13.	203	f-2	No cellar stair fire-resistive enclosure shown or specified.
X 14.	203	1	No plan of cellar provided. Is cellar floor of sound concrete or equivalent?

Udell Branson-----2

December 20, 1944

Omission as to framing of balcony and enlarged porch are too numerous to mention. Design and show details so that both structures can be built completely from the plan without further information to support a live load of no less than 40 pounds per square foot. It is preferable to show exactly what you propose to build instead of showing alternate methods as in the case of the foundations. All foundations of steps, balcony, and porches are required to extend at least four feet below the surface of the ground.

If foundations of concrete piers are to be used (they would have to be concrete piers if a roof were to be desired later) they must be solid concrete no less than 8-inches square at the surface of ground and no less than 10-inches square at bottom of pier. I do not understand reference to "concrete and rock" posts. If masonry piers are used they must extend at least six inches above the surface of the ground and wooden posts must be anchored to them, the wooden posts not being allowed to extend down into the ground as shown in one place on the plan.

There are not enough uprights shown in the balcony railing. Show the details brackets intended, making clear that the three pieces of each bracket will be so fastened as to act together and show at the top of each bracket a bolt no less than three-quarters of an inch in diameter running clear through the upright of the bracket and the outside wall of the building with a washer under head of nut at either end. Show that if brackets are to be used against the exterior wall, weather boarding is to be removed, brackets fastened up to the frame of the building, then proper flashing applied and weather boarding replaced.

Plan implies 4x4 to be used across tops of brackets to support outer ends of 2-inch plank to be used on balcony floor, but does not specifically show it. 4x4 is sufficient at these points but the sills around the enlarged porch floor are required to be no less than 4x6 naturally set with the 6-inch dimension upright. It is not clear what is to be used for floor joists in the enlarged porch, whether the present porch is to be removed and the whole built over or what.



City of Portland, Maine

am bibly - no
no front -- no
for summer - no
Hem bibly - no
Series 1/15/45
WFM

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Udell Branson at 349 Cumberland Avenue

January 9, 1945

To the Municipal Officers:

Your appellant, Udell Branson

who is the owner of property at 349 Cumberland Avenue

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 115, Paragraph 73 of the Building Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Building Ordinance.

The decision of the Inspector of Buildings denies a building permit to cover alterations of the single family dwelling house on this property and conversion of it to a tenement house of four apartments because the easterly wall of the building would be less from the easterly side property line than the five feet required for fire protection purposes and because windows required in this easterly wall for light and air of living quarters would open upon land of the owner less than 45 inches wide which is the minimum allowed.

The reasons for the appeal are as follows: The distance between the easterly wall of the building and the easterly property line, of 5 to 2 inches rather than 5 feet, cannot be changed. This 2 1/2 story building and the adjoining easterly one story brick one were erected over a generation ago, presumably in accordance with then existing regulations. No change is contemplated in the windows existing in this wall, which have been there since the building was erected. They are in a bath and kitchen, rather than living rooms.

(Signed) Udell Branson

ATN
MPT
MPT
MPT
MPT
MPT

January 15, 1945

That the appeal under the Building Ordinance of Udell Beason at 543 Cumberland Avenue, relating to alterations and conversion of the building from a single family dwelling to a tenement house of four apartments closer to the easterly side lot line than ordinarily permitted for a tenement house, be denied.

15/1
HEARING ON APPEAL UNDER BUILDING CODE OF UDELL F. BRAMSON AT 349 CUMBERLAND AVENUE,
RELATING TO CONVERSION OF THE SINGLE FAMILY DWELLING HOUSE THERE TO A TENEMENT
HOUSE.

January 12, 1945

Hearing on the above appeal was held before the Municipal Officers to-day. Present for the city were Chairman Harry C. Libby, Councillors Helen Frost, Harrison, and Herman B. Libby, Corporation Counsel W. Mayo Payson, Health Officer T. P. Burroughs, Inspector Christianson of the Health Department and Inspector of Buildings Warren McDonald.

Mr. Bramson appeared in support of his appeal. In replying to the charge that he had deliberately ignored the requirements of the Building Code in 1941 by proceeding to have the building converted from a single family dwelling house to a tenement house without a building permit and certificate of occupancy therefore, despite the fact that he was notified of the requirements by the Inspector of Buildings in writing, Mr. Bramson said that in 1941 he had employed Richard Ryan (listed in the 1941 applications for building permit as the contractor but whom Mr. Bramson referred to as his architect), had turned all of his correspondence from the Building Inspector's Office over to Mr. Ryan and had assumed that everything had been properly taken care of. Mr. Bramson also said that he had been in the armed forces for about six months. Mr. Bramson said that since that time Mr. Ryan had died.

Inspector of Buildings said that a front apartment on the first floor and on the second floor which Mr. Bramson had established without authority under the Building Code were not served by the hot air furnace in the cellar but had to depend on a three burner gas range in each apartment for heat which is dangerous because the gas ranges are not vented, thus threatening danger from carbon monoxide poisoning. Mr. Bramson denied that this is a true situation, saying that both of these front apartments are served from the hot air heating system.

Dr. Burroughs testified that these two front apartments do not have any heat other than that afforded from the gas ranges, that the building does not comply with either city or state plumbing laws, that a faucet in the bathroom was broken, that there is no lock on the bathroom door, that the railing around the second floor stairwell is gone threatening accident; and that the effort to control the venereal disease situation in the city, repeated complaints have been received about this building; and that he recommended that the appeal be denied.

Mr. Christianson corroborated the information given by Dr. Burroughs, saying that he had inspected the building many times and was familiar with all of the conditions there.

Warren McDonald



(C) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, December 13, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 349 Cumberland Avenue Within Fire Limits? yes Dist. No. 1B
Owner's or Lessee's name and address Udell Bramson, 142 High Street Telephone _____
Contractor's name and address William G. Bradford, 1002 Brighton Ave. Telephone no
Architect Alan Bernstein Plans filed yes No. of sheets _____
Proposed use of building apartment house No. families 4
Other buildings on same lot none
Estimated cost \$ 150 Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat hot air Style of roof pitch Roofing asphalt
Last use dwelling house No. families 1

General Description of New Work

To change Use of building from one family dwelling to four family apartment house
as per plans submitted
To build open wooden fire escape from second floor to ground

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.

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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 _____
Total 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 above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Udell Bramson
By William G. Bradford

598

Permit No. 44)

Location

349 Grand Island Ave

Owner

Widell Branson

Date of permit

12/1/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

OK'd
R. J. [unclear]
11/17/45

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location Cumberland Av. 349 ⁽³⁴⁷⁾ Date investigation commenced _____
2. References: Complaints B.P.A. Appl. BP _____ Inq. _____
3. Present Owner and Address Udell BRAMSON (W.S.A) r. 110 Park Ave.
142 High St Rm 639
4. Present Lessee and Address _____
5. Building Permit Record: 27/613, 5-12-27 Roof
25/1042, 7/18/35 AIT.

Assessors' Record

6. Survey 1924: Owner Lucy S. Bryant. : No. tenants 1
- No. rooms 10; Class of Use Single.
7. Assessors' change record since 1924 7-18-35 To demolish existing two story ell of dwelling
house. To build ONE story enclosed rear addition 8'x14' with front porch 4'x6' on side of same (etc)

8. Change of Owners, 1924 to date 1888 Lucy S. Bryant.
1931 Wm. D. Bryant, Trustee NR. 1942 Udell BRAMSON

9. City Directory Record

1926 Mrs Lucy Bryant	1936	Same
1927 Mrs Lucy Bryant	1937	Same
1928 Mrs. Lucy S. Bryant	1938	Same
1929 Same	1939	Same
1930 Same	1940	Same
1931 Margaret S. Bryant.	1941	Same
1932 Same	1942	Vacant
1933 Same	1943	Ernest A. Dubeau - (Stella) Michael L. Howard - (Laura) L. J. JEANNETTE Ed. M. Jensen (Helen M.)
1934 Same	1944	Ernest A. Dubeau (Stella) Iris E. MacAllister Walter Riley (Ada E) Helen M. Cornelius
1935 Same	1945	

10. Miscellaneous

- Nov. 9-1944 First floor Mrs. Ernest Dubau. - Madeline Hooper
- Second floor. Theresa LaPointe. - Mrs Bulmar.

Conclusions and Action

349 Cumberland Ave.

Bramson

Hold for complete plans.

See letter.

wacd 10/9/41

10/16/41 - report making
4 apts.

This is the old Bryant
house which was damaged
when hydrant broke.

Rept. 201D-I

October 3, 1941

Mr. Udell Bronson,
477 Congress Street,
Portland, Maine

Subject: Application for permit to
convert building at 343 Cumberland
Ave., from single family dwelling
to three family tenement house

Dear Mr. Bronson:

The revised application for a building permit to cover minor changes in your building at 343 Cumberland Avenue still indicates the proposed conversion from a single family dwelling house to a three apartment tenement house with one apartment in the first story and two apartments in the second story.

The new sketch of second floor filed here on October 4, 1941, is far short of the requirements of supplying architectural plans of the entire building to show all of the proposed arrangements in a manner that may be checked against Building Code requirements.

As explained to Mr. Ryan on September 1st, however, there is enough information on the sketch which he left here to show that there would be only one means of egress to the ground out-of-doors from the two apartments on the second floor which is contrary to the Building Code.

It is necessary that you employ some person accustomed to making plans to make sufficiently complete architectural plans as indicated in my letter of September 15th, showing the arrangement of the cellar, fire resistive enclosure required around the cellar stairs, and the existing arrangement of first and second floors with the use of all rooms both present and proposed, the width of stairways, the size and number of windows opening from the various rooms, the fact of whether or not there are winding ramps and how many consecutively in the stairs, etc.

You were referred to Section 205 and Section 212 of the Building Code for the requirements for tenement houses which I must check up before the permit can be issued. You may procure a copy of the Code at the City Clerk's Office for fifty cents or you can examine a copy as frequently and long as you desire at this office.

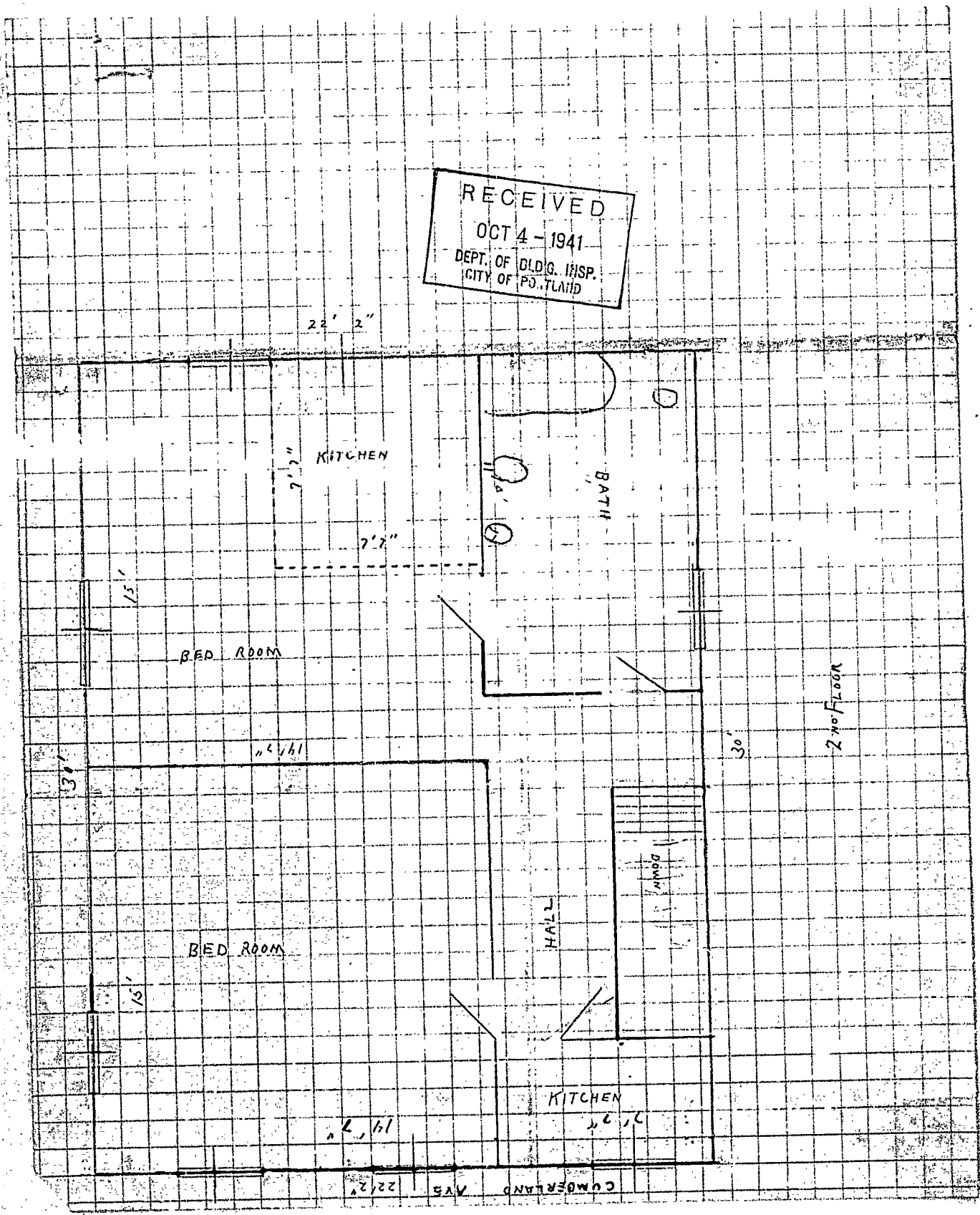
Very truly yours,

Inspector of Buildings

Wcl/H

CC: R. A. Ryan
52 Chestnut Street

RECEIVED
OCT 4 - 1941
DEPT. OF BLDG. INSP.
CITY OF FLA. LAND



Rept. 281D-I

September 19, 1941

Mr. Udell Bramson,
477 Congress Street,
Portland, Maine

Dear Sir:

It seems evident that you are making some change of use (as classifications by use are contemplated in the Building Code) in the building at 549 Cumberland Avenue, Mr. Ryan having applied for a permit to partition off eight feet by eight feet portion of existing room, second floor rear, to provide new kitchen in connection with new apartment of one room, kitchenette and bath. The application states also that the last use of the building was vacant dwelling and that the proposed use is to be dwelling and offices.

In case of a change of use such as this, a permit from this department is required and a certificate of occupancy covering the new use irrespective of physical changes that may be made. In order for us to check all of the proposed arrangements against Building Code requirements, it is necessary that architectural plans be filed here to a scale of one-quarter of an inch to the foot showing the proposed arrangement of all floors including all essential features such as means of egress, etc.

Our certificate of occupancy is required before the new use may legally be commenced. One of the first reactions when persons receive a letter like this is to come down to City Hall to explain the situation verbally. I wish that there were time to go over all of these many situations in the city verbally, but such a method does not put us in a position to issue the permit because we have no record of what is intended and therefore nothing in our files to show a good reason for issuing the permit.

If this work actually does involve a change of use of the building, will you be kind enough to file the necessary plans promptly. It is desirable that these plans be made by some person accustomed to making plans so that they may be understood without some person being present to explain them.

Very truly yours,

Inspector of Buildings

RUC:R/H

CC: R. A. Ryan
52 Chestnut Street.

2nd Floor

RECEIVED
SEP 18 1941
DET. OF CORP. INSUR.
CITY OF PORTLAND

Bedroom

PROPOSED
KITCHEN

Apartment

FALSE - OF
PROPOSED
WINDOW

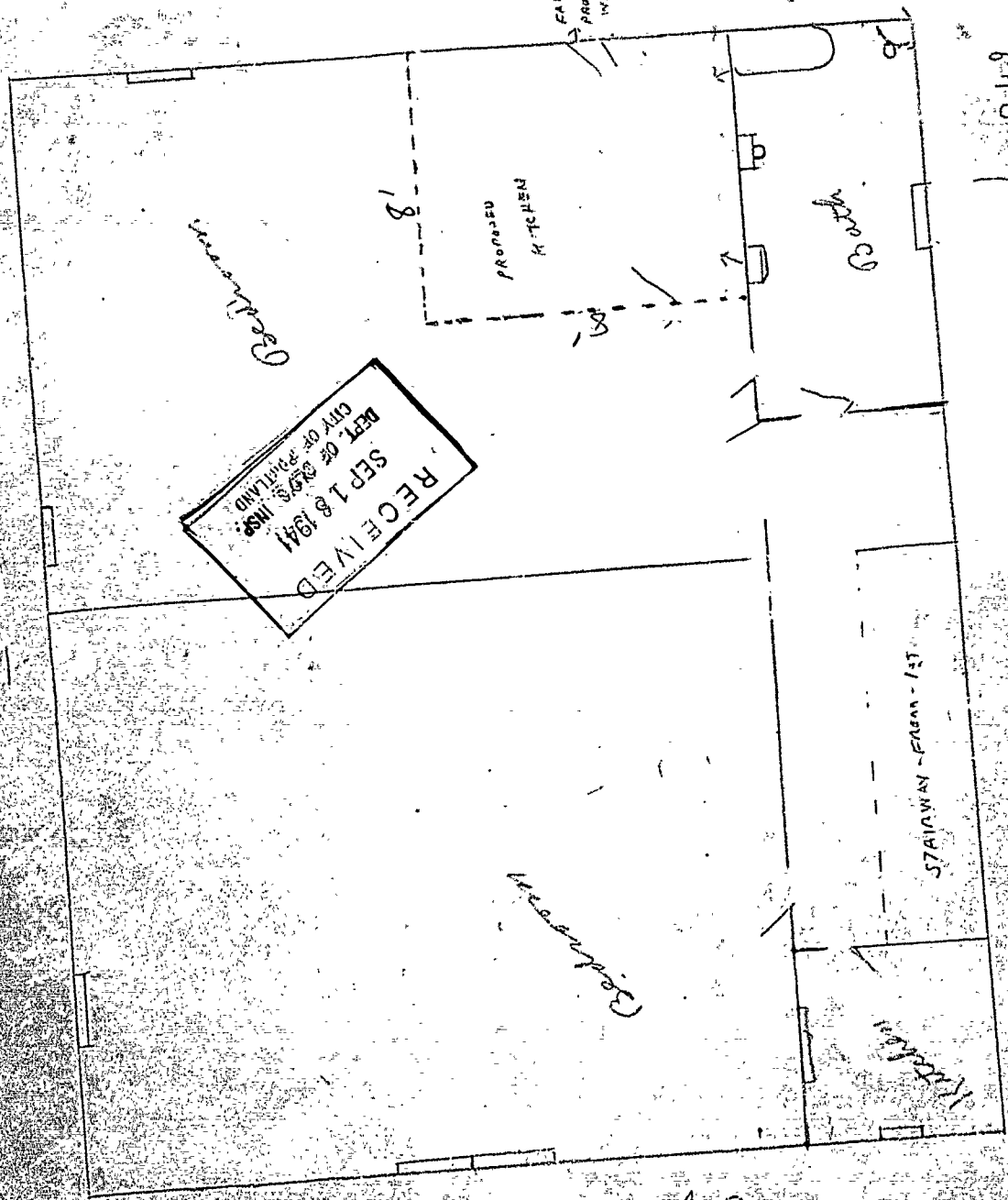
STAIRWAY - EGRESS - 1ST

Bedroom

Bedroom

645

349 Cumberland Ave





GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, September 18, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 349 Cumberland Avenue Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address Udell Bramson, 477 Congress St. Telephone _____
 Contractor's name and address Richard Ryan, 52 Chestnut Street Telephone no
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building tenement, Dwelling and offices (4) No. families 3
 Other building on same lot _____ Fee \$.50
 Estimated cost \$ 40.

Description of Present Building to be Altered

Material frame No. stories 2 1/2 Heat _____ Style of roof pitch Roofing asphalt roofing
 Last use Dwelling (vacant) No. families _____

General Description of New Work

To partition off 8' x 8' portion of existing room, second floor rear to provide new kitchen in connection with new apartment of one room kitchenette and bath. Studs 2x4, 18" O.C., covered with wallboard both sides.
 To change door to window in this new kitchen, second floor.

NO WORK TO BE DONE BEFORE LATE
OR CLOSING-IN 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.

Details of New Work

Is any plumbing work involved in this work? yes
 Is any electrical work involved in this work? no Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total 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 above work require removal or disturbing of any utility tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner By: Udell Bramson

INSPECTION COPY

2008-11

Permit No. 411
Location 349 Cumberland Ave
Owner Wdell Branson
Date of permit 9/ 14/
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES



GENERAL BUSINESS ZONE PERMIT ISSU
APPLICATION FOR PERMIT

JUL 18 1935

Class of Building or Type of Structure, Third Class

Portland, Maine, July 18, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 349 Cumberland Avenue Ward 4 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address W. D. Bryant, Berlin, N. H. Telephone _____
 Contractor's name and address Brown & Berry, Inc. 22 Monument Sq. Telephone 2-2492
 Architect's name and address _____
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ Exp 200x 200. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use dwelling house No. families 1

General Description of New Work

- To demolish existing two story all of dwelling house
- To build one story enclosed rear addition 8' x 14", with platform 4' x 8' on side of same
- To put concrete foundation under one side and portion of rear of dwelling
- To provide 4' opening from main building into new addition

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.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof 14'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete Thickness, top 12" bottom 12"
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof hly Rise per foot 4" Roof covering Asphalt roofing Class C Un. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
 Material column under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof 24"
 Maximum span: 1st floor 14', 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 _____
 Total 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 above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

By W. D. Bryant
Brown & Berry, Inc.
 Signature of owner _____

INSPECTION COPY

Edward C. Berry

Ward 4 Permit No. 35/1042

Location 349 Cumberland Ave

Owner W. D. Bryant

Date of permit 7/18/35

Notif. closing-in 8/8/35

Inspn. closing-in 8/8/35. G.T. all.

Final Notif.

Final Inspn. 8/21/35

Cert. of Occupancy issued None

NOTES

8/11/35 - Working
underpinning
A.G.

8/8/35. Finestops about
all in. No closing in
will be done until
elect. work made. etc.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date October 14, 1992, 19
 Receipt and Permit number 13851

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: 349 Cumberland Ave
 OWNER'S NAME: A. Khojastehzad ADDRESS: _____

	FEE:
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>30</u>	6.00
FIXTURES: (number of)	
Incandescent <u>4</u> Fluorescent _____ (not strip) TOTAL80
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>100</u> ..	15.00
METERS: (number of) <u>1</u>	1.00
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ 1 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ 1 _____ Others (denote) _____	
TOTAL	4.00
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 <u>26.80</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call x
CONTRACTOR'S NAME: Theodore Hassapellis (The Electrician)
ADDRESS: 1231 Forest Ave
TEL: 878-0006
MASTER LICENSE NO.: 13851 **SIGNATURE OF CONTRACTOR:** _____
LIMITED LICENSE NO.: _____

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

930272

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Koile Corp. Phone # 774-7256
 Address: 369 Cumberland Ave. Portland 04101
 LOCATION OF CONSTRUCTION: 347-349 Cumberland Ave.
 Contractor: Mail permit to Sub:
 Address: Christer Mattsson Phone # 883-8944
P.O. Box 583
Scarboro, Me 04070
 Est. Construction Cost: _____ Proposed Use: Laundramat
 Fast Use: retail shop
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion to change use from retail shop to laundramat

For Official Use Only
 Date April 13, 1993 Subdivision: APR 15 1993
 Inside Fire Limits _____ Name _____
 Eldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Public _____
 Estimated Cost _____ Private _____

Zoning: B3
 Street Frontage Provided: _____
 Provided 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 _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: W.A. 4-13-93 (Explain)

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. Sudding 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 _____

Ceiling:
 1. Ceiling Joists Size _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
 3. Type Ceilings: _____ Does not require review
 4. Insuls in Type _____ Size _____
 5. Ceiling Height: _____ Requires Review

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____ Action: Approved
 3. Roof Covering Type _____ Approved with conditions

Chimneys:
 Type: _____ Number of Fire Places _____ DA 4-13-93
 Signature: _____

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 _____
 Must conform to National Electrical Code and State Law.

PERMIT ISSUED
 WITH LEADERSHIP
 Signature of Christer Mattsson Date 4/13/93
 Signature of Latini
 CEO's District _____

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO Mr. Leary

White - Tax Assessor

930272

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$25.00 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Kolie Corp. Phone # 774-2256
Address: 300 Cumberland Ave. Portland 04101

LOCATION OF CONSTRUCTION 7347-349 Cumberland Ave.

Contractor: Mail permit to Sub: _____
Address: Christer Mattsson

P.O. Box 531 Phone # 563-0944
Est. Construction Cost: Scarboro, ME 0407

Proposed Use: Laundromat
Past Use: retail shop

of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ A Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion to change use from retail shop to laundromat

For Official Use Only	
Date <u>April 13, 1993</u>	Subdivision: _____
Inside Fire Limits _____	Name _____
Blg Code _____	Loc. _____
Time Limit _____	Ownership: _____
Estimated Cost _____	Public _____
	Private _____
Zoning: <u>R3</u>	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required: _____	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance _____ Site Plan _____	
Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____	
Special Exception: _____	
Other: _____ (Explain) _____	

PERMIT ISSUED
APR 15 1993

Foundations:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other: _____

Floors:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____
- Bracing: Yes _____ No _____ Spar(s) _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____
- Masonry Materials _____ Weather Exposure _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size: _____ Spacing _____
- Ceiling Strapping Size _____
- Type Ceilings: _____ Not in District nor Landmark.
- Insulation Type _____ Size _____ Does not require review.
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Span _____
- Sheathing Type _____ Size _____
- Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____ Date: 7/15/93

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:

- Approval of soil test if required _____
- No. of Tubs or Showers _____ Yes _____ No _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____

Must conform to National Electrical Code and State _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

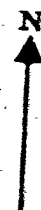
CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

Living
11/22/93

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 25.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

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

COMMENTS 2 floor plans submitted 6/24/93 no work of 11-24-93 - work never done -

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ PHONE NO. _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____

Inspection Services
Samuel P. Hoffics
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 14, 1993

Christer Mattsson
P. O. Box 583
Scarboro, ME 04070

re: 347-349 Cumberland Ave.

Dear Sir:

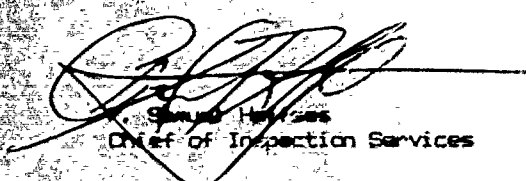
Your application to change the use from retail to launchboat has been reviewed, and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. Means of egress shall be illuminated - Section 25-2.8 of NFPA 101.
2. Portable fire extinguishers shall be provided.
3. Outside air exhaust openings shall be located a minimum of ten feet from lot lines, or from a building on the same lot.
4. Outside air exhaust and intake openings shall be protected with corrosion-resistant screen louvers or grills. Openings shall be protected against all local weather conditions.

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

Sincerely,

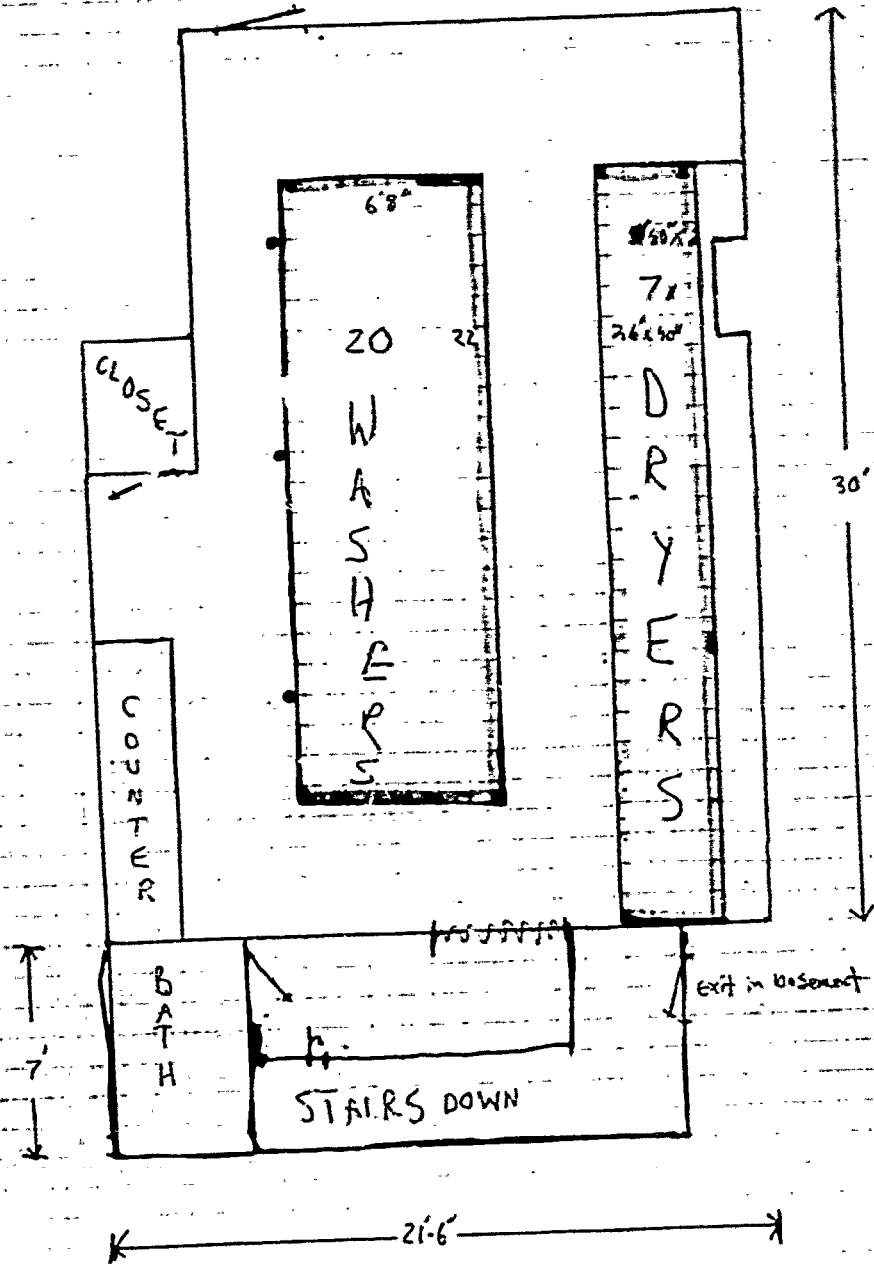


Samuel P. Hoffics
Chief of Inspection Services

cc: Lt. G. McDougall, F.D.

lec

CUMBERLAND 349, STREET



- WORK TO BE DONE
1. PAINTING
 2. ELECTRICAL
 3. PLUMBING

736 Square feet

PLANS FOR CHRISTER MATSSON,
DBA MATSSON LAUNDRY

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 19, 1993

RE: 349 Cumberland Avenue

Ahmad Khojastehzad
360 Cumberland Ave.
Portland, Me 04101

Dear Mr. Khojastehzad:

This letter is in reference to your application for construction of an addition to the building at 349 Cumberland Avenue in Portland. As we discussed on the phone shortly after your application, it will be necessary for you to apply for and receive site plan review and approval prior to issuance of the building permit. We have not heard from you since then. Please contact this office with regards to your intentions on this pending permit application.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Harland Wing, Code Enforcement Officer

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$35. Zone _____ Map # _____ Lot# _____

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

Applicant: Ahmed Khojastehzad Phone # 774-8344
Address: 50 Cumberland Ave - Ptld, ME XXXXX8604101
LOCATION OF CONSTRUCTION 349 Cumberland Ave
Contractor: Robert M. Thomas S.Sub. Phone # 773-2765
Address: 7 Montgomery Ave-#4 Phone # Ptld, ME 04101
Est. Construction Cost: 3000 Proposed Use: rsd/comm w shed
Past Use: rsdt1/comm
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion const shed - 23'x26'

For Official Use Only	
Date: <u>9/10/93</u>	Subdivision: _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Ownership: _____ Public _____
Estimated Cost: <u>3000</u>	Private _____

Zoning: Street Frontage Provided: _____
Provided Setback: Front _____ Back _____ Side _____
Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

Foundation: - storage - 26-2-16
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____
Floors: PERMIT NOT ISSUED
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: 4-20-94
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 Material _____

Ceiling: HISTORIC PRESERVATION
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
Roof: 1. Truss or Rafter Size _____ Span Action: Approved
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
Chimneys: 1. 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.

Permit Received By Louise E. Chase
Signature of Applicant: Robert M. Thomas, Sr. Date 9/19/93
CEO's District _____

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

PERMIT
NOT ISSUED
4-20-94

October 19, 1993

RE: 349 Cumberland Avenue

Ahmad Khojastehrad
360 Cumberland Ave.
Portland, Me 04101

Dear Mr. Khojastehrad:

This letter is in reference to your application for construction of an addition to the building at 349 Cumberland Avenue in Portland. As we discussed on the phone shortly after your application, it will be necessary for you to apply for and receive site plan review and approval prior to issuance of the building permit. We have not heard from you since then. Please contact this office with regards to your intentions on this pending permit application.

Sincerely,

William D. Giroux
Zoning Administrator

/s/

cc: F. Samuel Hoffses, Chief of Inspection Services
Marland Wing, Code Enforcement Officer

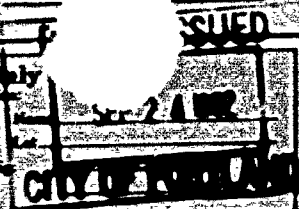
984151

Permit # 984151 City of Portland BUILDING PERMIT APPLICATION Fee \$45. Zone Map #

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

Owner: Ahmed Khojastehzad Phone # 774-2484-2755
 Address: 360 Cumberland Ave, Pld, ME 04101
 LOCATION OF CONSTRUCTION: 349 Cumberland Ave.
 Contractor: OWNER Sub:
 Address: Phone #
 Est. Construction Cost: 50,000 Proposed Use: retail & 1. dulo
 Past Use: retail
 # of Existing Res. Units: # of New Res. Units:
 Building Dimensions: L W Total Sq. Ft.
 # Stories: # Bedrooms: Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion: Change of Use from retail to retail &

For Official Use Only
 Date: 07/17/97
 Inside Fire Limits:
 Map Code:
 Time Limit:
 Estimated Cost: 5000



Zoning:
 Street Frontage Provided:
 Provided 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
 Shoreland Zoning: Yes No Floodplain: Yes No
 Special Exception
 Other: (Explain) 9-17-97

Foundation: (w/ intr renovations)
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other:

Floors:
 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 Size: 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 Size: Span(s)
 3. Wall Covering Type:
 4. Fire Wall if required:
 5. Other Materials:

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size: Spacing
 3. Type Ceiling:
 4. Insulation Type: Size:
 5. Ceiling Height:
 Roof:
 1. Truss or Rafter Size: Span: Action: Approved
 2. Sheathing Type: Size:
 3. Roof Covering Type:
 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: Square Footage:
 3. Must conform to National Electrical Code and State Law.

HISTORIC PRESERVATION

PERMIT ISSUED WITH REVISIONS

PERMIT ISSUED WITH REVISIONS

Permit Received By: Louise E. Chase
 Signature of Applicant: Ahmed Khojastehzad Date: 7/17/97
 CEY's District:

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

Wing

White - Tax Assessor

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 45-

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
<i>Partial family incident</i>		<i>1-1-92</i>
<i>Wallo</i>		<i>1-1-92</i>
<i>Richard Patton OK</i>		<i>1-1-92</i>
<i>Ready for work</i>		<i>4-15-93</i>
<i>of Peter's work</i>		<i>6-1-93</i>
<i>OK for Cert. of Occ.</i>		

COMMENTS

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 has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Handwritten Signature]

SIGNATURE OF APPLICANT

ADDRESS

774-8484-2256

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

8.) 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 ceiling 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.

* 9.) 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 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. 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.

* 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

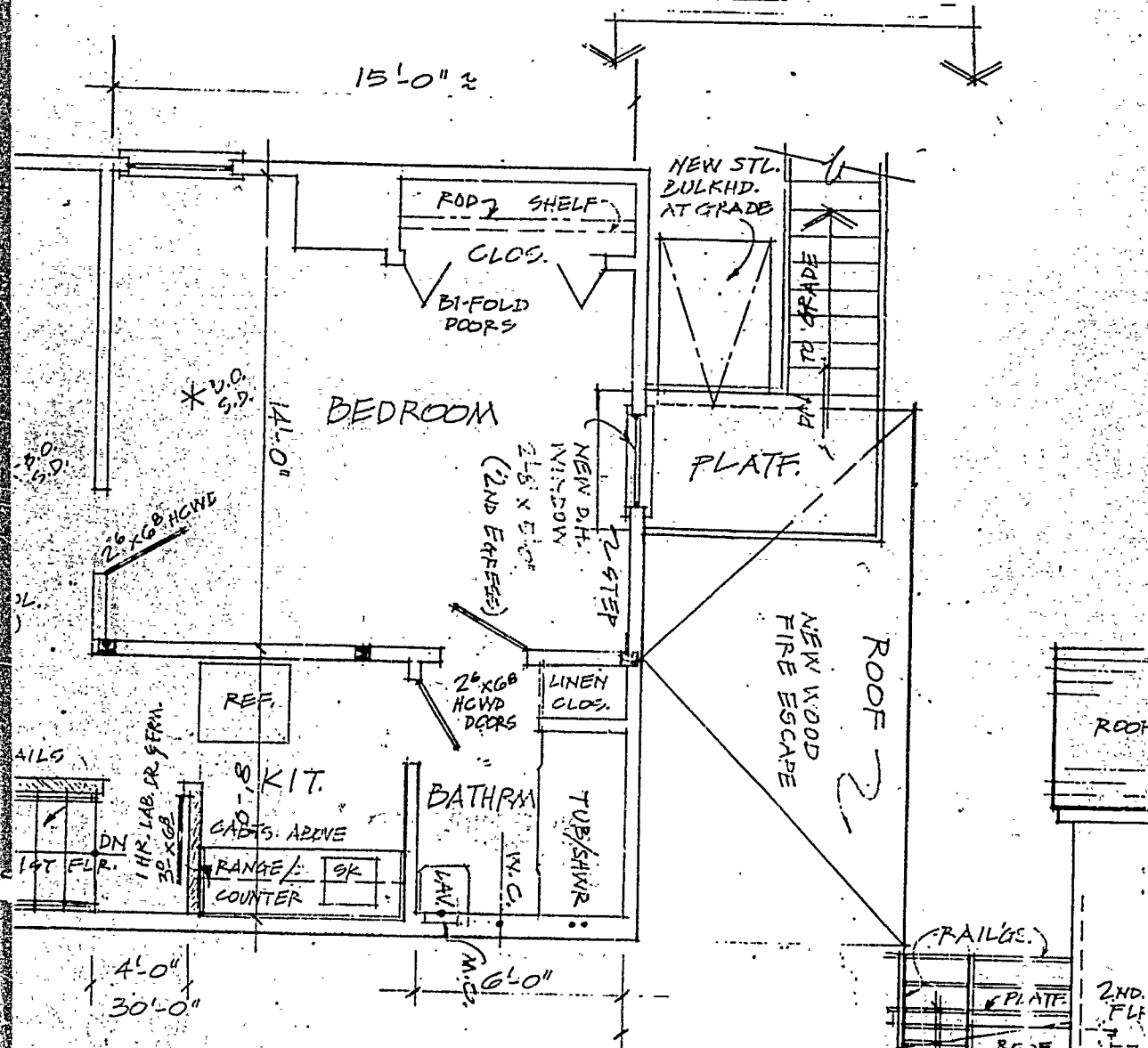
* 13.) Headroom in habitable spaces is a minimum of 7'6".

* 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

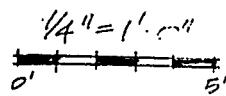
Sincerely,


F. Samuel Morriss
Chief of Inspection Services

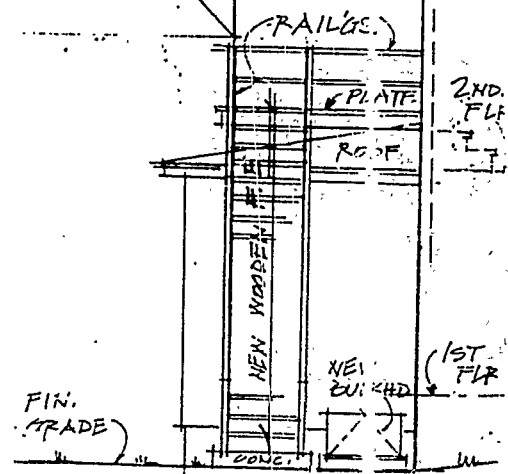
/el
11/16/88
11/27/90
8/14/91
9/2/92



2ND FLOOR PLAN



AT 349 CUMBERLAND AVE.
 AND, MAINE 04101
 ARCHITECT: AHMAD KHOJASTEH...

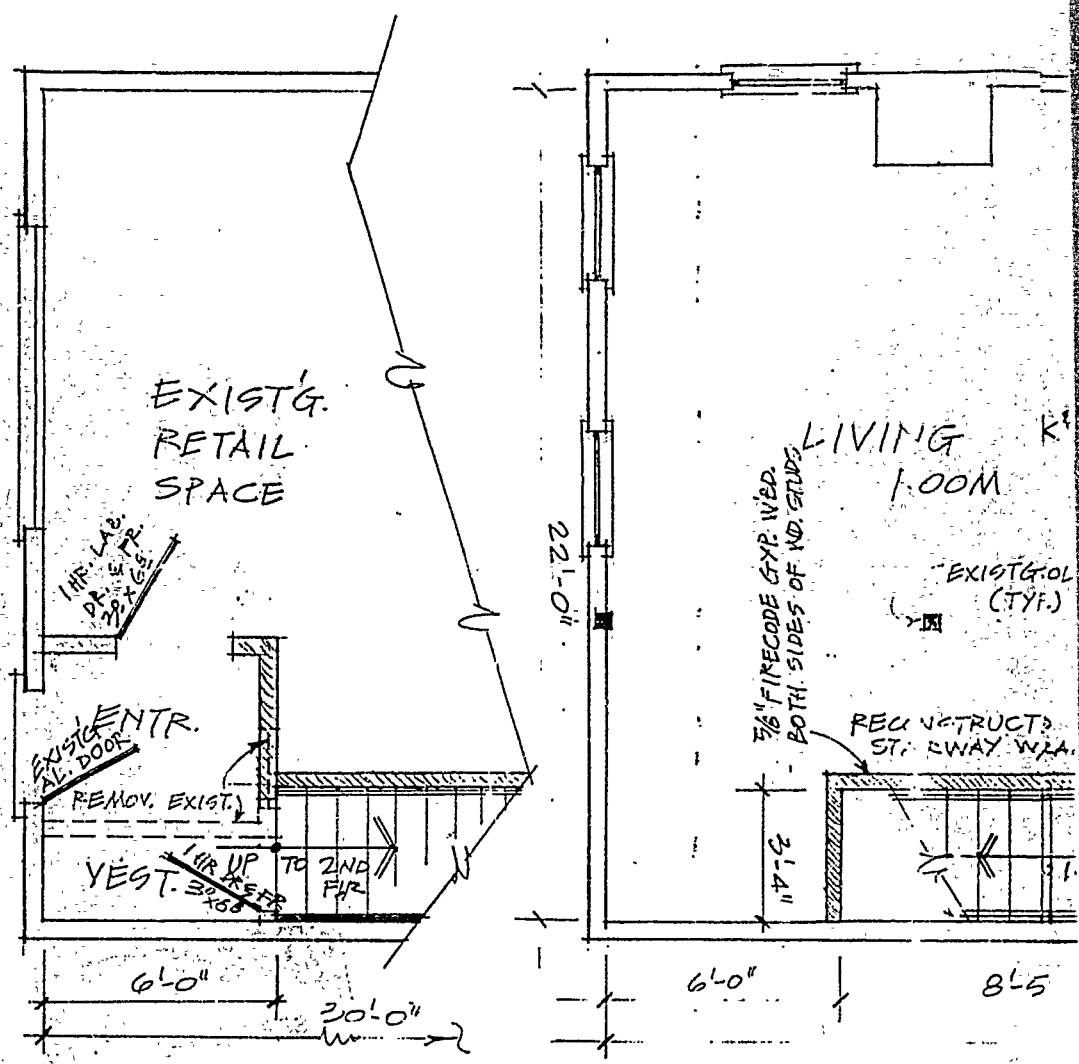


EXTER. ELEV. C = F.E.
 (NO SCALE)

RECEIVED

SEP 15 1992

DEPT. OF BUILDING, REPAIRS
CITY OF PORTLAND



PART'L. FIRST FLOOR

SE:0

- NOTES:
- ① INTER STAIRS: 9" T X 8" R
 - ② FIRE ESCAPE: 11" T X 7" R

PROPERTY A
 PORT. A
 LOWE

DRAWN BY: LESWAN
 (REVSD: 9/11/02) - cygnus production, unlimited 920908/04101

RECEIVED

SEP 15 1992

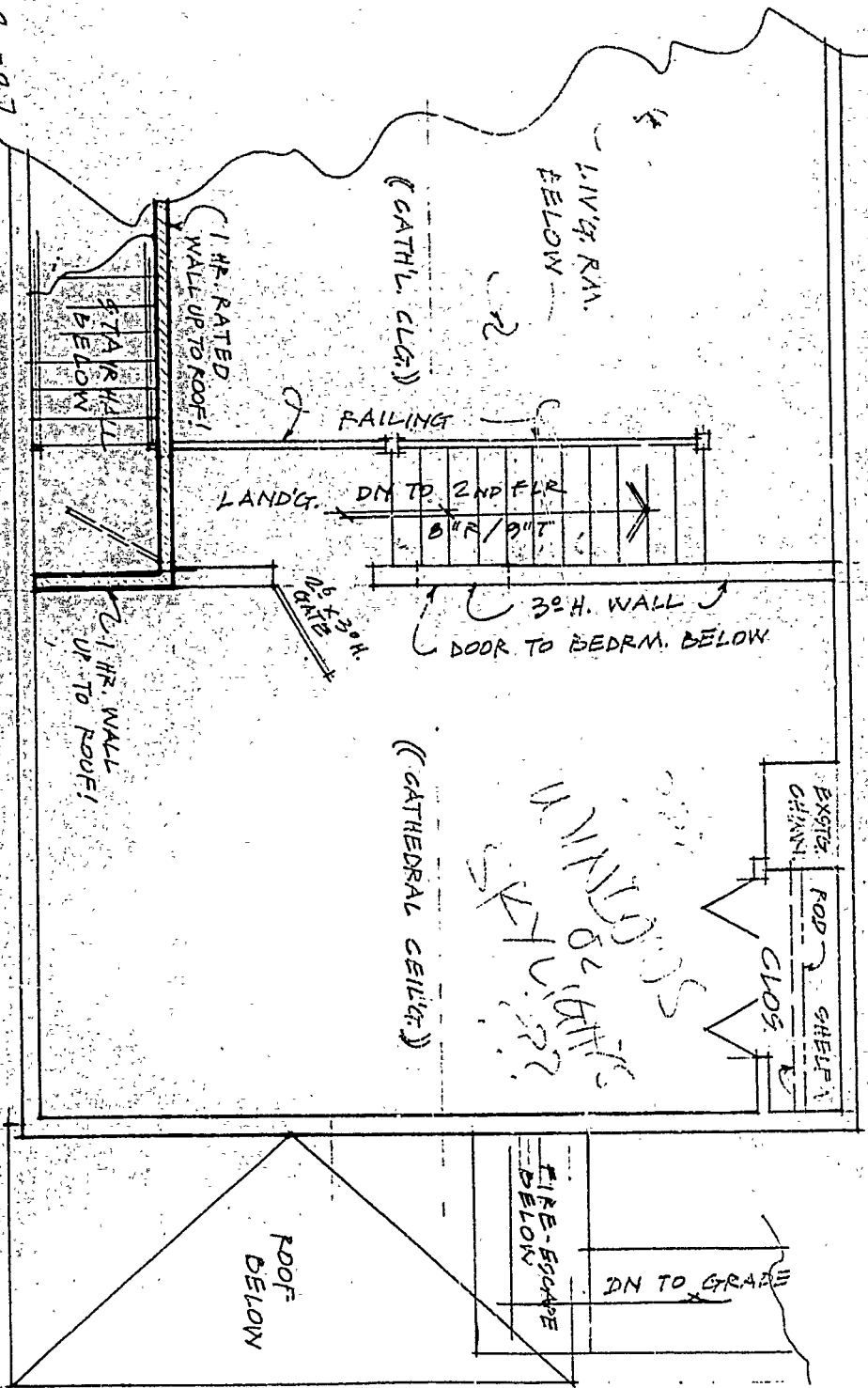
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

RECEIVED

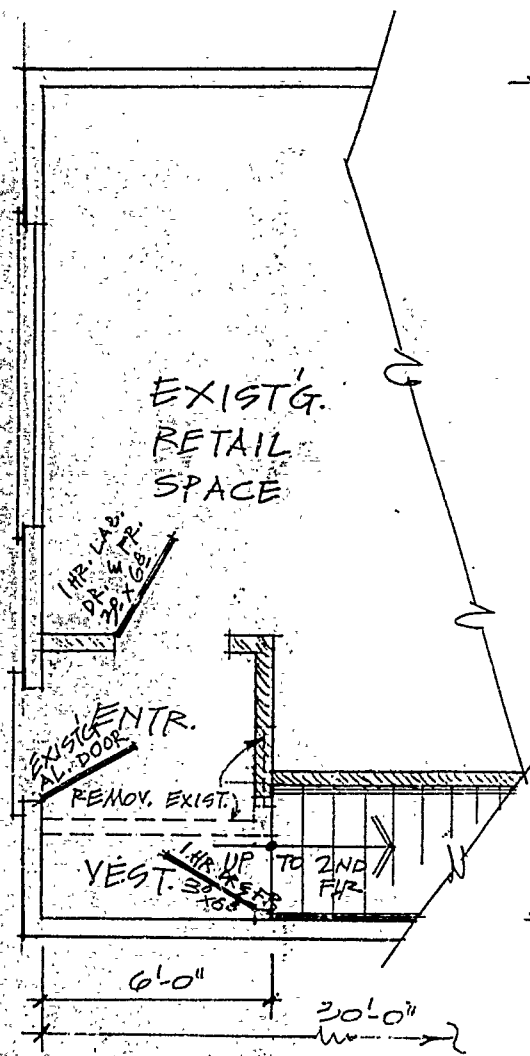
SEP 16 1992

DEPT. OF BUILDING INSPECTION
CITY OF MONTLAND

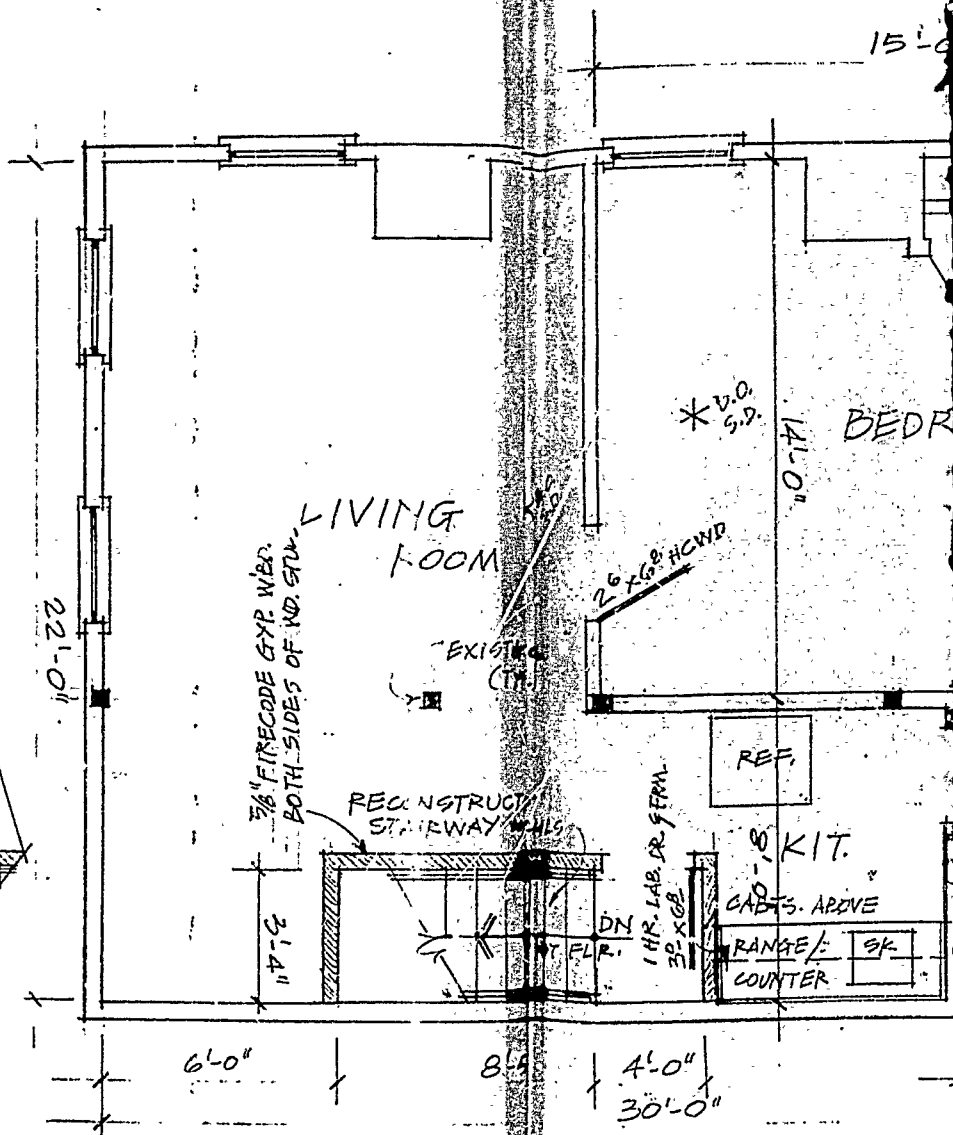
[SHT. 2 OF 2.]



PLAN OF LOFT BEDROOM IN APARTMENT (PROPSD.)
AT 349 CUMBERLAND AVE., 04101
920915
SS. DWN. BY L.E. SWAN / CIGNET PRODUCTIONS, 04101



PART'L. FIRST FLOOR

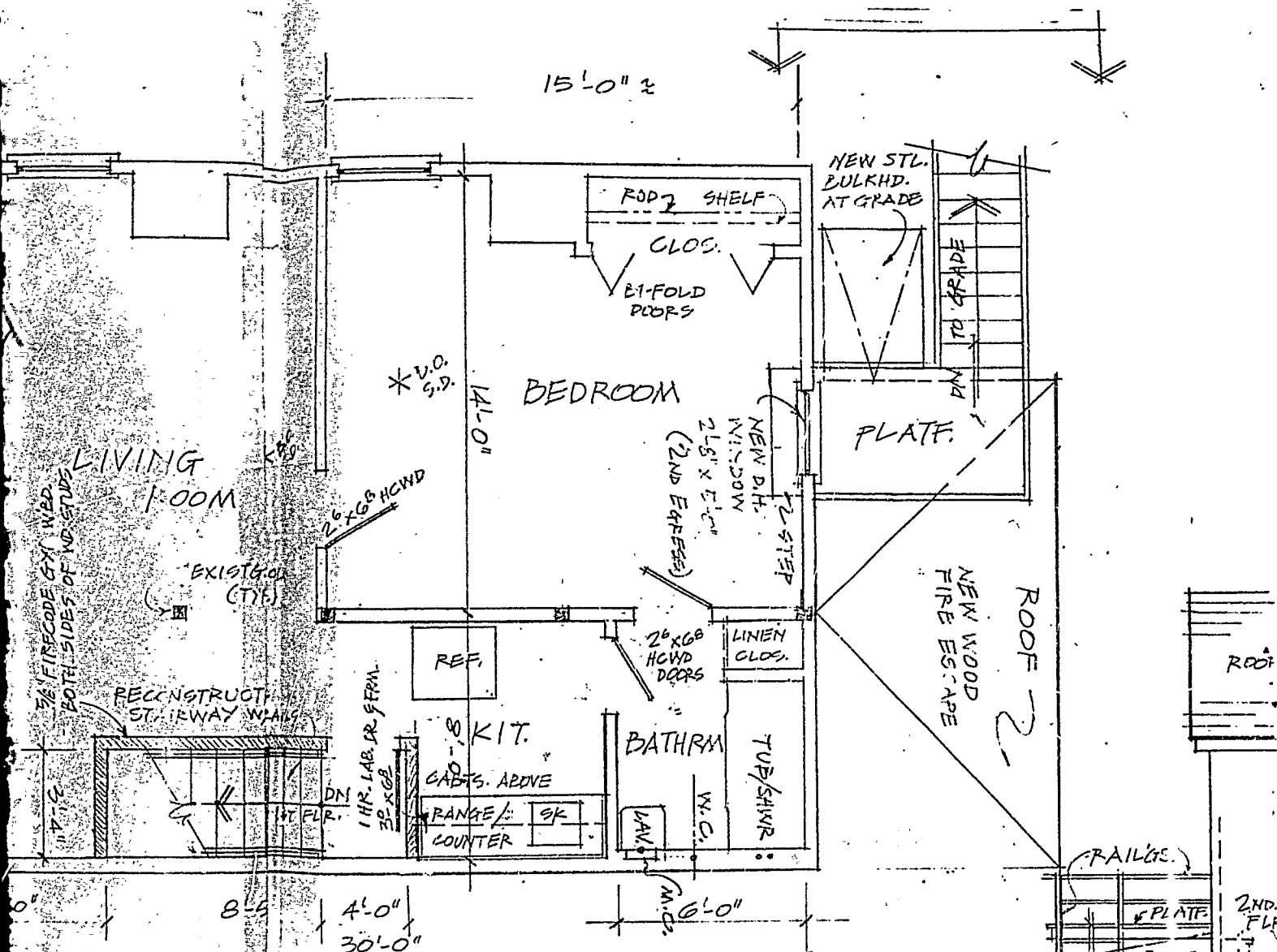


SECOND FLOOR PLAN

- NOTES:
 ① INTER STAIRS: 9" T X 8" R
 ② FIRE ESCAPE: 11" T X 7" R

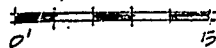
PROPERTY AT 349 CUMBERLAND
 PORTLAND, MAINE 04101
 LOOR: AHMAD KHOJAJ

DRAWN BY: LESWAN
 (REVSD: 9/11/92) sygnnet production unlimited 920908/04101



SECOND FLOOR PLAN

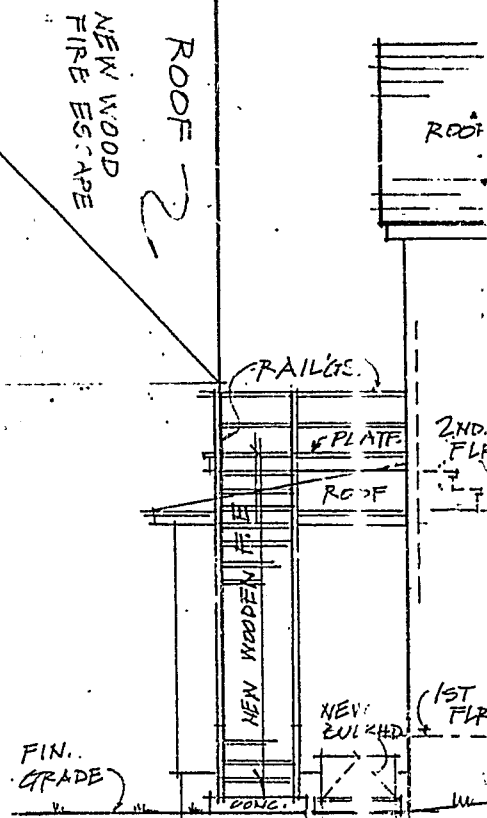
1/4" = 1'-0"



PROPERTY AT 349 CUMBERLAND AVE.

PORAND, MAINE 04101

OWNER: AHMAD KHOJAESTEHI



EXTER. BLEV. 0' = F.E.
(NO SCALE)

RECEIVED

SEP 15 1992

DEPT. OF BUILDING & SAFETY
CITY OF PORTLAND

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

7/22/93

PRODUCER

Delano Associates
P.O. Box 6810
Portland, ME 04101

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Kojie Corp Inc.
349 Congress St
Portland, ME 04101

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A Seaco Ins. Co.
COMPANY LETTER B
COMPANY LETTER C
COMPANY LETTER D
COMPANY LETTER E

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A X	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCUR. OWNER'S & CONTRACTOR'S PROT.	BOP0012444	09/25/92	09/25/93	GENERAL AGGREGATE \$ 300,000 PRODUCTS-COMP/OP AGG. \$ 300,000 PERSONAL & ADV. INJURY \$ 300,000 EACH OCCURRENCE \$ 300,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED. EXPENSE (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS GARAGE LIABILITY				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS EACH ACCIDENT \$ DISEASE-POLICY LIMIT \$ DISEASE-EACH EMPLOYEE \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

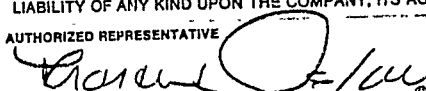
CERTIFICATE HOLDER

City Of Portland
389 Congress St
Portland, ME 04101

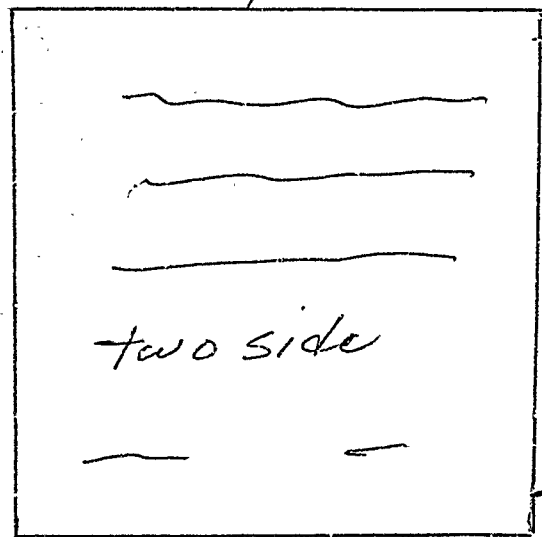
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



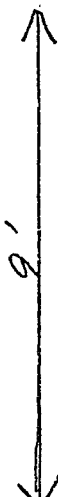
©ACORD CORPORATION 1990



4

4

two side



9' Building wall

SIDE WALK



Delano Associates

All Forms of Insurance

4 Newton Street
P.O. Box 6810
Portland, Maine 04101
Telephone (207) 797-2203

July 22, 1993

Ahmad Khojastehzad
349 Cumberland Ave.
Portland, ME 04101

Dear Ahmad,

Enclosed are your certificates of insurance for the City of Portland, please forward the original to them. Also, to confirm the changes we are making on your policy: 1) changing location #1 to 349 Cumberland 2) Increasing coverage on the building at that location to 100,000, 3) Adding contents at that location of \$10,000 (misc. equipment), 4) Adding coverage on contents to location #2 360-364 Cumberland Ave of \$65,000. #5) Adding building coverage \$10,000 (shed). Adding coverage for liability of \$300,000. Adding sign coverage \$2,000, adding additional insured Ahmad Khojastehzad.

Please let me know if any other changes should be made at this time. As we discussed I am having the property on Congress Street inspected, I will let you know as soon as it is done.

Sincerely,


Susan Dumont