

102 Forest Avenue

PERMIT ISSUED

JAN 6 1984

APPLICATION FOR PERMIT

B

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

PORTLAND, MAINE

Jan. 4, 1984

CITY OF PORTLAND

ZONING LOCATION

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:

- 1. Owner's name and address
2. Lessee's name and address
3. Contractor's name and address

Proposed use of building
Last use
Material
Other buildings on same lot
Estimated contractual cost
FIELD INSPECTOR—Mr.

Appeal Fees
Base Fee
Late Fee
TOTAL

To Construct 10' 16" dormer on front of dwelling, dormer is to be used in connection with 2nd floor apt as per plans. 1 sheet of plans.

send permit to # 04074

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?
Has septic tank notice been sent?
Form notice sent?
Height average grade to highest point of roof?
Solid or filled land?
earth or rock?
Material of foundation
No. stories
Rise per foot
Thickness, top
bottom
cellar
Kind of roof
Material of chimneys
of lining
Corner posts
Sills
Framing Lumber—Kind
Dressed or full size?
Size
Max. on centers
Size Girder
Columns under girders
Bridging in every floor and flat roof span over 8 feet.
Studs (outside walls and carrying partitions) 2x4-16" O. C.
1st floor
2nd
3rd
Joists and rafters:
1st floor
2nd
3rd
On centers:
1st floor
2nd
3rd
Maximum span:
1st floor
2nd
3rd
height?

IF A GARAGE

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

MISCELLANEOUS

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

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

Signature of Applicant
Type Name of Applicant

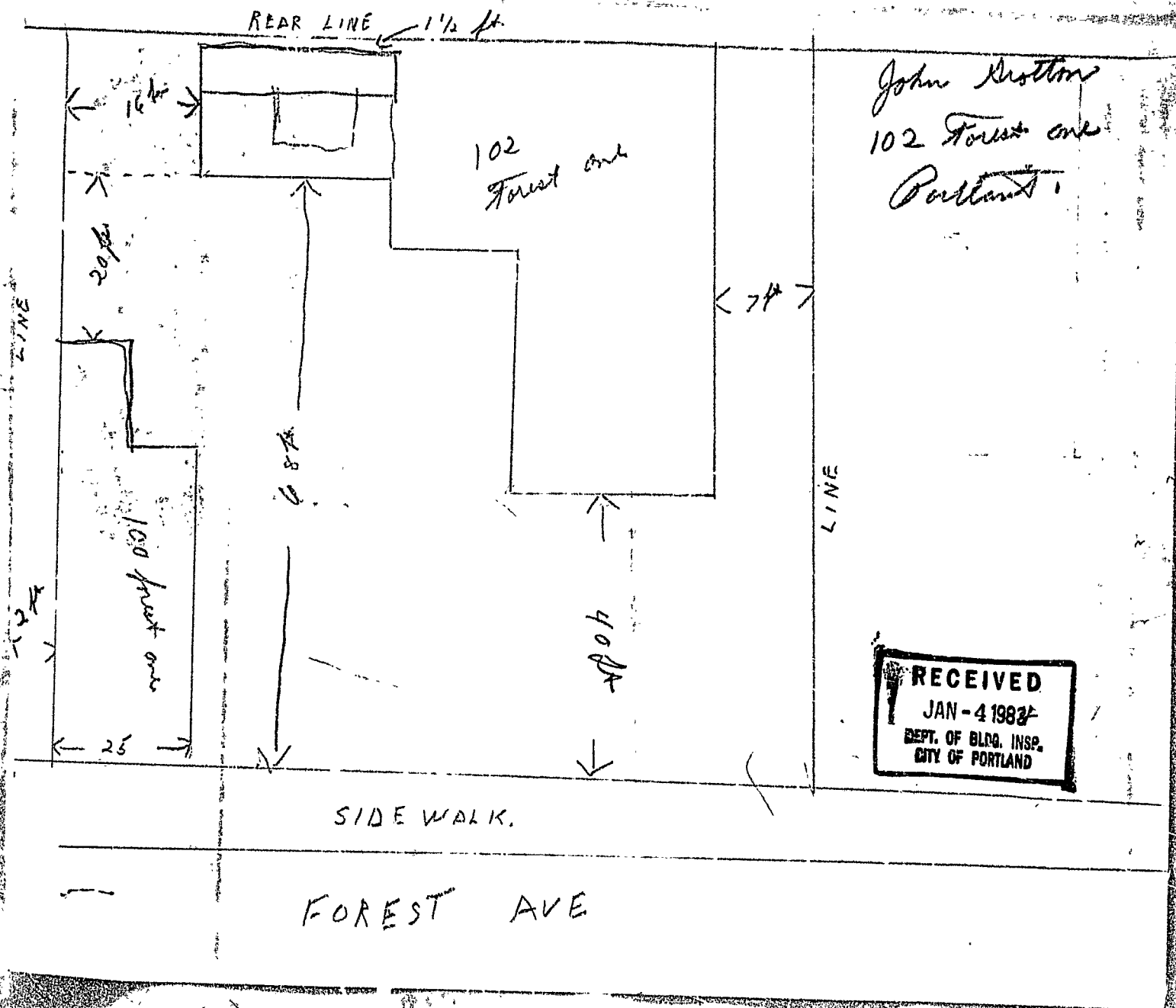
George Lavangie for All Star Home Improvement Co.

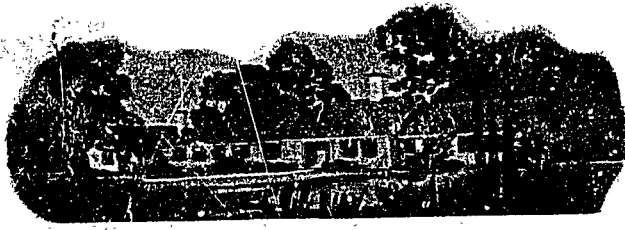
Phone #
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY





ALL STAR HOME IMPROVEMENT CO.
SCUTOWHILL ROAD
SCARBOROUGH, ME 04074

TEL: 883-9887

Cost: 92000

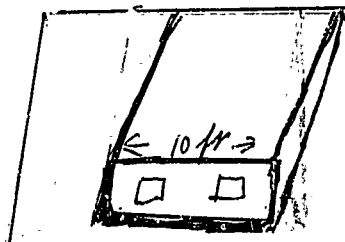


BUILDING MATERIAL PRODUCTS

Mr. John Dutton
102 Forest ave.
Portland Me.
Home 775-3258
Store 774-5436

- 10' wide shed dome
- 2"x4" studs 16" OC
- 2"x6" rafters, 16" OC extending to ridge
- 1/2" CDX plywood ~~sheathing~~ & sheeting
sheathing
- 901b, roll roofing, 8" drip edge
- 2 vinyl Thermopane replacement windows
- 2"x8" double headers over windows To side with vinyl siding.
- double 2x4 top plate

PITCH: 5'



RECEIVED
JAN - 4 1984
DEPT. OF BLDG. INS?
CITY OF PORTLAND

BIRD ROOFING SHINGLES
ARCHITECT 70 • MARK 25 • GLASS SILT • WOODSCAPE • WIND SEAL • JET • JET II
BIRD PLASTIC BUILDING PRODUCTS
SOLID VINYL SIDINGS • RAIN CARRYING SYSTEMS • FASCIA & SOFFIT SYSTEMS • ORNAMENTAL SHUTTERS
10364

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0010
ZONING LOCATION P-6 PORTLAND, MAINE Jan. 4, 1984

JAN 6 1984

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

CITY OF PORTLAND

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 .. 102 Forest Avenue Fire District #: [] #2 []
1. Owner's name and address John Grotton - same Telephone H 775-3258
2. Lessee's name and address Telephone W 774-5436
3. Contractor's name and address All Star Home Improvement Co. - Scottow Hill Rd, Scarborough Telephone .. 883-9887
Proposed use of building dwelling - multi No. of sheets
Last use same No. families 2
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.. 2,000

FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
Base Fee 20.00
Late Fee
TOTAL \$ 20.00

To Construct 10' 16" dormer on front of dwelling, dormer is to be used in connection with 2nd floor apt as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 04074

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? 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.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept. are observed? yes
Health Dept.:
Others:

Signature of Applicant George LaVangie Phone # same
Type Name of above George LaVangie for All Star 1 [] 2 [] 3 [] 4 []
Home Improvement Co. Other and Address

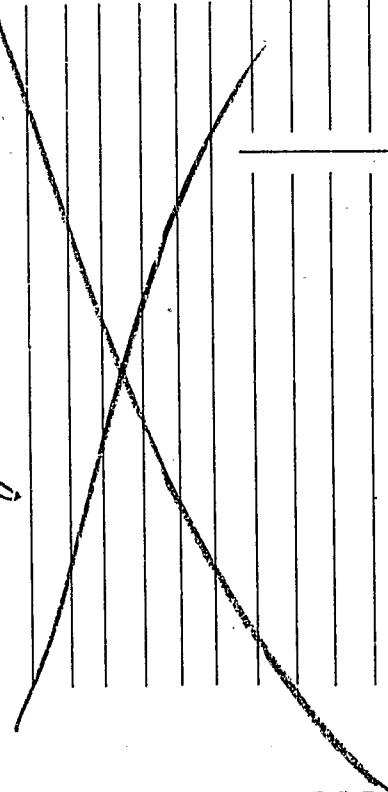
FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

MA. MAC ISAAC

Permit No. 84/010
Location 102 Forest Ave.
Owner John L. Lott
Date of permit 1-4-83
Approved 1-6-83
Dwelling - Vomer
Garage _____
Alteration _____

NOTES

2013-84 Completed OK
According to plan.

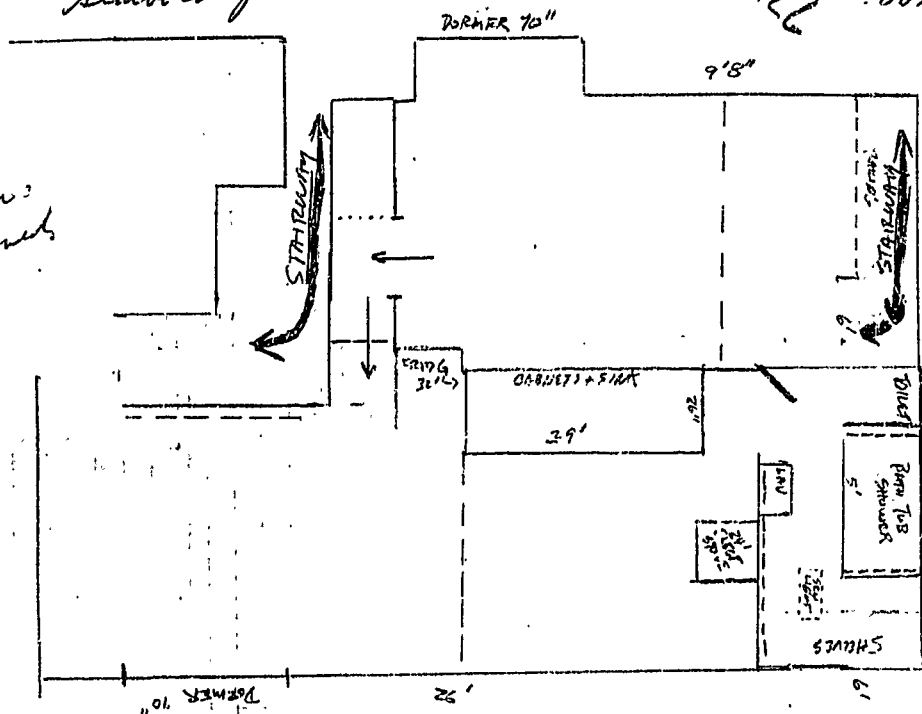


all Star Home Supp. Co.
 12 Acuttow Hill Rd
 Scarborough Me 04074

2815-116

Wall of
 John Nelson's
 88 Feet on
 Portland Ave

Yellow
 is Partition
 to be removed



Bath:
 Owens Corning 5' Tub shower unit
 Delta T x S valve # 438-L
 one Mansfield toilet
 one 19x17 Mansfield for mat
 o/c/c. faucet

Kitchen
 one Double bowl stainless
 steel sink in faucet
 and spray
 countertop waste & drain
 all water and drain piping included

RECEIVED
 JAN 23 1984
 DEPT. OF PLG. INSPECTION
 CITY OF PORTLAND

102 Forest Avenue
Portland, ME 04101
October 3, 1983

City of Portland Board of Appeals
City Hall
Congress Street
Portland, ME 04101

Dear Board Members:

I own a two family dwelling at 88 Forest Avenue, Portland, Maine. I wish to convert this property into a three family dwelling. I applied to the City of Portland for a permit to make this conversion, and was denied on the grounds that I did not possess adequate lot space: Section 14-132 #8 of the land use code states: "Minimum area per family - one thousand (1,000) square feet." It is from this provision that I seek a variance.

The deed I received upon the purchase of the property at 88 Forest Avenue states: "Preserving the width of thirty (30) feet of said lot, a distance of one hundred (100) feet more or less." According to the assessors office at Portland City Hall, "more or less" turns out to be less. The lot is listed as being 2865 square feet, 135 square feet less than necessary for the conversion to three units.

If one measures the property at 88 Forest Avenue, as has been used in the past and is used today, and uses the boundary (fence) which was constructed by the Portland YMCA (property adjacent to 88 Forest Avenue), it measures 30' x 99' at the upper left corner of lot, and 30' x 96' at lower right. The property is rectangular in shape with all space available to be utilized. It provides a front yard (24' x 30') and a back yard with approximately the same dimensions, which is accessible to parking via a right of way through the YMCA's parking lot.

This is unlike any other residence in the immediate area. The duplex located to the right of the property is positioned such that parking is not available to the inhabitants. The next house down, listed as 100 Forest Avenue, contains five apartments with no off street parking, and has a lot space of 2282 square feet. Of course, these units all comply with city ordinances, due to their existence before the enactment of the provision from which I seek a variance.

My reason for requesting the variance is obvious. I thought when I purchased the building that it could be converted to three units. If I am unable to add a third unit in the building, it will not be economically feasible to do the renovation to the exterior and the two

To: City of Portland Board of Appeals
October 3, 1983
Page Two

existing units which is required. The house simply does not have sufficient value as a two-family to justify the expenditure of the money.

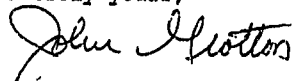
I have listed \$20,000 as the cost of conversion, only \$10,000 of which will go the actual conversion to a third unit. This leaves \$10,000 to rehabilitate hallways, basement and most importantly, the exterior of the structure. The third unit and exterior rehabilitation go hand in hand, for without the income generated by a third unit, the rehabilitation of the exterior will not be possible.

This area of Portland is presently undergoing extensive rehabilitation and expansion. For example, the new Performing Arts Center of Portland is located at the top of Forest Avenue, less than 200 yards away from my property. The Sonesta Hotel and the "city's" new parking garage are also in the immediate vicinity. This area also received greater than \$450,000 of federal money from the Portland City Council, to lay brick sidewalks with trees and to resurface roads from High Street to Alder Street.

As you can see from the pictures I provided with this letter, the property at 88 Forest Avenue is in drastic need of work. I am ready, willing, and able to do this work. In 1978, I purchased property at 102 Forest Avenue, just three houses down from the property in question. I will provide to you, upon request, before and after pictures of the work I did at this location which is now my home. Not only would the neighborhood not be adversely affected by the granting of this variance, but the neighborhood would be cleaner, safer, and much improved.

As was alluded to earlier, this section of Portland is coming alive. I request the opportunity to be a part of this rebirth. If granted this variance, I will be able to improve myself, my neighborhood, and the City of Portland.

Sincerely yours,



John Grotton

Enclosures



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filed

Date Jan. 19, 19 84
 Receipt and Permit number E 12830

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: 102 Forest Avenue -3rd floor
 OWNER'S NAME: John Grotton ADDRESS: Lives there

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ * Underground _____ Temporary _____ TOTAL amperes 100 _____

METERS: (number of) 2 _____

MOTORS: (number of) Fractional _____

1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____

Electric (number of rooms) 2 _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges _____

Cook Tops _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____

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 _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

INSTALLATION FEE DUE: _____
 DUBLIN FEE DUE: _____
 TOTAL AMOUNT DUE: 9.00

INSPECTION: Will be ready on _____, 19____; or Will Call _____
 CONTRACTOR'S NAME: Hannan's Electric
 ADDRESS: 51 Lawn Ave. So Portland
 TEL.: _____
 MASTER LICENSE NO.: 2885
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Larry Hannan

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

ELECTRICAL INSTALLATIONS —

Permit Number 19830

Location 102 Forest Ave Blvd

Owner J. Grotton

Date of Permit 1-19-84

Final Inspection 2-3-84

By Inspector Libby

Permit Application Register Page No 21

INSPECTIONS: Service

by Libby

Service called in

2-3-84

Closing in

by Libby

PROGRESS INSPECTIONS:

/ / / / / / / / / /

CODE COMPLIANCE COMPLETED
DATE 2-3-84

DATE: _____ REMARKS:

Large blank area with horizontal lines for REMARKS.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 19, 19 84
 Receipt and Permit number B 19830

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: 102 Forest Avenue -3rd floor
 OWNER'S NAME: John Grotton ADDRESS: lives there

OUTLETS:
 Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 FEES 3.00

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES:
 Overhead Underground _____ Temporary _____ TOTAL amperes 100 3.00

METERS: (number of) 2 _____ TOTAL _____

MOTORS: (number of)
 Fractional _____ 1.00
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) 2 _____ 2.00

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 _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

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: 9.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call xxx
 CONTRACTOR'S NAME: Harman's Electric
 ADDRESS: 51 Lawn Ave. So Portland
 TEL.: _____
 MASTER LICENSE NO.: 2885 SIGNATURE OF CONTRACTOR: Larry Harman
 LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug. 13, 1985
 Receipt and Permit number D05773

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: 102 Forest Ave.
 OWNER'S NAME: Mr. Peacock ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compressors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioner: 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 <input checked="" type="checkbox"/> Fire basement area _____	5.00
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	DOUBLE FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	
TOTAL AMOUNT DUE:	
	5.00

INSPECTION:
 Will be ready on _____, 19__; or Will Call _____
CONTRACTOR'S NAME: Paul Rheaume - E & E Service
ADDRESS: 52 Fessenden St., Portland 04103
TEL.: 774-2020
MASTER LICENSE NO.: 2533 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ *Paul Rheaume*

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 25, 1989

Steven Peacock
102 Forest Ave.
Portland, ME 04102

(PARKSIDE)

DU: 2

Dear Mr. Peacock

RE: 102 Forest Avenue
36-G-35

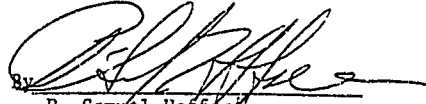
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

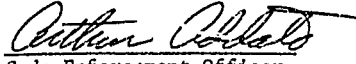
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,
Joseph E. Gray, Jr., Director
Planning & Urban Development


P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer
Arthur Addato (7) for Kevin Carroll (6)

jmr

