

12-16 AVON PLACE

Sept. 4, 1960

10-20 Avon Place

H. Fage Burnham
74 Old Blue Pt. Rd.
Scarboro, Maine

Following is the decision of the Board of Appeals regarding your petition to permit change of use of the building at the above location, from commercial use to an 18 family apartment house. Please note that your appeal was granted with amendments. Lot area will be 6,663 sq. ft. instead of 18,000 sq. ft. required by Sec. 602.7.B.8 Off street parking for 18 passenger cars will not be provided on this lot as required by Sec.602.14.B.1

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

Very truly yours,

Malcolm G. Ward
Building Insp. Supervisor

HGW:k

Sept. 4, 1980

10-20 Avon Place

H. Page Burnham
74 Old Blue Pt. Rd.
Scarboro, Maine

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Very truly yours,

Malcolm G. Ward
Building Insp. Supervisor

MGW:k

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Larry George and
Leone Lavigne

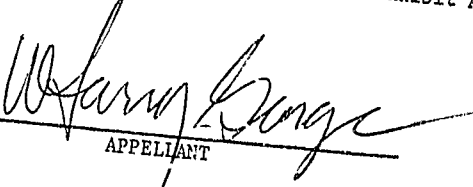
owner of property at 10-20 Avon Place
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:
change of use of the bldg. at the above location from commercial use to
an 18 family apt. house which is not issuable under the Zoning Ordinance
for the following reasons

1. Area of lot on which bldgs are located is only about 5454 sq. ft. rather than 18,000 sq. ft. (1000 sq. ft. per family req. by Sec. 602.7.B.8)
2. Off street parking for 2 pass. cars will not be provided on this lot as req. by Sec. 602.14.B.1 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 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

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

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

jud
7-24-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Larry George and
Leonel Lavigne, owner of property at 10-20 Avon Place

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

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Leonel J. Lavigne
APPELLANT

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- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
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- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

(11) 10-20 Crown Place
H. Page Burnham.

46-B-10-11-12:

46 B- 3

Donald H & Helaine Spear ✓
40 Old Colony Lane Cape Cod 04107

46 B- 4

Freeman & Constance A Porter
59A Brackett St 04102 ✓

46 B- 5

Constance A. Porter
12 Mt Road Halmouth 04105 ✓

46 B- 6

Donald P & Penelope E Sheffield ✓
97 Lincoln St

46 B- 29

Sheffield Appeal

46 B- 7

John Anderson
198 High St. 04101 ✓

46 B- 9

David J. Loring ✓
1 Crown Place 04101 PO Box 1504

B- 18

Sam M & Paul Lantieri
17 Union St 04101 ✓

B- 19 - Appealant

46 B-20
Burnham - appraisal

46 B-21
Theodore M + Daphne Stackhouse
13 Irving St. 07101
46 B-22
Stackhouse report

46 B-23
Richard J. Modjete
? Irving St.

46 B-17
Edward E. Lett ← returned 8-19-80
21 Irving St. 07101

46 B-13
Lindsay Landrum
26 Maple St. 07021

46 B-2
Spear Report



MICHAEL R. PETIT
COMMISSIONER

STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
AUGUSTA, MAINE 04333

file

February 2, 1981

Mr. Manley L. Irish, P.E.
Manley L. Irish Company
P.O. Box 7730
North Windham, ME 04067

Subject: Burnham Court, Family Housing, Portland

AVON PLACE

Dear Mr. Irish:

This is to acknowledge receipt of plans plus specifications dated December 22, 1980 together with requested revisions to specifications and drawings filed on January 30, 1981 for the subject project. The proposal calls for the construction of 18 units of family housing in the municipality of Portland.

Water supply and wastewater disposal will be provided by public utility.

Review of the subject project has been completed by this office. Based on the written information submitted, the proposed design appears to meet requirements of the State of Maine Plumbing Code: we therefore give our approval to the proposal.

Yours very truly,

K. Lennart Rost

K. Lennart Rost, P.E.
Plans & Standards Review
Division of Health Engineering

KLR/lh
cc: Maine Housing Authority
Stephen Blatt
Ernold Goodwin, LPI ✓

January 11, 1981

Stephen Blatt, Architect
2A Park Street
Leviston, ME 04240

Subject: ~~Brewster Court~~ Family housing, Portland

Dear Sir:

This is to acknowledge receipt of plans plus specifications dated December 22, 1980 for the subject project. The proposal calls for the construction of 18 units of family housing in the municipality of Portland.

Water supply and wastewater disposal will be provided by public utility.

Review of the subject project has been completed by this office. Based on the written information submitted, the proposed design does not meet requirements of the State of Maine Plumbing Code, and we are unable to give our approval. Our findings are listed below.

Specs 15400 1.03 Standards. The State of Maine does not recognize the BOCA Code. Use the State of Maine Plumbing Code. 2.07c Type L hard drawn copper pipe.

Drawg. P1. Domestic Hot Water Generating System.

1. Make & capacity of boiler. We are unable to determine the maximum BTU per hour capacity of the domestic hot water heaters. See Section 1.G, and 4.F of the Internal Plumbing Rules.
2. Location of pressure relief valve is wrong (22.G.6.a.). We are unable to determine the manufacturer and manufacturer's part number of temperature and/or pressure relief valves used to protect the domestic hot water heaters. Such information is required to be shown in plans and/or specifications. See Section 1.G, 4.F and 11.G of the Internal Plumbing Rules.
3. Tempering valve is missing (11.G.6.a)
4. Specs on P-T valves on storage tank (11.G.6.b)
5. Energy cutoff device is missing.
5. Location of vac breaker appears to be ok, but should be clarified (sec. 11.G.13). We are unable to determine if vacuum relief protection is provided on the domestic hot water heaters. See Sections 1.G, 4.F, and 11.G.13 of the Internal Plumbing Rules.

Stephen Blatt
January 21, 1981
Page 2

When additional information is submitted we will review for possible approval. If you have any further questions, please contact us.

Yours very truly,



Mr. Robert J. ...
Plans & Standards Review
Division of Health Engineering

RJR/ll
cc: Maine Housing Authority
Ernie Goodwin, LPV

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 00723 DATE ISSUED 22 68 11 51144 IC

Months City Year

Installer's Name METEVIER A

Last Name P.I. No.

Owner Burmham Realty Installer Code 2

Address 10-20 Avon Place Subdivision

St./Lot Number Street, Road Name Subdivision

(Location where plumbing was done and inspect)

Certificate of App. Number

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burnerman
4. Employee of Public Utilities
5. Manufactured Housing Dealer
6. Manufactured Housing Mechanic
7. Limited License

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.

TOWN'S COPY

Signature of LPI

Date Inspected AUG 11 1981

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 00723 Date Issued 22 68 11 INSTALLER'S License No. 1796 51144 IP

Month Day Year

Address 10-20 AVON PLACE Installer Code 2

City Where Plumbing is Done St./Lot Number Street/Road Name Subdivision

Name of Owner BURMHAM REALTY P.I. No. 2462 Mailing Address 2462 Zip Code

Type of Construction	1. New	3. Addition	5. Replacement of Hot Water Heater	7. Hook-up of Modular Home
	2. Remodelling	4. Remodelling & Addition	6. Hook-up of Mobile Home	8. Other (Specify)
Plumbing To Serve	1. Single (Fam)	3. Mobile Home	5. Commercial	7. Other (Specify)
	2. Multi-Fam (Res)	4. Modular Home	6. School	

Number of Fixtures or Hook-Ups: Sink(s) 118 Toilet(s) 118 Bathtub(s) 118 Lavatorie(s) 118 Shower(s) Urinal(s)

Clothes Washer(s) Dish Washer(s) Hot Water Heater(s) Floor Drain(s) 1 Hook-Up(s) 118

TOWN'S COPY 15 1981

MAR 10 1981
MAR 24 1981
MAR 27 1981
AUG 5 1981

IMPORTANT: Note the following conditions:
1. This Permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee 127.00
Hook-Up Fee .00
Total Fee 127.00

Dept. of Human Services
Div. of Health/Engineering

Signature of LPI Arnold J. Goudeau

If Double Fee Check Box

PHS 419 Rev 7/77



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 10-20 Avon Place

Issued to **Burham Court Associates**

Date of Issue **Aug. 25, 1981**

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. **81/134**, 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

18 Apt. Units

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]
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.

August 13, 1980

10-20 Avon Place

H. Page Burnham
74 Old Blue Pt. Rd.
Scarboro, Maine

G.C. Larry George & Leonel Lavigne
10-20 Avon Place
Portland, Maine

Building permit and certificate of occupancy to change the use of the building at the above named location from commercial use to an 18 family apartment house are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot on which these buildings are located is only about 6,663 sq. ft. rather than the 18,000 sq. ft. (1000 sq. ft. per family) required by Sec. 602.7.B.8
2. Off street parking for 18 passenger cars will not be provided on this lot as required by Sec.602.14.B.1 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 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.2

Yours truly,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

August 13, 1980

10-20 Avon Place

H. Page Burnham
74 Old Blue Pt. Rd.
Scarboro, Maine

c.c. Larry George & Leonel Lavigne
10-20 Avon Place
Portland, Maine

Building permit and certificate of occupancy to change the use of the building at the above named location from commercial use to an 18 family apartment house are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot on which these buildings are located is only about ~~5,154~~ ^{4,100} sq. ft. rather than the 18,000 sq. ft. (1,000 sq. ft. per family) required by Sec. 602.7.B.8
2. off street parking for ¹⁸ passenger cars will not be provided on this lot as required by Sec. 602.14.B.1 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 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.2

Yours truly,

Malcolm G. Ward
Building Insp. Supervisor

MGW:k

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chairman and Members of the Board of Appeals
FROM: Joseph E. Gray, Jr. - Director of Urban Development
SUBJECT: Request for Variance for Avon Place Housing Proposal

DATE: 8/25/80

Your agenda has a request for a variance by Page Burnham to allow 18 units of Family Housing to be provided in two buildings on Avon Place. For the information of the Board, I am providing this background on the Proposal.

City Involvement in NSA Program

Portland is participating in the Section 8 Neighborhood Strategy Area Program. This is a 5th Year effort using substantial rehabilitation funds to upgrade the residential structures in the Congress Square/Longfellow Square area. This area is also the UDAG Neighborhood. The Congress Square Hotel and 21 Family units on Spring Street have been up-graded through this Program.

Avon Place Proposal

This Proposal would convert this commercial building and adjacent residential property to 18 units of Family Housing. The State Housing Authority will provide financing and have given preliminary approval to the Proposal.

This Proposal is funded from the Second Year of the NSA Program. It will provide needed Family Housing units and meets our Housing Assistance Goals which we must submit to HUD.

Also, the Project has been approved by the Council Housing Committee and full City Council which is now required by the State Housing Authority Loan.

JEG/dmm



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

FEB 24 1981

ZONING LOCATION PORTLAND, MAINE, July 22, 1980

CITY OF PORTLAND

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

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

LOCATION 10-20 Avon Place
1. Owner's name and address Larry George & Leonel Lavigne - same
2. Lessee's name and address H. Page Burnham - 74 Old Blue Pt. Rd. Scarborough
3. Contractor's name and address
4. Architect
Proposed use of building
Last use
Material
Other buildings on same lot
Estimated contractual cost \$ 570,000

FIELD INSPECTOR-Mr.
This application is for:
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
GENERAL DESCRIPTION
25,00 appeal fee
pd 7-22-80
24
Change of use from business use to 18 unit apartment.
Stamp of Special Conditions
8-28-80

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work?
Is any electrical work involved in this work?
Is connection to be made to public sewer?
If not, what is proposed for sewage?
Has septic tank notice been sent?
Form notice sent?
Height average grade to top of plate
Height average grade to highest point of roof
Size, front depth
No. stories
solid or filled land?
earth or rock?
Material of foundation
Thickness, top bottom cellar
Kind of roof
Rise per foot
Roof covering
No. of chimneys
Material of chimneys
of lining
Kind of heat
fuel
Framing Lumber-Kind
Dressed or full size?
Corner posts
Sills
Size 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:
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 H. Page Burnham Phone # same
Type Name of above H. Page Burnham 1 2 3 4

FIELD INSPECTOR'S COPY

41

Other and Address

NOTES

Mon Mar 23, 81 -

Inspected throughout the structures with the job - up to all 18 units.

Permit No. 81/134
Location 4100 Green Olive
Owner Sam Shaker
Date of permit 3-22-81
Approved 2-27-81

April 6, 81 Erecting steel stud partition throughout. Has crew wall party walls to the roof line. All trades working. OK footing, will place this foundation for this section April 7th, hopefully.

April 17/81 All trades working; placing foundation in sections. About half of the forms for the first half; Depth of foundation in excess of the 4' required by code. OKed to detail some of the partitions that were not electrical. Approval by the EEE Insps. Questions regarding fire stops in all levels of areas of construction have resolved to date.

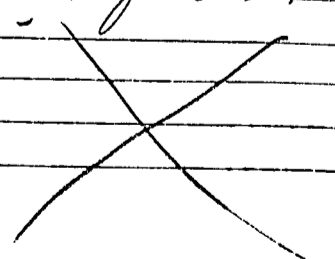
May 4, 81 Inspected throughout units. Column problems for basement to 2nd floor level. Is being taken under study by engineer & Architect; May replace brick with steel column & T beam to carry floor load.

May 6/81 - all units should be completed by Tues or Wed. Day 17th or 20th. New smoke detectors will be placed by then & all the unfinished details will be completed. The foreman (Terry) would like to have a dinner at the same time. I took Margie through all the units & she will do the final check if I should be absent. Let Collins should be notified of Dick & Ernie.

5-11-81 No Smoke Detectors. Trying to get Collins & Ernie - Pinsky again.

5/19/81 Inspected 10 units throughout, will do a final check in some smoke detectors not installed; Some closet lights loose (pull chain type). Being fixed noticed.

5/24/81 Final inspection completed - OK to issue the CO's. F.H.





**Burnham
Realty**

74 OLD BLUE POINT ROAD
SCARBOROUGH, MAINE 04074
883-2323

August 1980

To: Zoning Board - City of Portland

From: Burnham Realty, Scarborough, Maine

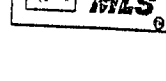
Subject: Development of 18 family housing units at Avon Place.

The City of Portland has a great need for family housing units and this proposed project will provide 18 new units for the city's housing market. The location provides for a pleasant residential environment for family living. The convenient intown neighborhood has all the necessary amenities and services within a 3 block radius.

Please find with this letter all the necessary detailed documents and drawings which support this request for a change of use from business to residential.

Sincerely,

Page Patricia Burnham
Burnham Realty





Burnham Realty

74 OLD BLUE POINT ROAD
SCARBOROUGH, MAINE 04074
883-2323

INFORMATION ON DEVELOPMENT AT AVON PLACE

1. Lot is zoned R6, but presently land and buildings are used for office and warehouse space.
2. Present business has 16 employees who drive to work and park on Avon Place, the business averages 15 pickup and dropoff deliveries per day. Also there are several weekly deliveries by huge tractor trailers which block traffic on Deering Street and Avon Street while maneuvering to get to Avon Place.

NOTE: It is our opinion that there would be less traffic and parking congestion with the development of residential housing.

3. Four adjoining 2,3 and 4 family houses have been demolished in recent years in this block. They had 11 family housing units.
4. The buildings are presently in need of substantial repair and do not compliment the surrounding neighborhood. The alternative to a housing conversion would mean continued use as a small business operation where the property would probable would still not receive the upgrading that is greatly needed.
5. The project will be managed by Burnham Realty, a local real estate firm. Burnham Realty owns other property abutting this proposed project.
6. No displacement of existing residential tenants will be required; therefore, the net increase of 18 new units will be added to the city's housing inventory.
7. Parking rental for 18 spaces has been arranged at the Eastland Hotel parking garage.



Stephen Blatt Architect
2^a Park Street, Lewiston, Maine 04240
207-784-3443

Burnham Court consists of 18 units of family housing, 17 2-bedroom units and 1 1-bedroom unit equipped for the handicapped. Located on Avon Place, in a Neighborhood Strategy Area, it will involve the renovation of existing brick structures which now house George Business Forms, Inc. and a private painting contractor.

By providing for the conversion of these commercial facilities into housing stock, this project will further reinforce one of the city's more vital residential neighborhoods. Several unique amenities make this site attractive; the short, dead-end street, the relatively small scale of the entire area, the quite substantial surrounding buildings, and the proximity of Burnham Court to shopping, recreational facilities (the park), the hospital, and schools.

We are particularly sensitive to the scale of the neighborhood, and we have designed Burnham Court to appear as several distinct, smaller buildings, rather than a series of long, unbroken row houses. To reinforce this sense of separate buildings, we have provided a major open space, or courtyard, in the midst of the complex. This courtyard will provide recreational facilities for children, passive recreational areas for adults (benches), and the focal planting area for the project. This "green space" extends the entire length of the complex, for we have provided a 5' buffer between buildings and sidewalk. The paved sidewalks are generous, and reach even further into the street at significant points along Avon Place.

With further respect to the "style" of the neighborhood, we have designed Burnham Court to reflect the architecture which permeates the area. Mansard roofs, double hung and bay windows are utilized to extend and interpret the historic context, but not to mimic it. We are most concerned with the interface between public and private, inside and out, and thus we have designed recessed entryways which soften the boundary and give each unit a special sense of "front porch".

The units themselves have developed as townhouses, with entrance/kitchen/dining/living spaces on one level, and bedrooms/bathrooms/laundry on another. Seven units have bedrooms below the living level, and nine units have the bedrooms above. The dwellings will have electric heat and appliances, and the interior finishes will reflect a concern for durability and ease of maintenance, with clean, simple, mildly modern colors and materials.

Burnham Court will provide attractive, comfortable, sensible living units for low and moderate income families in a prime Portland neighborhood. We hope it will help to maintain an invaluable architectural and sociological heritage.



Burnham Realty

74 OLD BLUE POINT ROAD
SCARBOROUGH, MAINE 04074
883-2323

July 10, 1980

Maine State Housing Authority
Augusta, Maine

Gentlemen:

As part of our application for a major rehabilitation project of 18 family housing units at Avon Place, Portland, it is required that we provide notice of whom we intend to use as our rental management company. We feel that with our experience in the rental business that our own company will provide the best service.

Burnham Realty, with Page and Pat Burnham as owners, has been in business for 12 years. The real estate business, including sales of residential properties and management of apartments, is our full time occupation. We currently own, manage and maintain 60 rental units in the City of Portland. We have a rental agent on our staff and two maintenance men. These men have been working for us for three years and are experienced in all areas of apartment operation and maintenance procedure. The addition of 18 more units will only compliment our smooth working organization.

We have worked with the Portland Housing Authority primarily with the Section 8 elderly housing program. At the present time we have five tenants on the program in two of our properties. We are therefor familiar with the necessary paperwork that will be required with the operation of the family housing units.

We have also participated in the Neighborhood Conservation Program to improve and upgrade our properties, and have an excellent working relationship with that city department.

One of our buildings that we have owned for ten years abuts the proposed project; therefor, we have strong motivation to ensure that the project and its operation is well managed.

We are looking forward to an excellent working relationship with your organization and also with the Portland Housing Authority.

Sincerely,

Page and Pat Burnham



157 High Street, Portland, Maine 04101 / Telephone 207-775-5411 / from out of state 800-341-0414

The Eastland

13 June 1980

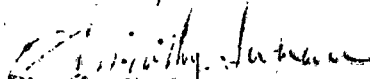
Mr. Page Burnham
74 Old Blue Point Road
Scarborough, Maine 04074

Dear Mr. Burnham,

The Eastland Hotel has 18 parking spaces available
for your use at the rates of \$27.00/month for outside
parking or \$30.00/month for garage parking.

If I may be of further assistance, please do not hesitate
to contact me.

Sincerely,


Timothy W. Severance
General Manager

TWS:cd



**Burnham
Realty**

76 OLD BLUE POINT ROAD
SCARBOROUGH, MAINE 04074
683-2323

DEVELOPMENT OPERATIONS BUDGET

	<u>Total annual \$</u>
1. <u>Administrative</u>	72
a. advertising	4658
b. management:	252
17 - 2Bedrms	216
1 - 1Bedrm	420
c. legal	
d. auditing	
2. <u>Operating</u>	198
a. <u>Electricity</u>	
public space	12240
living areas:	564
17 - 2Bedrms	
1 - 1Bedrm	
b. Water and Sewer	2040
17 - 2Bedrms	109
1 - 1Bedrm	1020
c. Rubbish	
3. <u>Maintenance</u>	540
a. grounds	600
b. Bldg maint	950
c. payroll	750
d. contract	
4. <u>General</u>	8150
a. real estate taxes	2450
b. property insurance	2000
c. replacement reserve	1658
d. vacancy 1%	1080
e. parking 18 @ \$5 each	39967
5. <u>Return on Equity</u>	3200
4% X \$80,000	43167





Burnham Realty

74 OLD BLUE POINT ROAD.
SCARBOROUGH, MAINE 04074
883-2323

PROJECT FINANCIAL DATA

Total amount of cost of conversion		\$ 750,000
Includes:		
Construction Costs	\$500,000	
Fees, Ins. taxes	60,500	
Acquisition	110,000	
Interest	45,000	
Fees & Escrows	<u>34,500</u>	

OPERATING BUDGET AFTER CONVERSION

Gross annual rental income		\$ 110,550
*Gross Operating Expenses	\$ 43167	
Debt Service on loan	<u>67383</u>	

*see attached sheet



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is H. Page Burnham and he is interested in the property located at 10-20 Avon Place as 18 family apt.. The owner of the property is Larry George & Leonel Lavigne and his address is 10-20 Avon Place. The property is located in a R-6 Zone. The present use of the property is commercial use.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.24 C of the Ordinance to permit change of use of the bldg from commercial use to 18 family apt. house

Further Findings of Fact

Appearances.

The names and addresses of those appearing in support of the application are: Page Burnham

John Anderson

John Gray

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

Paul Scudell

Exhibits

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

REASONS FOR DECISIONS

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

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

land of low value otherwise

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

Adequate provision (has/has not) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 18 parking spaces.

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

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

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

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

SPECIFIC RELIEF GRANTED

After a public hearing held on 8/28/80, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do not~~) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

APPROVED

Michael S. Weston

James E. Hester

Thomas Murphy



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 26 1955

Class of Building or Type of Structure

Second Class

Portland, Maine

May 25, 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location: 5 Avon Place; Within Fire Limits? yes; Dist. No. 1; Owner's name and address: Edward E. Blanchard, 5 Avon Place; Telephone: ; Lessee's name and address: ; Telephone: ; Contractor's name and address: O. G. K. Robinson, Inc., 17 Fitch St., Westbrook; Telephone: 391; Architect: ; Specifications: Plans yes; No. of sheets 1; Proposed use of building: warehouse and office; No. families: ; Last use: ; No. families: ; Material: brick; No. stories: 2; Heat: ; Style of roof: ; Roofing: ; Other buildings on same lot: ; Fee \$ 4.00; Estimated cost \$ 900.

General Description of New Work

To remove existing elevator and make alterations to shaftway as per plan.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

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 Material of underpinning Height Thickness Kind of roof Rise per foot Roof covering No. of chimneys Material of chimneys of lining Kind of heat fuel Framing lumber—Kind Dressed or full size? Corner posts Sills Girt or ledger board? Size Max. on centers Girders Size Columns under girders Size Max. on centers Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Joists and rafters: 1st floor, 2nd, 3rd, roof; On centers: 1st floor, 2nd, 3rd, roof; Maximum span: 1st floor, 2nd, 3rd, roof; If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

APPROVED:

OK-5/26/55 - [Signature]

Edward E. Blanchard, O. G. K. Robinson, Inc.

Signature of owner

[Signature]

INSPECTION COPY

May 26, 1955

AP--12-16 Avon Place (Called 5)

Contractor--O.G.K. Robinson, Inc.
17 Fitch St., Westbrook, Me.

Owner--Mr. Edward E. Blanchard
5 Avon Place

Permit for removal of existing elevator, for flooring over shaft at second floor level, and for constructing a new stairway from the basement to first floor in the shaftway is issued herewith based on plan filed with application for permit, but subject to the following conditions:

1. There is to be a landing at least 30 inches deep at the lead of the new stairs in first story.

2. Height of risers of new stairs are to be no more than $8\frac{1}{2}$ inches and width of treads is to be at least 9 inches, measured on the stair points.

AJS/B

Warren McDonald
Inspector of Buildings



(A) APARTMENT HOUSE ZONE
**APPLICATION
 FOR ELEVATOR PERMIT**

PERMIT FILED
 00965
 JUN 17 1953
 CITY OF PORTLAND

Portland, Maine, June 16, 1953

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to ~~construct~~ alter _____ elevator _____ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications:

12-16 called,
 Location 5 Avon Place Ward _____ Within Fire Limits? yes Dist. No. _____
 Owner's name and address Edward E. Blanchard, 5 Avon Place
 Elevator contractor's name and address The Portland Co., 54 Fore St. Telephone 3-4726
 Plans filed as part of application no No. sheets _____
 Last use of building garage and apartment No. families _____
 Proposed use of building plastering contractor's business and apartment No. families _____
 Material of outside walls of building brick, interior frame frame
 No. of stories 2-b Style of roof flat No. of existing elevators in building 1
 Remarks _____ Fee \$ 2.00

Details of Proposed Work

Extent of work by elevator contractor Installing door closers with hold back catches and locks
 Extent of work by owner Enclosing shaftway with metal clad doors, swing and slide type
 Type of Elevator hand powered, in new or existing shaftway existing
 Shaftway enclosed or open enclosed No. elevator stops 3
 Capacity of elevator 1000 lbs, Speed in feet per minute 10'
 Material of cables steel No. and size of hoisting cables 4- 1/2"
 Location of machinery overhead Material of supports wood & steel, of guides wood
 Minimum diameter of sheaves 20" Minimum clearance counterweights and overhead beams existing
 Minimum clearance above car at topmost floor level existing
 Minimum clearance buffer plates and springs when car is at lowest floor level existing
 Type of power hand powered Type of machine hand powered
 Will elevator be equipped with the following safety devices:—governor? no, car safety? no, electric brakes? no
no, automatic terminal stops at top and bottom? no, slack cable stops? no, safety floor stops? no

If Passenger Elevator

Passenger capacity? _____ Area of platform _____ Material of enclosure _____
 No. of entrances _____ Type of gates _____, interlocked _____ automatic closing device? _____
 Will elevator be automatic or will operator be in attendance? _____
 Will doors in shaftway enclosure be interlocked? _____

If Freight Elevator

Area of platform existing No. of sides enclosed none Height of enclosure _____
 Will shaftway be enclosed? yes Self-closing hatch gates? yes Height? _____ Bi-parting doors? _____
 No. outside entrances to shaftway? none Self-closing slatted gates? _____ Height? _____
 Signature of elevator contractor by: The Portland Co. Alfred W. Grate

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, _____

I, _____, have personally supervised the installation or alterations to the elevator _____, hatchways and enclosures at _____ as permitted under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator _____ will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

(Signature)

PORTLAND, MAINE,
 STATE OF MAINE

CUMBERLAND, SS: _____ and made oath the statements by him subscribed are true.

Notary Public Justice of the Peace



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, March 20, 1953

PERMIT ISSUED
00536
APR 14 1953
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12-7C Avon Place Within Fire Limits? yes Dist. No. _____
Owner's name and address Edward E. Blanchard, 5 Avon Place Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Office and storage No. families _____
Last use _____ " " _____ No. families _____
Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 135. Fee \$ 2.00

General Description of New Work

To erect outside metal fire escape second floor to ground as per plan

Permit issued with memo

Approved by Municipal Office 4/6/53

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

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? _____
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 _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

APPROVED:
with memo by ASD

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



014 (A) APARTMENT HOUSE ZONE APPLICATION FOR PERMIT

PERMIT ISSUED 00536 APR 14 1953 CITY OF PORTLAND

Class of Building or Type of Structure Second Class Portland, Maine, March 20, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12-10 Avon Place Within Fire Limits? yes Dist. No. Owner's name and address Edward E. Blanchard, 5 Avon Place Telephone Lessee's name and address Megquier & Jones Co., 33 Pearl St. Telephone Contractor's name and address Specifications Plans yes No. of sheets 1 Architect Proposed use of building Office and storage No. families Last use " " No. families Material brick No. stories 2 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 135 Fee \$ 2.00

General Description of New Work

To erect outside metal fire escape second floor to ground as per plan

Permit issued with memo

Approved by Municipal Officers 4/6/53

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

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? 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 Kind of heat fuel Framing lumber—Kind Dressed or full size? Corner posts Sills Girt or ledger board? Size Girders Size Columns under girders Size Max. on centers Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Joists and rafters: 1st floor, 2nd, 3rd, roof On centers: 1st floor, 2nd, 3rd, roof Maximum span: 1st floor, 2nd, 3rd, roof If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

APPROVED: with memo by 014

Signature of owner By: Edw. Blanchard

INSPECTION COPY

RH

Memorandum from Department of Building Inspection, Portland, Maine

12-16 (called 3) Avon Place - Erection of metal fire escape for Edward E. Blanchard
by Maguire & Jones Co. - 4/14/53

Approval having been given by the Municipal Officers, permit for erection of a metal fire escape on the front of the building at 12-16 (called 5) Avon Place is issued herewith subject to the condition that a movable bar be provided across the opening in the railing where the ladder to the ground is located so as to prevent anyone inadvertently falling through the opening.

Copy to: Mr. Edward E. Blanchard
5 Avon Place

AIS/G

(Signed) Warren McDonald
Inspector of Buildings

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

File: AP 12-16 (called 5) Avon Place

April 6, 1953

ORDER:

That a building permit to authorize construction of a metal fire escape over the public way at 12-16 (called 5) Avon Place be and hereby is approved, as per Secd. 103e of the Building Code, but subject to compliance with all terms of the Building Code applying thereto.

Copies to: City Manager

Corporation Council