

469 CUMBERLAND AVENUE

SHAW-WALKER

9203-1R



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Aug. 18, 19 80
 Receipt and Permit number A 51614

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: 488 Cumberland Avenue
 OWNER'S NAME: Anthony Mancini ADDRESS: ALPINE RD.

| | | |
|--|-------------|-------------------------------|
| | | FEES |
| OUTLETS: | | |
| Receptacles | Switches | Plugmold |
| | | ft. TOTAL <u>100</u> |
| | | <u>9.00</u> |
| FIXTURES: (number of) | | |
| Incandescent | Flourescent | (not strip) TOTAL |
| Strip Flourescent | ft. | |
| SERVICES: | | |
| Overhead | Underground | Temporary |
| | | TOTAL amperes: <u>Service</u> |
| | | <u>3.00</u> |
| METERS: (number of) | <u>6</u> | |
| MOTORS: (number of) | | |
| Fractional | | |
| 1 HP or over | | |
| RESIDENTIAL HEATING: | | |
| Oil or Gas (number of units) | | |
| Electric (number of rooms) | <u>15</u> | |
| | | <u>15.00</u> |
| COMMERCIAL OR INDUSTRIAL HEATING: | | |
| Oil or Gas (by a main boiler) | | |
| Oil or Gas (by separate units) | | |
| Electric Under 20 kws | Over 20 kws | |
| APPLIANCES: (number of) | | |
| Ranges | <u>5</u> | Water Heaters <u>5</u> |
| Cook Tops | | Disposals <u>5</u> |
| Wall Ovens | | Dishwashers <u>5</u> |
| Dryers | | Compactors |
| Fans | | Others (denote) |
| TOTAL | | <u>30.00</u> |
| MISCELLANEOUS: (number of) | | |
| Branch Panels | <u>6</u> | <u>6.00</u> |
| 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 | | |
| 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: | | <u>63.00</u> |

INSPECTION:
 Will be ready on _____, 19____; or Will Call _____
 CONTRACTOR'S NAME: Mancini Electric
 ADDRESS: 179 Sheridan St.
 TEL: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: Anthony Mancini
 LIMITED LICENSE NO.: _____

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

ELECTRICAL INSTALLATIONS—

Permit Number

51614

Location

488 Cumberland Dr.

Owner

A. Anacuan

Date of Permit

8-18-80

Final Inspection

3-24-81

By Inspector

F. Kelly

Permit Application Register Page No.

63

INSPECTIONS: Service

by *Kibley*

Service called in

10-27-80

Closing-in

by

PROGRESS INSPECTIONS:

8-21-80

2-4-81

3-4-81 Permit

3-24-81

DATE: 3-24-81

DATE:

REMARKS:

Service on another permit #51841



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Oct. 28, 1980, 19
 Receipt and Permit number A 5184

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: 488 Cumberland Ave.
 OWNER'S NAME: Tony Mancini ADDRESS: _____

| | FEES |
|--|-----------------------------------|
| OUTLETS: | |
| Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____ | |
| FIXTURES: (number of) | |
| Incandescent _____ Flourescent _____ (not strip) TOTAL _____ | |
| Strip Flourescent _____ ft. _____ | |
| SERVICES: | |
| Overhead _____ Underground _____ Temporary _____ TOTAL amperes <u>200</u> .. | <u>3.00</u> |
| METFLS: (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 _____ | 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) 50 amps and under _____ | |
| over 30 amps _____ | |
| Circus, Fairs, etc. _____ | |
| Alterations to wires _____ | |
| Repairs after fire _____ | |
| Emergency Lights, battery _____ | |
| Emergency Generators _____ | |
| | INSTALLATION FEE DUE: <u>3.00</u> |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____ | |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) | |
| | TOTAL AMOUNT DUE: <u>3.00</u> |

INSPECTION:

Will be ready on _____, 19__; or Will Call _____
 CONTRACTOR'S NAME: Mancini Elec.
 ADDRESS: 179 Sheridan St.
 TEL: 774-5829
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE ISSUED 8/28/80 Certificate of App. Number 44468 IC
Month Day Year

Installer's Name HEGARTY F.I.M.I. EA Installer Code 2

Owner Cassidy, Maurice

Address 486 Washington St. Subdivision _____
St./Lot Number Street, Road Name
(Location where plumbing was done and inspected)

- 1 Owner
- 2 Licensed Master Plumber
- 3 Licensed Oil Burnerman
- 4 Employee of Public Utility
- 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.

ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

OWNER'S COPY

Signature of LPI _____
 Date Inspected NOV 13 1980

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code 05170 LPI Number 00123 Date Issued 8/28/80 INSTALLERS 4436 IP
Month Day Year License No.

Address of Where Plumbing is Done _____
St./Lot Number Street/Road Name Subdivision

Name of Owner HEGARTY F.I.M.I. EA Mailing Address _____ Zip Code _____

| | | | | |
|----------------------|--------------|-------------------------|-----------------------------------|---------------------------|
| Type of Construction | 1 New | 3 Addition | 5 Replacement of Hot Water Heater | 7 Hook-up of Modular Home |
| | 2 Remodeling | 4 Remodeling & Addition | 6 Hook-up of Mobile Home | 8 Other (Specify) |

| | | | | |
|-------------------|-----------------|----------------|--------------|-------------------|
| Plumbing To Serve | 1 Single-Family | 3 Mobile Home | 5 Commercial | 7 Other (Specify) |
| | 2 Multi-Family | 4 Modular Home | 6 School | |

Number of Fixtures or Hook-Ups:
 Sinks) 5 Toilets) 4 Bathtubs) 2 La. (tubs) 1 Showers) _____
 Clothes Washers) 1 Dish Washers) _____ Hot Water Heater(s) 1 Fixer Drain(s) 1 Hook Ups) _____

TOWN'S COPY

SEP 3 - 1980 AUG 27 1980

IMPORTANT Note the following conditions:
 1 This Permit is not transferable to another person or party.
 2 If construction has not started within 3 months from the Date of Issue, this Permit becomes invalid.

Signature of LPI _____

SEP 19 1980 AUG 21 1980

Fixture Fee _____
 Total Fee _____
 Double Fee/Check Box

MHE 211 Rev 7/80



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00 22

AUG 15 1980

ZONING LOCATION PORTLAND, MAINE, July 9, 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 488 Cumberland Avenue Fire District #1 #2
1. Owner's name and address Anthony & Phyllis M. Mancini - 114 Alpine Rd. 797-4422
2. Lessee's name and address
3. Contractor's name and address
4. Architect Specifications Plans No. of sheets
Proposed use of building 5 family No. families
Last use 3 family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR--Mr. 15,000 GENERAL DESCRIPTION 25.00 appeal fee pd 7-9-80
This application is for: @ 775-5451 Ext. 34
Change of use from 3 to 5 families with new apts in basement of dwelling. Stamp of Special Conditions 2 on 1st, 2 on 2nd, 1 in basement.
NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of 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 carport) 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
Masonry: 1st floor 2nd 3rd roof
If built with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE:

BUILDING INSPECTION--PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept. James P. Collins
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 Anthony Mancini Phone # same
Type Name of above Anthony Mancini 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

NOTES

8-25-80 - 1, 1, 1, 1, 1

11-21-80 HAM No CA'S - one (through
(with 2nd floor AREA) is occupied - Smoke
in - slide case doors - 1st floor - 1st

2-17-80 - 1st floor - 1st floor - 1st floor
1st floor - 1st floor - 1st floor
1st floor - 1st floor - 1st floor
1st floor - 1st floor - 1st floor

Permit No. 80/1628
Location 488 - Lincolnland Ave.
Contractor Morrison
Date of permit 9-2-80
Approved 8-15-80
APTE

45

~~Blank lined area with a large X drawn through it.~~

~~Blank lined area with a large X drawn through it.~~

Understand Map

No 47



RECEIVED
 JUL - 9 1980
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

SCALE 1 INCH = 100 FEET

ANTHONY & PHYLLIS MANGINI
 732 Cumberland Avenue
 Portland, Maine

PRO-FORMA STATEMENT OF INCOME AND EXPENSE FOR FOUR UNITS

| | | |
|--|------------------|--|
| Cost of Property | \$ 24,000 | |
| Cost to convert to four units | <u>18,000</u> | |
| Total cost | \$ <u>42,000</u> | |
| Reserve for replacement using 30 year life | <u>2,040</u> | |

| | | |
|------------------|------------|--|
| Rental income | \$ 11,400 | |
| Less: 5% vacancy | <u>570</u> | |
| Estimated rental | \$ 10,830 | |

| | | |
|-------------------------|-----------|---------------|
| Rental expenses | \$ 1,617 | |
| Interest | 273 | |
| Taxes | 700 | |
| Insurance | 240 | |
| Water | 300 | |
| Electricity | 400 | |
| Legal | 100 | |
| Accounting | 150 | |
| Trash removal | 1,000 | |
| Maintenance & repairs | 150 | |
| Snow removal | 50 | |
| Lawn care | 50 | |
| Supplies | 2,040 | |
| Reserve for replacement | <u>50</u> | |
| Advertising | | <u>13,727</u> |

| | |
|-------------------------------------|-------------------|
| Net income (less) four rental units | \$ <u>(2,937)</u> |
|-------------------------------------|-------------------|

RECEIVED
 JUL - 9 1980
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

ANTHONY & PHYLLIS MARCINI
453 Cumberland Street
Portland, Maine

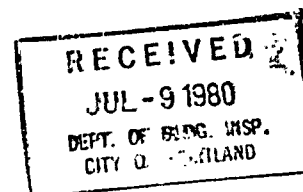
PRO-FORMA STATEMENT OF INCOME AND EXPENSE FOR FIVE UNITS

| | |
|--|------------------|
| Cost of Property | \$ 24,000 |
| Cost to convert to five units | <u>55,500</u> |
| Total cost | \$ <u>79,500</u> |
| Reserve for replacement using 30 year life | <u>2,295</u> |

| | |
|------------------|------------|
| Rental income | \$ 14,700 |
| Less: 5% vacancy | <u>735</u> |
| Estimated rental | 13,965 |

| | | |
|-------------------------|-----------|---------------|
| Rental expense | | |
| Interest | \$ 7,675 | |
| Taxes | 978 | |
| Insurance | 700 | |
| Water | 1,100 | |
| Electricity | 360 | |
| Legal | 100 | |
| Accounting | 100 | |
| Trash removal | 150 | |
| Maintenance & repairs | 1,500 | |
| Snow removal | 150 | |
| Lawn care | 50 | |
| Supplies | 50 | |
| Reserve for replacement | 2,295 | |
| Advertising | <u>50</u> | <u>15,298</u> |

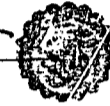
| | |
|-------------------------------------|-------------------|
| Net income (loss) five rental units | \$ <u>(1,333)</u> |
|-------------------------------------|-------------------|



this instrument under seal on the day and year first above
written.

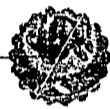
LESSOR

BY: William Adams
Its



LESSEE

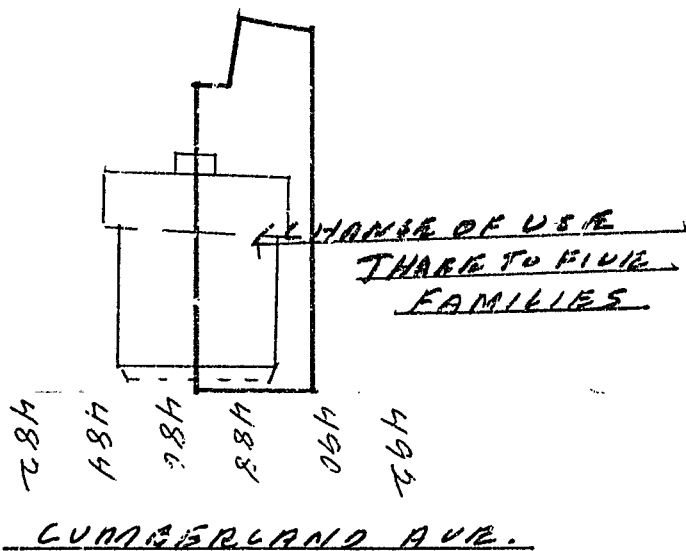
BY: Anthony Mancini
Anthony Mancini



RECEIVED
JUL - 9 1980
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

488 CUMBO AVE.

47-B-6



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D SNOW
Secretary

W FARLE ESKILSON
TIMOTHY F FLAHERTY
JAMES F O'MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 31, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by Ordinance.

Anthony & phyllis Mancini, owners of property at 88 Cumberland Avenue under the provisions of Section 602.24C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:
change of use of the three family apt. house at the above named location to a 5 family apt. house, with 1 apt. in the basement, 2 apts on the 1st floor and 2 on the 2nd floor which are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4335 sq. ft. rather than the 5,000 sq. ft. (1000 sq. ft. per family) required by Sec.602.7.B.8 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 Sec. 602.24.C(3)(b)(2) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

Thomas & Helen Young - Avenue House, Island Ave, Peaks Is.
Donald L. Donnelly - 492 Cumberland Ave.
Eugene McCann - 49 Deering St.
Carl & Helen Sellberg - 121 Carlyle Rd.
Richard Arlander - 20 Madokawanda Landing, Falmouth Foreside
John & Kathlyn O'Toole - 44 Avon St.

pd-7-15-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Anthony & Phyllis Mancini, owner of property at -/88 Cumberland Ave.

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 three family apt. house at the above named location to a five family apt. house, with 1 apt. in the basement two apts. on the 1st floor and 2 on the 2nd floor which are not issuable under the Zoning Ordinance because the area of the lot on which this bldg. is located is only about 4335 sq. ft. rather than the 5000 sq. ft. (1000 sq. ft. per family) required by Sec.602.7.B.8 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.

4/88 Cumberland Ave.

July 15, 1980

Anthony & Phyllis Mancini
114 Alpine Rd.
Portland, Maine

Building permit and certificate of occupancy to change the use of the three family apartment house at the above named location to a two family apartment house, with one apartment in the basement, two apartments on the first floor and two on the second floor are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,335 sq. ft. rather than the 5,000 sq. ft. (1000 sq. ft. per family) required by Sec. 602.7.B.8 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. Sec.602.24.C.3.b.2

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

August 12, 1980

Anthony & Phyllis Mancini
114 Alpine Road
Portland, Maine

RE: Appeal at 488 Cumberland Avenue

Dear Mr. Mancini:

Following is the decision of the Board of Appeals regarding your petition to change the use from three to five families at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland. If fee has been paid, consider this a matter of formality.

Very truly yours,

Malcolm G. Ward
Bldg. Insp. Supervisor

MGW/t

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Anthony Mancini and he is interested in the property located at 88 Cumberland Ave. as five family apt. house. The owner of the property is Anthony & Phyllis Mancini and his address is 114 Alpine Rd.. The property is located in a R-6 Zone. The present use of the property is 3 family apt. house.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.7.B.8 of the Ordinance to permit 5 family apt. house

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mr. Mancini, 114 Alpine Rd.

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

Exhibits

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

photo, survey, Sanborn map

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: _____

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: _____

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 2 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 July 31, 1980, 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.

William H. Little

Gail D. Page

J. Earl Eskelson

M. E. West

James C. Malley

James R. [unclear]

Thomas J. [unclear]



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 19, 1955

PERMIT ISSUED
MAY 19 1955
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 188 Cumberland Ave. Use of Building dwelling No. Stories 2 1/2 Building Existing "
Name and address of owner of appliance Peter Rogers, 102 Exchange St.
Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work

To install steam boiler and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 24" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Timken Labeled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off yes Make M&M 369 Self cleaning No. 67
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:
MAY 19 1955
[Signature]

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

Randall & McAllister

Signature of Installer By: [Signature]

INSPECTION COPY

C17-254-1M-MAR55



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 17, 1949

01752

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 488 Cumberland Avenue Use of Building One-family Dwelling No. Stories Existing Building Existing
Name and address of owner of appliance Henry Sullivan, 488 Cumberland Avenue
Installer's name and address Community Oil Co., 204 Kennebec St. Telephone 2-7461

General Description of Work

To install steam heating system and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? _____ Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 22"
From top of smoke pipe 17" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10x10 Other connections to same flue none
If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner York Labelled by underwriter's laboratories? yes
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete
Location of oil storage basement Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? _____
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 10-17-49

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

Community Oil Co.

Signature of Installer by: W. E. [Signature]

INSPECTION COPY

Number 75-3-830

Location to [unclear] line

Owner Henry [unclear]

Date of permit 10 18 1919

Approved [Signature]

NOTES

- 1. Full name
- 2. Year
- 3. Kind of work
- 4. Duration
- 5. Nature
- 6. Status
- 7. Location
- 8. Date
- 9. Particulars
- 10. Remarks
- 11. Cause
- 12. Effect
- 13. Interest
- 14. Other
- 15. Inspector
- 16. [unclear]

