

317-323 BRACKETT STREET



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date May 30 19 78
 Receipt and Permit number A 12071

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: 47 Bramhall St

OWNER'S NAME: Dr. Stanley W. Kent ADDRESS: same

OUTLETS: (number of) 1-30

Lights	_____	
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	3.00

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amp. res	_____	
Temporary	_____	

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 (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	<u>6</u>	Others (denote)	_____
TOTAL	_____		9.00

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
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)	_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)	_____
TOTAL AMOUNT DUE:	12.00

INSPECTION.
 Will be ready on 5-31-78, 19__; or Will Call _____

CONTRACTOR'S NAME: A & B Electric
 ADDRESS: Box 68 Gorham
 TEL.: 799-1807

MASTER LICENSE NO.: 549 SIGNATURE OF CONTRACTOR: *Cornell B. Murray*
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

47 Bramhall Street

October 29, 1977

Alphonse & Jasmine Telfeian
47 Bramhall Street
Portland, Maine

Dear Sir & Madame:

A building permit to provide an additional door as per plan is issued herewith subject to the following Building Code requirement.

The new door must swing in instead of over the public sidewalks as indicated on plan.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/s



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

PERMIT ISSUED
OCT 20 1977
CITY OF PORTLAND

ZONING LOCATION

PORTLAND, MAINE,

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 ... 47 Bramhall St. ... Fire District #1 #2
1. Owner's name and address ... Alphonse & Jasmine Telfeian ... Telephone 772-0203
2. Lessee's name and address ... Universal Architects & Design ... Telephone
3. Contractor's name and address ... Specifications ... Plans ... No. of sheets
4. Architect ... No. families
Proposed use of building ... Heat ... Style of roof ... No. families
Last use ... Roofing ...
Material ... No. stories ...
Other buildings on same lot ...
Estimated contractual cost \$... 500,00 ... Fee \$... 5.00

FIELD INSPECTOR—Mr.

- This application is for:
- Drilling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

@ 775-5451
Ext. 234

GENERAL DESCRIPTION

To provide an additional door. As per plan.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

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 ... solid or filled land? ... earth or rock? ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ... Kind of heat ... fuel ...
No. of chimneys ... Material of chimneys ... of lining ... Corner posts ... Sills ...
Framing Lumber—Kind ... Dressed or full size? ... Size ... Max. on centers ...
Size Girder ... Columns under girders ... O. C. 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 ... roof ...
Rafters and rafter centers: ... 1st floor ... 2nd ... 3rd ... roof ...
Maximum span: ... 1st floor ... height? ...
If one story building with masonry walls, thickness of walls? ...

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:

DATE

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 *Jasmine Telfeian* ... Phone # ...
Type Name of above ... Alphonse & Jasmine Telfeian ... 1 2 3 4
Other ...
and Address ...

FIELD INSPECTOR'S COPY

Permit No. 77/0942
Location 471 Grandhall St.
Owner Alphonse Veljean
Date of permit
Approved 10-20-77 New Door
Swing on
JAC

NOTES

10-21-77 No work started yet - S
11-10-77 Door swinging out a few sides will
check with office to see if they want this
changed - w/S
This should be ok - w/S
MR SMITH SAID THAT

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 47-49 Bramhall St.

Date of Issue August 19, 1976

Issued to Jasmin Telfeian

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. 75/925, 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

four doctors' offices

40'8" x 24' addition

Limiting Conditions:

1 parking spaces be provided, one off site altogether
appeal board on 4-30-75

This certificate supersedes
certificate issued

Approved:

8-19-76
(Date)

Mary Shuckel
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner or when property changes hands. Copy will be furnished to owner or lessee for one dollar.

From the desk of —
A. Allan Soule

Appeal was granted for this
addition with the understanding
that 11 parking spaces be
provided for this use ⁱⁿ the
Maine Medical parking lot.
We will need a copy of the
lease before work starts on the
addition.

October 21, 1975

RE: 47-49 Bramhall St. (Corner 317-323
Brackett

Mr. Jasman Twifeian
92 West Street
Portland, Maine

Dear Sir:

A building permit to construct an addition to an existing building at 47-49 Bramhall Street is issued herewith subject to the following Building and Zoning Requirements:

1. The 8" foundation wall must be 10" ^{thick} ~~thick~~ ^{to 12"}
2. The appeal was granted conditionally on the understanding that 11 parking spaces would be provided from the Maine Medical Parking Lot. We will need a copy of the lease before work starts on the addition.

Very truly yours,

P.S. Hoffses, Plan Examiner
Building Inspection Services

PSH:sk

Location 47-49 Bramhall St

Checked by: H. J. Jones, P.S.

Letter	OK	Item	Comments
1	O.K.	Statement of design	
	O.K.	Foundation	
-	N/A	Dormer-check to see if structural ridge needed	
	N/A	Daylight basement - if so framing	
	O.K.	Second floor joists	
	O.K.	Ties needed	
	O.K.	Sills	
	O.K.	Anchor bolts	
	O.K.	Floor joists	
	O.K.	Bridging	
	O.K.	Ceiling joists	
	O.K.	Headers	
	O.K.	Trimmers	
	O.K.	Double joists under non-bearing partitions	
	O.K.	Corner posts	
	O.K.	Wide opening - exterior walls - interior walls	
	O.K.	Nailers, double caps, shoes	
	O.K.	Rafters - flat roof structural roof needed	
	N/A	Sole plate, collar beams, ridgeboard-roof covering-chimney-height above	
	O.K.	roof - how tied	
	O.K.	Columns under girder	
	O.K.	Girder	
	O.K.	Overhang - framing	
		PORCHES	
		1. Foundation	
		2. Framing	
		Brick veneer - ties	
		GARAGES	
		1. Foundation	
		2. Separation between house & garage - ceiling	
		3. Threshold	
		4. Solid core door - closer	
		5. Ties at plate level	
		6. Header over doors	
		BREEZEWAY - Framing - foundation, etc.	
		HEAT - location in basement - if fuel oil tank is located in garage-now protected	
		FEE -	

Yes	No	Has Zoning Been Checked
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Applicant: JASMAN TELFEIAN

Date: 2/2/75

Address: 317-323 BRACKETT ST. COR. 413-51 BRAMMALL ST

Assessors #: 54-E-519

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- ✓ Zone Location - R-6
- ✓ Interior or corner lot -
- ✓ 40 ft. setback area (Section 21) - NO
- 602.7A.8.C. → Use - DOCTORS OFFICES (H) 4 EXISTING = 8
- 602.17.B. → Sewage Disposal - PUBLIC
- 602.7.B.1 → Rear Yards - 10' - 20' MIN.
- 602.7.B.3 → Side Yards - 2' - 20' - 10' - 10' MIN. (602.19.0)
- Front Yards -
- ✓ Projections - REAR PORCH 5' X 16'
- ✓ Height - TWO STORY - 65' MAX.
- ✓ Lot Area - 6,726 sq ft - 4,500 sq ft MIN.
- ✓ Building Area - 1,232 sq ft ^{EXISTING} - (1,286 sq ft) = 2,518 sq ft - 2,690 sq ft MAX
- Area per Family -
- ✓ Width of Lot - 63' - 50' MIN.
- ✓ Lot Frontage - 96' - 40' MIN.
- 602.14.B.1 → Off-street Parking - 8 SHOWN (2) - 7 REQ.
- Loading Bays -
- Site Plan - YES

(4)
EXISTING OFFICES = 2464 sq ft - 7 SPACES
PROPOSED ADDITION = 7 SPACES (25 -)

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Nonconforming Use appeal will be heard at a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, April 30, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Jasmin Telfeian, owner of property at 317-323 Brackett Street, corner of 43-51 Bramhall Street under the provisions of Section 602.24 E of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a two story 24' x 40'8" frame addition for 4 doctors' offices on the rear of the existing building (4 doctors' offices) at the above named location. This permit is not issuable under the Zoning Ordinance in the R-6 Residential Zone for the following reasons.

- (1) This addition would constitute an increase in the existing nonconforming use (doctors' offices), Section 602.17.B.
- (2) A rear yard distance of only 10 feet is to be provided instead of the minimum of 20 feet required by Section 602.7.B.1.
- (3) Two off-street parking spaces will be provided for this addition rather than 7 spaces required by Section 602.14.B.10.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E(1) of the Zoning Ordinance have been met.

Thomas J. Murphy
Secretary



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP E. as per 70 Building Code
B.O.C.A. TYPE OF CONSTRUCTION 4 as per 70
ZONING LOCATION B-6 PORTLAND, MAINE, Jan 28, 1975

PERMIT ISSUED
OCT 21 1975
925
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 47-49 Bramhall St.
1. Owner's name and address Jasman Telfoian, 92 West St. Fire District #1 #2
2. Lessee's name and address Telephone 772-0208
3. Contractor's name and address to be let through Design Telephone
4. Architect Specifications Plans yes No. of sheets 4
Proposed use of building OFFICE No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 55,000

FIELD INSPECTOR—Mr. Barwright, Mery GENERAL DESCRIPTION Fee \$ 250.00
This application is for: to construct an addition to an existing building as per plan.
Dwelling @ 775-5451
Garage Ext. 234
Masonry Bldg.
Met. Bldg.
Alterations
Demolitions
Change of Use
Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

NOTE TO APPLICANT: Must 11 Parking Spaces be provided one of site altogether. 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? yes 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 of lining Kind of heat fuel
No. of chimneys Material of chimneys Corner posts Sills
Framing Lumber—Kind Dressed or full size? Max. on centers
Size Girder Columns under girders Size Bridging in every floor and flat roof span over 8 feet.
Studs (outside walls and carrying partitions) 2x4-16" O. C.
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 DATE
ZONING: O.K. 10/27/75
BUILDING CODE: O.K. 10/20/75
Fire Dept.
Health Dept.
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Jasman Telfoian Phone #
Type Name of above

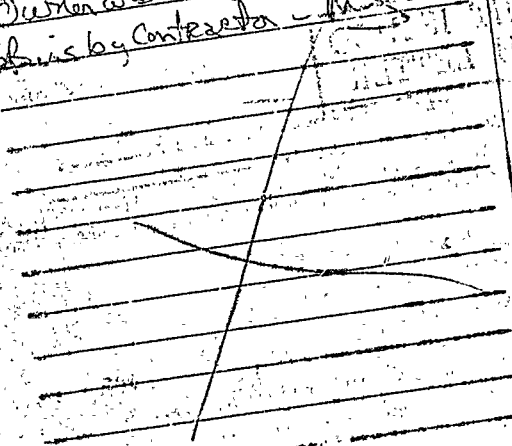
FIELD INSPECTOR'S COPY
Other 1 2 3 4
and Address

100291 11/11/76

NOTES

- 3-30-76 has EXCAVATION for new ~~blde~~ ~~hdg~~
- 4-8-76 Alameda poured foundation ~~hdg~~
- 4-9-76 10' 6" m. sidewalk 1' m. driveway - ~~hdg~~
- handwall 12' except for 3' on porch - ~~hdg~~
- 4-20-76 must use 2x3 Nailing strips - ~~hdg~~
- 5-4-76 changed Nailing strips to correct ones - ~~hdg~~
- getting ready to pour floor - ~~hdg~~
- 5-20-76 Electrical is OK except for closing in ~~hdg~~
- 7-13-76 All sheet rocked & ceiling hung - ~~hdg~~
- 8-9-76 Nearly ready to move in & condition
- closet under front Stairway ~~hdg~~
- 8-17-76 Doctor moved into 2nd floor already
- Needs Exit Sign - Parking - No closet
- under stairs - ~~hdg~~
- 8-18-76 Contractor completed -
- Owner was notified of No closet under
- stairs by Contractor - ~~hdg~~

Permit No. 151925
 Location 47-49 Bunker Hill
 Owner ~~James J. Sullivan~~
 Date of permit Oct. 21, 1976
 Approved ~~James J. Sullivan~~





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP E. as per 70 Building Code
B.O.C.A. TYPE OF CONSTRUCTION H as per 70
PORTLAND, MAINE, Jan 28, 1975

PERMIT ISSUED

OCT 21 1975
925

CITY OF PORTLAND

ZONING LOCATION R-6 PORTLAND, MAINE

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 47-49 Bramhall St. Fire District #1 #2
1. Owner's name and address Jasman Telfeian, 92 West St. Telephone 772-0208
2. Lessee's name and address _____ Telephone _____
3. Contractor's name and address to be let Universal Design Plans yes No. of sheets 4
4. Architect _____ Specifications _____ No. families _____
Proposed use of building OFFICE Roofing _____

Last use _____ No. stories _____ Heat _____ Style of roof _____
Material _____ No. buildings on same lot _____ Fee \$ 250.00
Other buildings on same lot _____
Estimated contractual cost \$ 55,000

FIELD INSPECTOR Mr. S. Wright @ 775-5451 Ext. 234
This application is for: _____ to construct an addition to an existing building as per plan.

- Dwelling _____
- Garage _____
- Masonry Bldg. _____
- Metal Bldg. _____
- Alterations _____
- Demolitions _____
- Change of Use _____
- Other _____

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

NOTE TO APPLICANT: 1st 11 Parking Spaces be provided on site. All together.
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

DETAILS OF NEW WORK
Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? _____ 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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ Corner posts _____ Sills _____
Framing Lumber—Kind _____ Dressed or full size? _____ Size _____ Max. on centers _____
Size Girder _____ Columns under girders _____ O. C. Bridging in every floor and flat roof span over 8 feet. _____
Studs (outside walls and carrying partitions) 2x4-16" _____
Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____ height? _____
If one story building with masonry walls, thickness of walls? _____

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 _____ DATE _____
ZONING: O.K. 10/27/75 _____
BUILDING CODE: O.K. 10/27/75 _____
Fire Dept.: _____
Health Dept.: _____
Others: _____

MISCELLANEOUS
Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Jasman Telfeian Phone # _____
Type Name of above _____ 1 2 3 4
Other _____
and Address _____

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date Oct. 17, 1973

To: Universal Design & Builders


With relation to permit applied for to demolish a abandon dwelling
over 700 sq. ft. at 47-49 Brazhall belonging to

Jasmin Telford, it is unlawful to
commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control provides,
"It shall be unlawful to demolish a building or structure unless
provision is made for rodent and vermin eradication. No permit for
the demolition of a building or structure shall be issued by the
Building and Inspection Services Department until and unless provi-
sions for rodent and vermin eradication have been carried out under
supervision of a pest control operator registered with the Health
Department."

The building permit for demolition cannot be issued until the
provisions of this section have been satisfied. It is the obligation
of owner or demolition contractor or both to take up with the Health
Department the matter of complying with this section, being prepared
to inform that department what registered pest control operator is
to be employed.

Very truly yours,



R. Lovell Brown
Director

Health Department comments: 10-20-75 No evidence of rodent
or vermin activity at time of inspection 10/20/75
Unit 2

Copies to:

Original - - - - - applicant
Health (Mr. Blain) - - - - - 2
Health (Mr. Noyes) - - - - - 1
Public Works - - - - - 1
Fire Department - - - - - 1

October 21, 1973

RE: 47-49 Bramhall St.

Universal Design & Builders Inc.
717 Route 1
Scarborough, Maine

Dear Sir:

A demolition permit is herewith issued subject to the following Building Code Requirement, Section 117.2 which states: "Whenever a building is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of Article 13.

Very truly yours,

F.S. Hoffses, Plan Examiner
Building Inspection Services

DSH:sk

PERMIT ISSUED
WITH LETTER



B.O.C.A. USE GROUP **APPLICATION FOR PERMIT**
B.O.C.A. TYPE OF CONSTRUCTION **PORTLAND, MAINE, Oct. 17, 1975.**
ZONING LOCATION

PERMIT ISSUED
 OCT 22 1975
 927
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 ... 47-49 Bramhall
 1. Owner's name and address ... Jasmin Telfein
 2. Lessee's name and address
 3. Contractor's name and address ... Universal Design & Builders Inc., 717 Rt. 1 Scarborough High Plans
 4. Architect
 Proposed use of building Fire District #1 #2
 Last use (dwelling) Telephone Telephone 883-3272
 Material No. stories Heat No. of sheets
 Other buildings on same lot Specifications Scarborough High Plans
 Estimated contractual cost \$ Style of roof No. families
 Roofing No. families

FIELD INSPECTOR - Mr. Ms. Schmuckal
 This application is for: @ 775-5451
 Dwelling **GENERAL DESCRIPTION** Fee \$ 25.00
 Garage To demolish abandon dwelling over 700 sq.ft.
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions
 Rec'd from Health Dept.
 Sent to Health Dept.
 10/22

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?
 Has 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 solid or filled land? earth or rock?
 Size, front bottom cellar
 depth Kind of roof Roof covering Kind of heat
 Material of foundation Thickness, top Sills
 No. of chimneys Rise per foot Roof covering Kind of heat
 Framing Lumber—Kind Material of chimneys Dress or full size? Size
 Size Girder Columns under girders Roof covering Max. on centers
 Joists and rafters: O. C. Bridging in every floor and flat roof span over 8 feet.
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 one story building with masonry walls, thickness of walls? height?

IF A GARAGE
 Will work require disturbing of any tree on a public street?
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVALS BY:
 PLAN EXAMINER DATE 10-21-75
 SIGNING INSPECTION—PLAN EXAMINER
 SIGNING CODE: A.S. Wilson
 Signature of Applicant: Walter Wilson
 Type Name of above: Walter Wilson
 Phone #
 Other
 and Address
 1 2 3 4

OWNER'S COPY

NOTES

11-12-75 just started to demolish bldg. in OS
 12-1-75 The building is down except for foundation
 which will most probably be used for the new
 bldg. ~~main~~
 12-8-75 ~~Probably~~ ^{Probably} remove in foundation & just
 floor til spring when they'll put in the
 new foundation. — MCD
 3-30-76 finished demolition ~~for~~ MCD
 left hole for new foundation for new bldg. MCD

Approved

Demolition

Date of permit

Oct 22, 1975

Owner

Jessie Taylor

Location

47-49 Burdick

Permit No.

75/929

Date: 2/2/75

Applicant: JASMAN TELFEIAN

Address: 317-323 BRACKETT ST. CDA. 413-51 BRAMHALL ST

Assessors #: 54-E-549

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- ✓ Zone Location - R-6
- ✓ Interior or corner lot -
- 602.7A.2.C. ✓ 40 ft. setback area (Section 21) - NO
- 602.17.B. → Use - DOCTORS OFFICES (4) EXISTING = 8
- 602.7A.1 → Sewage Disposal - PUBLIC
- 602.7B.3 → Rear Yards - 10' - 20' MIN.
- Side Yards - 2' - 20' - 10' - 10' MIN.
- Front Yards -
- ✓ Projections - REAR PORCH 5' X 16'
- ✓ Height - TWO STORY - 65' MAX.
- ✓ Lot Area - 6,1736 ϕ - 4,500 ϕ MIN.
- ✓ Building Area - 1,233 ϕ - (EXISTING 1,286 ϕ - (2,518 ϕ - 2,690 ϕ MAX))
- Area per Family -
- ✓ Width of Lot - 63' - 50' MIN.
- ✓ Lot Frontage - 96' - 40' MIN.
- 602.14B.12 → Off-street Parking - 6 SHOW (2) - 7 REQ.
- Loading Bays -
- Site Plan - YES
- EXISTING OFFICES = 8464 ϕ = 7 SPACES (4)
- PROPOSED ADDITION = 7 SPACES (2542 ϕ)

April 7, 1975

cc to: Corp. Counsel

Jasmin Telfeian
92 West Street

RE: 317-323 Brackett St., Cor. 43-51 Bramhall St.

Building permit and certificate of occupancy to construct a two story 24' x 40'8" frame addition for 4 doctors' offices on the rear of the existing building (4 doctors' offices) at the above named location is not issuable under the Zoning Ordinance in the R-6 Residential Zone for the following reasons.

1. This addition would constitute an increase in the existing nonconforming use (doctors' offices), Section 602.17.B.
2. A rear yard distance of only 10 feet is to be provided instead of the minimum of 20 feet required by Section 602.7.B.1.
3. Two off-street parking spaces will be provided for this addition rather than 7 spaces required by Section 602.14.B.10.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid for a nonconforming use appeal 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.E.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:mes

317-321 Brackett St.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Jasman Telffeian
Applicant
92 West Street
Mailing Address
Doctors' offices (four) in addition
Proposed Use of Site
6,726 sq. ft. / 1,224 sq. ft.
Acreage of Site / Ground Floor Coverage

April 2, 1975
Date

317-323 Brackett St., cor 43-51 Bramhall
Address of Proposed Site
54-E-5-7-9
Site Identifier(s) from Assessors Maps
R-6
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: (X) Yes () No
Planning Board Action Required: () Yes () No

Proposed Number of Floors two
Total Floor Area 2,448 sq. ft.

Other Comments: _____
Date Dept. Review Due: April 5, 1975

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
COMPLIES	✓		✓	✓		✓				✓	✓	✓	✓		✓	✓				
COMPLIES CONDITIONALLY		✓					✓	✓												
DOES NOT COMPLY																				

REASONS: _____

Michael S. Wood 4/2/75
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Date April 2, 1975

Applicant Jesman Telfoian
 Mailing Address 32 West Street
 Proposed Use of Site Doctors' offices (four) in addition
 Acreage of Site / Ground Floor Coverage 6,720 sq. ft. / 1,224 sq. ft.

Address of Proposed Site 317-323 Brackett St., Cor 43-51 Brackett
 Site Identifier(s) from Assessors Maps 54-1-5-7-11
 Zoning of Proposed Site R-5

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: (X) Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors two
 Total Floor Area 2,448 sq. ft.

Other Comments: _____
 Date Dept. Review Due: April 9, 1975

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓		✓	✓				CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)

Capt. H Miller F.P.B.
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Jasman Tolifeian
 Mailing Address 92 West Street
 Proposed Use of Site Doctors' offices (four) in addition
 Acreage of Site / Ground Floor Coverage 6,726 sq. ft. / 1,224 sq. ft.

Date April 2, 1975
 Address of Proposed Site 317-323 Brackett St., cor 42-51 Franklin
 Site Identifier(s) from Assessors Maps 54-5-5-7-9
 Zoning of Proposed Site R-5

Site Location Review (DEP) Required: () Yes (X) No
 Board of Appeals Action Required: (X) Yes () No
 Planning Board Action Required: () Yes (X) No

Proposed Number of Floors two
 Total Floor Area 2,443 sq. ft.

Other Comments: _____
 Date Dept. Review Due: April 6, 1975

PLANNING DEPARTMENT REVIEW

4/2/75
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X		X	X	X	X		X		X	X	X
APPROVED CONDITIONALLY		X ¹					X ²		X ³			
DISAPPROVED												

- REASONS:
 1. Parking lot must be paved
 2. Landscape varieties must be approved by the City Arborist.
 3. Spotlight at far end of building to be replaced with typical entranceway light of lower ~~intensity~~ intensity so as not to be a nuisance to abutter.
 4. Development must obtain the approval of the Zoning Board of Appeals.

(Attach Separate Sheet if Necessary)

[Signature] 4/3/75
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant: Jasmar, Terrence
 Mailing Address: 32 West Street
 Proposed Use of Site: Doctors' offices (four) in addition
 Acreage of Site: 6,726 sq. ft. / 1,224 sq. ft. Ground Floor Coverage

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: (X) Yes () No
 Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: April 5, 1975

Date: April 2, 1975
 Address of Proposed Site: 317-323 Brackett St., Cor 43-51 Bramhall
 Site Identifier(s) from Assessors Maps: 54-E-5-7=9
 Zoning of Proposed Site: R-6
 Proposed Number of Floors: two
 Total Floor Area: 2,448 sq. ft.

PUBLIC WORKS DEPARTMENT REVIEW RECEIVED

(Date Received) 4/3/75

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
APPROVED		✓	✓		✓												
APPROVED CONDITIONALLY									✓	✓							
DISAPPROVED											✓	✓					

REASONS: SEE ATTACHED MEMO

(Attach Separate Sheet if Necessary)

RECEIVED APR 3 1975 DEPT. OF BLDG. INSP. CITY OF PORTLAND	RECEIVED APR 3 1975 DEPT. OF BLDG. INSP. CITY OF PORTLAND
--	--

John P. Kennedy 4/3/75
 SIGNATURE OF REVIEWING STAFF/CITY
 PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Earl S. Smith, Building Inspection Department
FROM: John R. Kennedy, Department of Public Works
SUBJECT: Site Plan Review
Doctor's Offices (Jasman Telefian)
317 - 323 Prackett Street

DATE 4-2-75

After review of the site plan for the above development, this Department has the following comments:

A. Sewers:

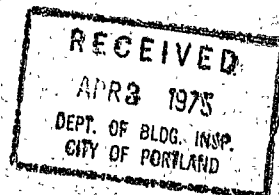
Applicant expects to use existing sewer connection from structure on the site which is to be demolished. If he should find that this connection is not suitable for his use, it shall be properly sealed and he must submit a site plan showing the location, size, and method of connection of the new sewer.

B. Sidewalks and Curb:

The proposed curb opening is narrower than that existing. Applicant must contact Mr. Philip Mullin, Sidewalk and Street Opening Section, Public Works Department (Telephone 775-5451, Ext. 253) to schedule necessary sidewalk and curbing alterations.

John R. Kennedy
JOHN R. KENNEDY
CIVIL ENGINEER

JRK/dmd



PR. 4/11/75

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A NONCONFORMING USE APPEAL

Jasmin Telfeian owner of property at 317-323 Brackett Street, cor. 43-51 Bramhall Street

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

Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a two story 24' x 40'8" frame addition for 4 doctors' offices on the rear of the existing building (4 doctors' offices) at the above named location. This permit is not issuable under the Zoning Ordinance in the R-6 Residential Zone for the following reasons. (1) This addition would constitute an increase in the existing nonconforming use (doctors' offices), Section 602.17.B. (2) A rear yard distance of only 10 feet is to be provided instead of the minimum of 20 feet required by Section 602.7.B.1. (3) Two off-street parking spaces will be provided for this addition rather than 7 spaces required by Section 602.14.B.10.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E(1) of the Zoning Ordinance have been met. (See reverse side 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.

Jasmin Telfeian
APPELLANT

602.24 E Nonconforming Uses.

1. Authority.

The Board of Appeals may, subject to the procedures, standards and limitations set forth in Section 602.24 C (3)(b)(1) of this Ordinance, authorize such variances from the provisions of the following sections of this ordinance relating to nonconforming uses:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

Jasmin Telfeian
92 West St.
PORTLAND, MAINE

October 30, 1975

P.S. Hoffses, Plan Examiner
Building Inspection Services
Portland

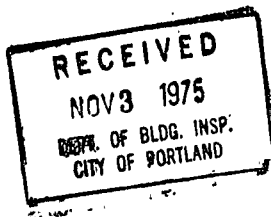
Dear Mr. Hoffses :

With reference to your letter dated October 21st
1975, and our telephone conversation in regard to
the addition to 321 Brackettt street namely 47-49
Bfamhall.

I will lease the additional parking spaces
required when the building has been constructed,
completed and leased. I was informed I can
lease any time I am ready.

Sincerely

Jasmin Telfeian
Jasmin Telfeian



May 7, 1975

Mrs. Jasmin Telfeian
92 West Street
Portland, ME

RE: Nonconforming Use Appeal

Dear Mrs. Telfeian:

Enclosed herewith is a decision of the Board of Appeals regarding your petition to construct a two story 24'x40'8" frame addition for four doctor's offices on the rear of the existing building at 317-323 Brackett Street. Please note that your appeal was granted.

Very truly yours,

Charles A. Lane
Assistant Corporation Counsel

CAL/dlh

Enclosure

April 25, 1975

Mr. W. Earl Eskilson, Chairman
Zoning Appeal Board
City Hall
Portland, Maine

Re: Jasmin Telfeian 317-323 Brackett Street
45-51 Bramhall Street

Dear Mr. Eskilson:

Would you be kind enough to note to the other members of the Board of Appeal, that I, as the owner of the property adjacent to Mrs. Telfeian's property, do not have any objections to a permit being issued for the construction of doctors offices.

Since the Bramhall Parking Area has been opened to the public it has been my observation that there is less congestion in the area and the additional doctors offices would not only be a benefit to the area residents, but to others who are less fortunate not to live so close to the Hospital. The mere presence of the Hospital which has been permitted to expand over the years has created exceptional circumstances surrounding the area and the granting of this permit would not be inconsistent with the intent and purpose of the Ordinance.

Very truly yours,

TB/lbw
cc: Mrs. Jasmin Telfeian

Theodore Barris

AREA CODE 207
TELEPHONE 774-6301
774-6302
774-6303

THEODORE BARRIS
ATTORNEY AND COUNSELLOR AT LAW
87A EXCHANGE STREET
PORTLAND, MAINE 04111

RECEIVED

APR 29 1975

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

April 25, 1975

Mr. W. Earl Eskilson, Chairman
Zoning Appeal Board
City Hall
Portland, Maine

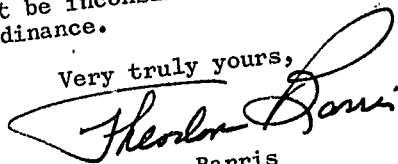
Re: Jasmin Telfeian 317-323 Brackett Street
 45-51 Bramhall Street

Dear Mr. Eskilson:

Would you be kind enough to note to the other members of the Board of Appeal, that I, as the owner of the property adjacent to Mrs. Telfeian's property, do not have any objections to a permit being issued for the construction of doctors offices.

Since the Bramhall Parking Area has been opened to the public it has been my observation that there is less congestion in the area and the additional doctors offices would not only be a benefit to the area residents, but to others who are less fortunate not to live so close to the Hospital. The mere presence of the Hospital which has been permitted to expand over the years has created exceptional circumstances surrounding the area and the granting of this permit would not be inconsistent with the intent and purpose of the Ordinance.

Very truly yours,


Theodore Barris

TB/lbw
cc: Mrs. Jasmin Telfeian

APR 24 1975

4040

April 23, 1975

Mrs. Jasmin Telfeian
92 West Street
Portland, Maine

Dear Mrs. Telfeian:

The Maine Medical Center Parking Facilities acknowledges receipt of your check in the amount of \$700.00. This check represents the rental cost for eight parking spaces in the Center's Bramhall parking lot for the period of May 5, 1975 through January 4, 1976. You must realize that renewal of our agreement has to be a yearly proposition as it is difficult to project ahead the needs of the Medical Center. The hospital's priorities will always be met prior to the leasing of any spaces to non-hospital based service.

The spaces you have leased for this calendar year are for the sole use of physicians and their employees who are tenants in your property located at 31 Brackett Street. Should you, at any time, rent office space at the above address to other than physicians, please advise this office as revenue received from non-medical related sources is shared with the City of Portland.

As you assign any of the above contracted spaces, please direct the person concerned to register for their identifying bumper decal at the parking facilities office here at the Medical Center. It would be appreciated if you would confirm the assignment with a telephone call to 871-2123 and provide them with the assignee's name, etc. You may contact us during the month of December of this year relative to lease renewal policies for the year 1976.

Sincerely yours,

Philip K. Reiman
Executive Director

PKR/b
c.c. John Menario, Portland City Manager
Sam Cummings, Chief of Security

Appeal
To the Planning Board
City of Portland

53 Bramhall Street
April 22, 1975

We the undersigned have received the plans of a building
to be built at 49-51 Bramhall Street which requires a change
in zoning and approve the zoning; and of print 3/25/75 as shown
by Universal Architect, Adelaide M. Herrick

Norman J. Herrick
Helen G. Whipple
J. Lister Whipple

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

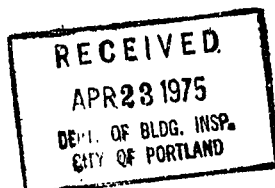
All persons interested either for or against this Nonconforming Use appeal will be heard at a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, April 30, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Jasmin Telfeian, owner of property at 317-323 Brackett Street, corner of 43-51 Bramhall Street under the provisions of Section 602.24 E of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a two story 24' x 40'8" frame addition for 4 doctors' offices on the rear of the existing building (4 doctors' offices) at the above named location. This permit is not issuable under the Zoning Ordinance in the R-6 Residential Zone for the following reasons.

- (1) This addition would constitute an increase in the existing nonconforming use (doctors' offices), Section 602.17.B.
- (2) A rear yard distance of only 10 feet is to be provided instead of the minimum of 20 feet required by Section 602.7.B.1.
- (3) Two off-street parking spaces will be provided for this addition rather than 7 spaces required by Section 602.14.B.10.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 E(1) of the Zoning Ordinance have been met.

Thomas J. Murphy
Secretary



Dr. Mr. Murphy,

I was required to provide the necessary amount of spaces for my 2 med. offices. Honestly feel this should pass for my applicant.

J. J. [Signature]

6-202 82444-11-210 0



Handwritten signature, possibly 'R. Murphy', written diagonally across the envelope.

Board of Appeals

Mr Thomas J. Murphy
Board of zoning appeals
c/o Hall
Congress St.
Portland, Maine

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS
A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is Jasmin Telfeian and he is interested
in the property located at 317-323 Brackett Street as owner
The owner of the property is same and his address is
92 West Street, Portland, ME. The property is located in a R-6
Zone. The present use of the property is Doctor's offices

The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.7.B.1 of the Ordinance to permit
construction of a two story 24'x40'8" frame addition for 4 doctor's offices on the
rear of the existing building

Further Findings of Fact

This property is unique in that there is a dilapidated unsafe structure
on the lot which is a blight to the neighborhood, as opposed to a building which
would be a sound structure in good order.

Appearances

The names and addresses of those appearing in support of the application
are: Jasmin Telfeian, Harry Weisberg, Joyce Hymoff, Theodore Barris (letter),
Norman L. Gerrish (letter), Helen G. Whipple (letter), J. Lester Whipple (letter),
Adelaide M. Gerrish (letter)

and the names and addresses of those appearing in opposition to the application are:
F. J. Foley (letter), Ronald Vincent

Exhibits

The documentary evidence presented to the Board, including, but not
by way of limitation, plans, specification, photographs, etc. consisted of the
following: site plan and photograph and other documents on file in the office of the

SPECIFIC RELIEF GRANTED

After a public hearing held on April 30, 1975, 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 nonconforming use variance 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. *SUBJECT TO CONDITIONS BELOW*

Walter Eskilman
Thomas J. Murphy
Jacqueline Cohen
James F. O'Malley
Gene D. Simon

THAT 11 Parking Spaces BE ON 4 OFF SIDE
ALTOGETHER,

6 SPACES ON OFFICE LOCATION

5 SPACES TO BE LEASED AT MR. MURPHY'S OFFICE

Building Inspector

REASONS FOR DECISIONS

The parcel of land in question (~~is~~/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: _____

and also by reason of the following topographical features: _____

and they (do/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

- (a) existed at the time of the enactment of the provision for which a variance is sought; or
- (b) were created by natural forces; or
- (c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought (~~would~~/would not) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision; because of the following: _____

The hardship (~~is~~/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____
dilated building causing blight in the neighborhood

Property in the same zone or neighborhood (~~will~~/will not) be adversely affected by the granting of the variance and the granting of the variance (~~will~~/will not) create conditions which would be detrimental to the public health or safety, because

Date Issued **January 7, 1975**

Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

JAN 9 1975

ERNOLD R. GOODWIN
PLUMBING INSPECTOR

PERMIT TO INSTALL PLUMBING

Address **321 Brackett St.**

Installation For: **office**

PERMIT NUMBER **3981**

Owner of Bldg: **Dr. Clement A. Hiebert & Dr. Morton**

Owner's Address: **same**

Plumber: **Andrew P. Iverson**
Portland, Me.

Date: **1-7-75**

NEW	REPL.		NO.	FEE
		SINKS		
1		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS	1	2.00
		DRAINS		
		FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
TOTAL				5.00

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued **January 28, 1975**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

PERMIT NUMBER **3998**

Address **321 Brackett St.**
 Installation For **Dr.'s offices**
 Owner of Bldg: **Drs. Clement Hiebert & Mortin**
 Owner's Address: **same**
 Plumber: **Andrew P. Iverson** Date: **1-28-75**
PO Box 27, Portland, Me.

App. First Insp.
 Date _____
 By _____
 App. Mod Insp.
 Date _____
 By _____
 Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

JAN 28 1975
 ERNOLD R. GOODWIN
 OFFICE

NEW	REPL			FEE
		1	SINKS	
			LAVATORIES	
			TOILETS	1 2.00
			BATH TUBS	
			SHOWERS	
			DRAINS FLOOR SURFACE	
			HOT WATER TANKS	
			TANKLESS WATER HEATERS	
			GARBAGE DISPOSALS	
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEADERS	
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER	
			Base Fee	3.00
			TOTAL	1 5.00

Building and Inspection Services Dept: Plumbing Inspection

321 Brackett Street

October 24, 1973

Dr. Alfonso Telfeian
321 Brackett Street
Portland, Maine

In checking your application to make alterations in the basement of the building at the above named location for additional office space for one of the existing doctors in the building, we will need more complete plans. These plans will need to be drawn to scale or drawn with all dimensions shown for each room and all other things that may be located in the basement, such as the heating room, storage, etc. Your plan will need to show how you would get from the three rooms in the rear to apparently an exit on the front. Would this be by a hallway to the outside? Are there to be any changes on the upper floors? If so, we will need plans showing what the new arrangements will be.

We will be able with the above information to continue processing your application.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:mas



RG RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, October 18, 1973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 321 Brackett St Within Fire Limits? _____ Dist. No. _____
Owner's name and address Alfonse Telfeian, same Telephone 772-1830
Lessee's name and address _____ Telephone _____
Contractor's name and address to be let Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building same as below No. families 1
Last use four doctor's offices, one apartment No. families 1
Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 6,000.00 Fee \$ 18.00

General Description of New Work

To make alterations as per plan in basement of building, install partitions in basement without structural changes; subject area to become additional office space for one of the existing doctor's offices.

Nothing done after latter

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

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? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 101

INSPECTION COPY

Signature of owner

Alfonse Telfeian

47-51 Bramhall Street

Feb. 8, 1973

cc to: Corporation Counsel

Dr. & Mrs. Alphonse Telfeian
321 Brackett Street

cc to: Theodore Barris, Attorney
97A Exchange Street

Dear Mr. & Mrs. Telfeian:

Building permit to construct a 2-story building 56'x34' at the above named location for doctors offices is not issuable under the Zoning Ordinance because such a use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 602.7.A.8.6.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a conditional use 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.

We have set March 29th as the date of the hearing. If a later date is more desirable let us know before March 16, 1973.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:EB

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS
CONDITIONAL USE APPEAL

47-51 Bramhall St
Denied
3/29/73

Dr. & Mrs. Alphonse Telfeian, owner of property at 47-51 Bramhall St,
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to: permit the construction
of a 2-story building 56' x 34' at the above named location for doctors
offices. This permit is presently not issuable under the Zoning Ordinance
because such a use is not allowable in the R-6 Residential Zone in which
the property is located unless authorized by the Board of Appeals under
provisions of Section 602.7.A.8.6.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals
finds that such use of the premises will not adversely affect property in the
same zone or neighborhood and will not be contrary to the intent and purpose of
the Ordinance.

Phedoe Dani atty
APPELLANT
Dr & Mrs Alphonse Telfeian

DECISION

After public hearing held March 29, 1973, the Board of Appeals finds
that such use of the premises will not adversely affect property in the same
zone or neighborhood and will not be contrary to the intent and purpose of the
Ordinance.

It is, therefore, determined that permit should not be issued in this case.

W. B. K... ..
W. Carl Estlin
Jacqueline Ober
BOARD OF APPEALS

CLINICAL PSYCHOLOGIST

IRA H. HYMOFF, PH.D.
280 VAUGHAN STREET
PORTLAND, MAINE 04102

TELEPHONE 772-8372
HOURS BY APPOINTMENT

March 27, 1973

Zoning Appeals Board
City Hall
Portland, Maine

Dear Sirs:

Unfortunately on the date of Dr. Telfeian's appeal to the Zoning Board I will be in Washington, D.C., thus I cannot express my opinion at the hearing. I am most strongly opposed to the granting of this appeal. Since his appeal attempt of last year, Dr. Telfeian has allowed his building to deteriorate to the point of being condemned. This is not being responsible about his property or demonstrating any concern for the neighborhood.

In addition, by the further development of doctors' offices in the neighborhood, there is a loss of opportunity for the development in the neighborhood of more permanent residential units. To be brief, I will outline my reasons for opposing this appeal:

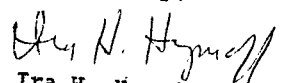
1. Dr. Telfeian's lack of faith in preserving the neighborhood--he has allowed his building to deteriorate to the point of being condemned, thus demonstrating little concern for his neighbors.
2. An office building is empty in the evening--this causes some concern to the neighborhood because of the example of the offices further up Vaughan Street. Almost every evening during the year many adolescents gather in front of these buildings left empty at night and, although they are not delinquents, they often are quite noisy late at night and disruptive to the neighborhood. The potential for vandalism is high.

Zoning Appeals Board
March 27, 1973
Page 2

3. There is no parking space available for further doctors' offices. As a year ago in our opposition to his appeal, we indicated that many times our driveway is blocked by people searching for parking spots to visit doctors' offices.
4. We moved into this neighborhood within the last three years, and make our home here. We are very much committed, therefore, to seeing that Portland does not deteriorate the way so many other cities in this country have. The further deterioration of the neighborhood as demonstrated by Dr. Telfeian's plan distresses us that Portland, too, may eventually not be a suitable place for people to live.

I wish to thank you for your consideration. I want to reiterate that I am most strongly opposed to allowing Dr. Telfeian to develop offices in the neighborhood.

Yours truly,


Ira H. Hymoff, Ph.D.



R6 RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, Feb. 2, 1973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~rectify~~ ~~repair~~ ~~demolish~~ ~~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 47-51 Bramhall St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. & Mrs. Alphonse Telfeian, 321 Brackett St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address To be decided Specifications _____ Plans _____ No. of sheets _____
 Architect _____ No. families _____
 Proposed use of building Doctor's offices No. families _____
 Last use _____ Roofing _____
 Material _____ No. stories _____ Heat _____ Style of roof _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

Construct a new building 56' x 34' for four doctors offices

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fees.

Appeal Denied 3/29/73

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 owner**

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 _____ Kind of heat _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Corner posts _____ Sills _____
 Framing Lumber-Kind _____ Dressed or full size? _____ Size _____ Max. on centers _____
 Size Girder _____ Columns under girders _____
 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 _____, height? _____
 If one story building with masonry walls, thickness of walls? _____

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? _____
 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

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

By

Dr. & Mrs. A. Telfeian

Theodore Paris, City

47-51 Dravhall Street

Feb. 8, 1973

Dr. & Mrs. Alphonse Telfaian
321 Brackett Street

cc to: Corporation Counsel

cc to: Theodore Barris, Attorney
97a Exchange Street

Dear Dr. & Mrs. Telfaian:

Building permit to construct a 2-story building 56'x34' at the above named location for doctors offices is not issuable under the Zoning Ordinance because such a use is not allowable in the R-6 Residential Zone in which the property is located unless authorized by the Board of Appeals under provisions of Section 602.7.A.3.6.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a conditional use 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.

We have set March 29th as the date of the hearing. If a later date is more desirable let us know before March 16, 1973.

Very truly yours,

A. Allan Soule
Assistant Director

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