

285-291 BRACKETT STREET



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 20, 19 78
 Receipt and Permit number A 10314

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: 285-35 Brackett Street

OWNER'S NAME: Ronald Vincent ADDRESS: 94 Park Ave.

OUTLETS: (number of) ~~240~~ 240

| | | |
|--------------|------------------------|--------------|
| Lights | _____ | |
| Receptacles | _____ | FEES |
| Switches | _____ | |
| Plugmold | _____ (number of feet) | |
| TOTAL | _____ | 23.00 |

FIXTURES: (number of)

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

SERVICES:

| | | |
|--------------------------|------------|-------------|
| Permanent, total amperes | <u>225</u> | <u>6.00</u> |
| Temporary | _____ | _____ |

METERS: (number of) 1.2

| | | |
|--|--|-------------|
| | | <u>6.00</u> |
|--|--|-------------|

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 | <u>12</u> | Water Heaters | _____ |
| Cook Tops | _____ | Disposals | _____ |
| Wall Ovens | _____ | Dishwashers | _____ |
| Dryers | _____ | Compactors | _____ |
| Fans | _____ | Others (denote) | _____ |
| TOTAL | _____ | | 18.00 |

MISCELLANEOUS: (number of)

| | | |
|---------------------------|----------|-------------|
| Branch Panels | _____ | |
| Transformers | _____ | |
| Air Conditioners | _____ | |
| Signs | _____ | <u>2.00</u> |
| Fire/Burglar Alarms | <u>X</u> | |
| 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: 55.00

INSPECTION:

Will be ready on _____, 19____; or Will Call XX

CONTRACTOR'S NAME: Eger Electric

ADDRESS: 22 Devon Street

TEL.: 774-2825

MASTER LICENSE NO.: 2708

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: _____

Eger Electric *RE*

INSPECTOR'S COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **285 Brackett Street**
Date of Issue **Oct. 18, 1978**

Issued to **Ronald Vincent**

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. **77/1015**, 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

12 Family Dwelling

Limiting Conditions: **Entire**

This certificate supersedes certificate issued

Approved: **10-18-78**
(Date) *[Signature]*
Inspector

[Signature]
Inspector of Buildings

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

285 Brackett Street

November 4, 1977

Ronald A. Vincent
94 Park Avenue
Portland, Maine

cc: Fire Dept.

Dear Mr. Vincent:

A Building Permit is issued herewith to change the use from a 6 to a 12 family, 4 apartments on each floor, as per plans with 12 parking spaces in the rear subject to the Appeals Boards conditions which were, "provide 6 additional parking spaces", preferably on site.

This office needs details of the proposed fire escape and access to it.

Boiler room and any other hazardous area shall be enclosed with a one hour fire rated wall and ceilings and equipped with fire doors and self-closing devices.

All verticle openings shall be enclosed with one hour fire rated walls and fire doors equipped with self-closers, to prevent the spread of fire and smoke from one floor to the other.

An approved automatic alarm system shall be installed as per Fire Dept. requirements. This system is to include all public ways and basement.

All doors leading from the apartments to hallways shall be equipped with self-closing devices.

All hallways and stairwells used as means of egress shall be lighted at all times.

Emergency lighting shall be installed throughout.

Very truly yours,

Earle S. Smith
Plan Examiner

RSS/r

285-287 Brackett Street Cor. Trowbridge Place

October 18, 1977

Ronald A. Vincent
94 Park Avenue
Portland, Maine

Dear Mr. Vincent:

A Building Permit and Certificate of Occupancy to change the use of the three story 6-family apartment house at the above named location to a 12-family apartment house with four apartments on each floor are not issuable under the zoning ordinance for the following reasons:

1. The area of the lot on which this building is located is only about 5,780 sq. ft. rather than the minimum of 12,000 sq. ft. (1,000 sq. ft. per family) required by Section 602.7.B.8).

2. Only three of the six new parking spaces will be provided as required by Section 602.14.B.1 of the ordinance applying to the R-6 residential zone.

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, Rm. 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/r



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 1015
 ZONING LOCATION A-6 PORTLAND, MAINE, Oct. 4, 1977

PERMIT ISSUED
 NOV 7 1977
 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: 285 Brackett St.
 1. Owner's name and address: Ronald A. Vincent - 94 Park St, AVE. Fire District #1 , #2
 2. Lessee's name and address: Telephone 772-4724
 3. Contractor's name and address: Owner Telephone
 4. Architect: Telephone
 Proposed use of building: dwelling Specifications Plans No. of sheets 12
 Last use: dwelling No. families 6
 Material: No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 10,600

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
 This application is for: @ 775-5451
 Dwelling Ext. 234
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use ...xx
 Other

Fee \$ 5.00 - appeal
 44.00
 10-3
 Dpd

PERMIT ISSUED WITH LETTER

Change use from 6 to 12 family, 4 apartments to be on each floor as per plans. 1 sheet of plans. 12 parking spaces in rear.

Stamp of Special Conditions
 Appeal sustained conditionally 11/3/77

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

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
 BUILDING INSPECTION—PLAN EXAMINER
 ZONING:
 BUILDING CODE: 10-16-281447
 Fire Dept. J. James
 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: Ronald A. Vincent Phone # same
 Type Name of above: Ronald A. Vincent

FIELD INSPECTOR'S COPY

Other:
 and Address:

CITY OF PORTLAND, MAINE
MEMORANDUM

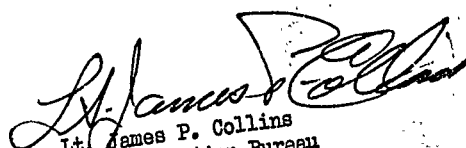
DATE: 10/20/77

TO: Building Inspection Department
FROM: Fire Prevention Bureau, P.F.D.
SUBJECT: 285 Brackett St.

Approved _____ is hereby given for a building permit from this Department subject to the following requirements/reasons:

- 1) Detail of fire escape and access to same shall be presented to this office for approval.
- 2) Boiler room and any other hazardous area shall be enclosed with a one hour fire rated wall and fire door with self closer.
- 3) All verticle openings shall be enclosed with a one hour fire rated wall and fire doors, with self closers, to prevent the spread of fire and smoke from one floor to the other.
- 4) An approved automatic alarm system shall be installed per fire department requirements. This system is to include all public ways and basement.
- 5) All doors leading from apartments to hallways shall be equipt with self closers.
- 6) Emergency lighting shall be anstalled to light all hallways and stairs ~~and~~ used as means of egress.

This permit is approved with the understanding that all floors are the same as the one that is illustrated, and signed by this department.


Lt. James P. Collins
Fire Prevention Bureau

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Ronald A. Vincent
B. Property Location 285-287 Brackett St. cor. Trowbridge Place
C. Applicant's Interest in Property:

- Owner
 Tenant
 Other _____

D. Property Owner same as above

E. Owner's Address 94 Park Ave.

F. Zone (Circle One):

R-1 R-2 R-3 R-5 (R-6) R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required no

H. Present Use of Property 6 family apt.

I. Section(s) to Which Variance Related 602.7.B.8 & 602.14.B.1

J. Reasons Why Permit Cannot be Issued area of lot is only 5,780 sq. ft. instead of the min. of 12,000 sq. ft. required by Sec. 602.7.B.8
Only 3 of the six new parking spaces will be provided as required by Sec. 602.14.B.1 applying to the R-6 Residential Zone.

K. Requested Variance Would Permit 12 family apt. bldg.

L. Notice Sent to 8 Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Ronald Vincent - owner
Sw. Milette - Res. manager
from Mr. Vincent's company

B. Those Opposing Variance

Frances Speece - 295 Brackett
Louis Fortin - 295 Brackett St.

Robert Harris - Gilman St.
Paul Collins - Portland Planning Dept.
(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Letter from Marjorie + Harold Utterstrom
photo, aerial, Sanborn map

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons Impossible to rent 9 rm apts at reasonable rent

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

V. Specific Relief Granted
After a public hearing held on Nov. 3, 1977, the Board of Appeals finds that: (Check One)

- Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec. 602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Condition:
a parking
spaces be provided,
preferably
on-site

W. Carl Ashburn Chairman
Jacqueline Cohen
Paul D. Ryan
Marshall A. [unclear]
James Murphy

November 2, 1977
164 Neal Street
Portland, Maine
04102

Mrs. Marge Schmuckal;
City of Portland, Maine
In the Board of Appeals

Dear Mrs. Schmuckal;

In regards to Mr. Ronald A. Vincent, the New Owner of Property at 285-287 Brackett Street, corner of Trowbridge Place. I want to vote "NO" on his request for changing a six (6) family apt house!

My Reasons Are:

(1) He has left in a very "Danerous situation" at the back of his house for the past six weeks, ever since he tore off the three (3) back porches, and left them in "Rubble and Rubbish".

(2) The little children 5-8 years old are playing out there, and the other afternoon, 4 of them, while playing "Cowboys and Indians-" They had the fifth one tied to a board, and were trying to start a fire, to "Burn him at the stake"!! If I was not here at the time, we all would have been burned out, for sure!!

(3) Today-I heard two men out there at 3 P.M. I asked them when they would remove this mess? they told me to mine my business- Then I asked them -What was Mr. Vincent's telephone No. was? They said they did not know it, as they did not work for him! I then asked, What they were doing there? They told me to get into my house and mine my G*D* Business!!!!

(4) Later, I find, it WAS MR. VINCENT himself, Who said this to ME.

NOW, I object to his Appeal as he has a very poor attitude to deal with people- We will be in an uproar for the rest of our lives for 12 different Families in this Small six family house, as six Families are enough to "COPE", in this one house.

Sincerely

Thank You

Marjorie & Harold
Ritterstrom

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space and Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, Nov. 3, 1977 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.

Ronald A. Vincent, owner of property at 285-287 Brackett St. corner Trowbridge Place under the provisions of Section 602.24.c of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: change of use of the 3 story 6 family apt. house to a 12 family apt house with 4 apt's. on each floor which are not issuable under the Zoning Ordinance for the following reasons:

1. The area of the lot on which this bldg. is located is only about 5,780 sq. ft. rather than the min. of 12,000 sq. ft. (1000 sq. ft. per family) required by Sec. 602.7.B.8
2. Only 3 of the 6 new parking spaces will be provided as required by Sec. 602.14.B.1 of the Ordinance applying to the R-6, Residential Zone.

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)(1) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

Jean L. W. Humphries - 46 Carleton St.
Carol A. & Stephen A. Karanza - Eastern Ave., So. Windham
Pioneers, Inc., Box 209- Downtown Sta., Portland RETURNED
Carroll D. & Lorraine Nevers - 76 Walton St.
Rebecca Rice- 435 Deering Ave.
Bessie M. Roberts - 279 Brackett St.
Marjorie & Harold Utterstrom -164 Neal St.
Harry & Lillian B. Weisbert - 36 Richardson St.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Ronald A. Vincent, owner of property at 285-287 Brackett st.
cor. of Trowbridge Place

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

Portland, hereby respectfully petitions the Board of Appeals to permit:
change of use of the 3 story 6 family apt. house to a 12 family apt. house
which is not issuable under the Zoning Ordinance because:

1. The area of the lot on which this bldg. is located is only about 5780 sq. ft. instead of the min. of 12,000 sq. ft. required by Sec. 602.7.B.8.
2. Only 3 of the 6 new parking spaces will be provided as required by Sec. 602.14.B.1 of the Ordinance applying to the R-6, Residential Zone.

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)(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.

Ronald Vincent
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (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.

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **7821**

Date Issued **10-13-72**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**
 App. First Insp.

Date _____
 By _____
 App. Final Insp.
 Date **10-26-72**
 By *[Signature]*

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

| | | | |
|---|-------|--------------------------------|---------------|
| Address 287 Brackett St. | | Installation For: Multi | |
| Owner of Bldg: Miss Plummer | | Date: 10-13-72 | |
| Owner's Address: 140 Eastern Prom. | | NO. | FEES |
| Plumber: Northern Utilities | | | |
| 5 Newble St. | | | |
| NEW | REPL. | | |
| | | SINKS | |
| | | LAVATORIES | |
| | | TOILETS | |
| | | BATH TUBS | |
| | | SHOWERS | |
| | | DRAINS | FLOOR SURFACE |
| | | | 2.00 |
| 1 | | HOT WATER TANKS | |
| | | TANKLESS WATER HEATERS | |
| | | GARBAGE DISPOSALS | |
| | | SEPTIC TANKS | |
| | | HOUSE SEWERS | |
| | | ROOF LEADERS | |
| | | AUTOMATIC WASHERS | |
| | | DISHWASHERS | |
| | | OTHER | |
| TOTAL | | | 2.00 |

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 21 1977

B.O.C.A. USE GROUP 0943
B.O.C.A. TYPE OF CONSTRUCTION
PORTLAND, MAINE, Oct. 17, 1977

CITY OF PORTLAND

ZONING LOCATION
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:

- 1. Owner's name and address 285 Brackett St. Fire District #1 #2
- 2. Lessee's name and address Telephone 772-4724
- 3. Contractor's name and address Ronald A. Vincent - 94 Park Ave. Telephone
- 4. Architect Telephone
- Proposed use of building dwelling Specifications Plans No. of sheets
- Last use No. stories Heat Style of roof No. families Multi
- Material No. families Roofing
- Other buildings on same lot Fee \$ 5.00
- Estimated contractual cost \$

FIELD INSPECTOR—Mr.
This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

GENERAL DESCRIPTION
To demolish small porch on rear of dwelling
Stamp of Special Conditions

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 connection to be made to public sewer?
- Has septic tank notice been sent?
- Height average grade to top of plate No. stories Height average grade to highest point of roof
- Size, front depth Thickness, top solid or filled land? earth or rock?
- Material of foundation Rise per foot Roof covering bottom cellar
- Kind of roof Material of chimneys of lining Corner posts Sills
- No. of chimneys Dressed or full size? Size Max. on centers
- Framing Lumber—Kind Columns under girders O. C. Bridging in every floor and flat roof span over 8 feet.
- Size Girder 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?

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE: 0-14-2.8 10/20/77
Fire Dept.:
Health Dept.:
Others:

DATE
Signature of Applicant Phone # same
Type Name of above Ronald A. Vincent 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

10-26-77 Porch demolished - Rubbish removed - *MS*
 11-3-77 Neighbors complaining about the rubbish
 not removed ~~it~~ talked to MR. Vincent & to
 said it should be removed tomorrow - *MS*
 11-4-77 Started removing rubbish - *MS*
 11-7-77 All rubbish removed - *MS*

Permit No. 97/0249
 Location 887 Greenbush St
 Owner Donald G. Vincent
 Date of permit 10-17-77
 Approved 10-21-77 *James Small*
 Portland, ME

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CITY OF PORTLAND
 MAINE

OCT 18 1977

ENVIRONMENTAL
 HEALTH SERVICES

CITY OF PORTLAND
MAINE

OCT 18 1977

ENVIRONMENTAL
HEALTH SERVICES

CITY OF PORTLAND, MAINE
BUILDING AND INSPECTION SERVICES

774-4887
Marge Utterstrom

TO: Ronald A. Vincent
94 Park Ave.

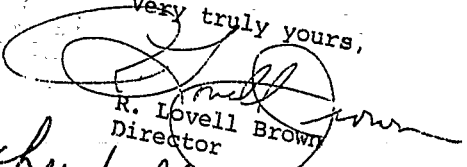
DATE Oct. 17, 1977

With relation to permit applied for to demolish _____
small porch on rear of dwelling belonging to Ronald A. Vincent
at 285 Brackett Street, 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 a provision is made for rodent and vermin eradication. No
permit for a demolition of a building or structure shall be issued
by the Building and Inspection Services Department until and
unless provisions 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: Porches had been demolished
at inspection time without a permit.

- Copies to:
- Applicant
- Health (Mr. Blain)-2
- Health (Mr. Noyes)
- Public Works
- Fire Dept.
- Gus James

10-18-77
Ralph Blumenthal



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 22, 1969

PERMIT ISSUED
930
SEP 22 1969
CITY OF PORTLAND

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 285-287 Brackett St. (285 side of bldg.) Within Fire Limits? _____ Dist. No. 773-7147
Owner's name and address Philip W. Plummer, 140 Eastern Promenade Telephone 773-7147
Lessee's name and address owner and Gordon Evans, 27 Hastings St. Telephone _____
Contractor's name and address _____ Specifications _____ Plans _____ Telephone 773-7147
Architect _____ No. of sheets _____
Proposed use of building 6 families No. families 6
Last use _____ No. families _____
Material frame No. stories 3 Heat _____ Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 900. Fee \$ 5.00

General Description of New Work

To repair after fire to former condition without alterations without change of use cause? not known

Date: Sept. 10, 1969

No structural damage

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 _____
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 _____ 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

Philip W. Plummer

Signature of owner By: Gordon Evans

APPROVED:

INSPECTION COPY



FILL IN AND SEND WITH FEE
APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

PERMIT 1888
SEP 10 1959
CITY OF PORTLAND

Sept. 10, 1959
Portland, Maine

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 291 Brackett St. Use of Building Apt. house No. Stories 3 New Building Existing
Name and address of owner of appliance Carrie Stahl, 180 High St.
Installer's name and address Smith Burner Service, 665 E. Bridge St., West Telephone No. 2-0723

General Description of Work

To install oil burner in connection to existing steam heat (conversion) from coal heat.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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 Torrid Heat-gun type Labeled by underwriters' 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 cement Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off valve Watts 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

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 smoke pipe
Size of chimney flue Other connections to same flue Forced or gravity?
Is hood to be provided? If so, how vented? Rated maximum demand per hour
If gas fired, how vented?

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: 9/10/59 [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
Smith Burner Service

By:

Signature of Installer

[Signature]

MAINE PRINTING CO.

INSPECTION COPY

11-24

Permit No. 59/1188
 Location 291 Brackett St.
 Owner Arnie Stahl
 Date of permit 9/10/59
 Approved [Signature]

| | | |
|----|-------------------------------|--------------|
| 1 | Flue | / |
| 2 | Vent Pipe | / |
| 3 | Kind of Heat | / |
| 4 | Burner Eligibility & Supports | / |
| 5 | Name of Label | / |
| 6 | Stack Control | / |
| 7 | High Limit Control | / |
| 8 | Remote Control | / |
| 9 | Flue Gas Support & Protection | / |
| 10 | Valve Supply Line | / |
| 11 | Overheat | / |
| 12 | Flue Gas Support | / |
| 13 | Flue Gas | / |
| 14 | Oil Control | / |
| 15 | Instruction Board | / |
| 16 | Low Water Control | / |

NOTES

Vertical lines for notes, mostly blank or containing faint text.

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 285 Frankett St.
Loc w/i 5
Bldg X Fire X Elec X Other
Issued August 2, 1957
Expires September 2, 1957

Mr. William Fleming,
260 E. Astor Freeway
Portland, Maine

Dear Sir:

On 12/27/56 an examination was made of the premises located at 285 Frankett St., Portland, Maine

compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By [Signature]
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent

** Responsibility of Occupant

STRUCTURAL REPAIRS

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a) Repair or replace the broken rear door knob.
- b) Repair the holes in the bath and toilet in the second floor apartments.
- c) Repair or replace the loose, cracked or missing plaster in the kitchen of the second floor apartment.
- d) Putty the loose window panes and tighten the loose window sashes in the kitchen and dining room of the second floor apartments.

PLUMBING

Repair or replace the broken sink compartment in the kitchen of the second floor apartment.

ELECTRICAL EQUIPMENT

Check and have repaired all defective electric wiring and electrical equipment throughout the structure. Install convenience outlets in all the rooms where there is a dangerous excessive use of extension cords. Particular attention is directed to the bedrooms of the second floor apartment.

The above mentioned conditions are in violation of the City Ordinance Minimum Standards for Continued Occupancy and must be corrected on or before September 2, 1957.

RECEIVED
AUG 5 1957
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

*File P & K
at 285-1300*

RECEIVED
JUN 6 1946
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

JUN 6 1946

Mrs. Mary Chesley,
805 Brackett Street,
Portland, Maine

Dear Mrs. Chesley:

A report on fire inspection of your home has been received in this office. Protection against fire was found not satisfactory and the following recommendation was made:

"Mrs. Chesley to discontinue apartment as nursing home".

Therefore, we regret that we are unable to issue a license at present.

Sincerely yours,

Ella Langer, M.D.,
Acting Director
Division of Maternal
and Child Health

Encs



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, February 2, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 285-7 Brackett Street Ward 7 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address Samuel D. Plummer, Estate 140 Eastern Prom Telephone _____
 Contractor's name and address F. F. Daleno, 284 Brackett St. Telephone F 6087 W
 Architect's name and address _____
 Proposed use of building tenement house No. families 6
 Other buildings on same lot _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 5. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Last use tenement house No. families 6

General Description of New Work

~~To extend existing dumb waiter shafts to basement floor level, having self-closing doors in one side of each~~
 To extend existing dumb waiter shafts to basement floor level, having self-closing doors in one side of each

It is understood that this permit does not include installation of heating apparatus which is to be taken out and in the name of the heating contractor.

NOTIFICATION BEFORE CLOSING OR CLOSING-IN IS WAIVED.
 CERTIFICATE OF OCCUPANCY REQUIRED IF WAIVED.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

- If a Garage

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

Miscellaneous

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

Signature of owner Samuel D. Plummer Estate
Fredrick F. Daleno

INSPECTION COPY

58331

Ward 7 Permit No. 32/103

Location 285-7 Blackett St.

Owner Samuel D. Plummer Est.

Date of permit 2/2/32

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. 2/15/32

Cert. of Occupancy issued None

NOTES

~~2/5/32 - No work done
A.J.S.
2/15/32 - Work nearly
completed - A.J.S.~~

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

January 4, 1983

Jeffrey Tounge
286 Brackett Street
Portland, Maine 04102

cc to: Lee Sykes
10 Willis Street
Portland, Maine 04101

RE: Appeal at 286 Brackett Street

Attached is the decision of the Board of Appeals regarding your petition to erect an open deck on dwelling at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the appeal fee of \$50.00 itself. Make all checks payable to City of Portland.

Sincerely,

A handwritten signature in cursive script that reads "Warren J. Turner".

Warren J Turner
Zoning Specialist

WI/t

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Mr. Jeffrey Tounge

B. Property Location 286 Brackett Street

C. Applicant's Interest in Property:

- Owner
 Tenant
 Other _____

D. Property Owner Mr. Jeffrey Tounge

E. Owner's Address same

F. Zone (Circle One):

R-1 R-2 R-3 R-5 (R-6) R-4

R-P B-1 B-2 B-3 A-B

I-P I-I I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property 2-family

I. Section(s) to Which Variance Related 602.7.B.2 & 602.7.B.1

J. Reasons Why Permit Cannot be Issued Distance between deck & side (left) lot line will be 5½ ft. rather than 10 ft. min. required and distance between deck and rear lot line will be about 4 ft. rather than 20 ft. min. required of Ordinance
apply. to the R-6 Residential Zone.

K. Requested Variance Would Permit _____

Erection of an open deck on the left side and rear of the existing dwelling
at above named location.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

Self Triage

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons Harrow + Ejecting

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons Fire Dept OK. No neighbor object

V. Specific Relief Granted

After a public hearing held on 12/30/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____