



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING SYSPECTIONS SERVICES ELECTRICAL INSYALLATIONS

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

| 1 | | | - | |
|--|---|---|--|--------------|
| To the CHIEF ELECTRICAL INSPECT | OR, Portland, Maine | !: aateinal imetallations : | in accordance with the la | nur of Mains |
| The undersigned hereby applies for the Portland Electrical Ordinance, the N LOCATION OF WORK 285-35 Br | a permit to make estational Electrical Co | ecinical installations l de and the following . | in accordance with the it specifications. | ws of mane. |
| LOCATION OF WORK 285 35 Br | akcett Street | <u> </u> | | |
| OWNER'S NAME: Ronald | Vincent | ADDRESS:9 | 4 Park Age. | |
| OUTLETS: (number of) \$889x 24 | 10 | | | |
| Lights | | | | |
| Receptacles | | | | FEES |
| Switches (num | har of fact) | | | |
| Plugmold (num | | | | 23.00 |
| FIXTURES: (number of) | | | | |
| Incandescent | | | | |
| Fluorescent (Do r | ot include strip fluor | escent) | | |
| TOTAL | | | | |
| Strip Fluorescent, in feet | | | | |
| SERVICES: Permanent, total amperes | 225 | | | 6,00 |
| Temporary | | | | |
| METERS: (number of) 1.2 | | | | 6.00_ |
| | | ************ | | |
| MOTORS: (number of) Fractional | | | .,.,,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | |
| | | | | |
| RESIDENTIAL HEATING: | | | | |
| Oil or Gas (number of units) | | | , | |
| Electric (number of rooms) | | | , | |
| COMMERCIAL OR INDUSTRIAL HI | EATING: | | | |
| Oil or Gas (by a main boiler) | | | | |
| Oil or Gas (by separate units) Electric (total number of kws) | | | | |
| | | | | |
| APPLIANCES: (number of) Ranges | 12 | Water Heaters | | |
| Cook Tops | | Disposals | | |
| Wall Ovens | ···· | Dishwashers | -14-9-1 | |
| Dryers | | Compactors | | |
| Fans TOTAL | - | Others (denote) | | 18.00 |
| | ************* | | | |
| MISCELLANEOUS: (number of) Branch Panels | | | | |
| | | | | |
| Air Conditioners | | | | |
| Signs | | | | 2.00 |
| Fire/Burglar Alarms Circus, Fairs, etc | | | | |
| Alterations to wires | | | | |
| Repairs after fire | | | | |
| Heavy Duty, 220v outlets | | , | | |
| Emergency Lights, battery | | | | |
| Emergency Generators | | | TION FEE DUE: | |
| FOR ADDITIONAL WORK NOT ON | I ORIGINAL PERM | it D O | UBLE FEE DUE: | |
| FOR REMOVAL OF A "STOP ORDI | ER" (304-16.b) | | | |
| FOR PERFORMING WORK WITHO | UT A PERMIT (30 | 4-9) | | Oscession. |
| | | TOTAL | AMOUNT DUE: | 55.00 |
| INSPECTION: | 40 1929 | a yy | | |
| Will be ready on | , IY; OF WILL | | | |
| CONTRACTOR'S NAME: | on Street | | *************************************** | |
| ADDRESS: 22_1000 TEL.: 774-28 | 25 | | | - |
| MASTER LICENSE NO.: 270 | | SIGNATURE OF C | ONTRACTOR: | |
| | | Egen Ole | etic (RE) | |
| LIMITED LICENSE NO.: | | - | | |

INSPECTOR'S COPY

. 6

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

sued to Ronald Vincent

Sued t Chie is in rertify 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 substantially to requirements of zoning Ordinance and Building Code of the City, and is hereby approved for substantially to requirements of zoning Ordinance and Building Code of the City, and is hereby approved for substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy of use, limited or otherwise, as indicated below.

Approved Occupancy

OCCUPANCY

PORTION OF BUILDING OR PREMISES

Entire Limiting Conditions:

This certificate supersedes certificate issued

Approved:

10-18-70 1

Notice: This certificate identifies harful use of building or premises, and curs whose the corresponding to own.

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 hal ays and stairwells used as means of egress shall be

Emergency lighting shall be installed throughout.

Very truly yours.

Earle S. Smith Plan Examiner

ESS/I

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.E.8).
- 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.l.

Very truly yours,

Malcolm G. Ward Plan Examiner

MGW/r



APPLICATION FOR PERMIT

PERMIT ISSUED

1977

ZONING LOCATION A-6

PILAND

| For the Dippose | RTLAND, MAINE, Oct. 4, 1977 |
|--|--|
| To the DIRECTOR OF BUILDING & INSPECTION S. The 'undersigned hereby applies for a permit to erect. ture, equipment or class. | Thirty & non- |
| tute gavieti and hereby applies for a permit to greet | ERVICES, PORTLAND, MAINE alter, repair, demolish, move or install the following building, struc- |
| Zuning Ordinary or change use in accordance with the Len | alter, repair, demolish, move or install the following building, struc- sys of the State of Maine, the Portland B.O.C.A. Building Code und specifications, if any, submitted herewith and the falls. |
| tions: | uner, repair, demolish, move or install the following building, struc- vs of the State of Maine, the Portland B.O.C.A. Building Code und specifications, if any, submitted herewith and the following specifica- |
| ARCATION 1 285 P. | specifications, if any, submitted herewith and it is building Code und |
| 1. Owner's many | ent - 94 Park - 402. Telephone |
| 2. Lessage and address Ronald, A. Vinc | ont C. Tire Dietrica Ma |
| 3. Contractorio | 772 42 Park - 40 70 Telephone 772 476 |
| 4. Architect | Fire District #1 [], #2 [] Park Att. Jul. Telephone 772-4724 Telephone Telephone |
| Proposed use of have a divolation | Telephone pecifications Plans Plans Telephone Tolephone Tolephone Tolephone |
| Last use drolling . dwelling | occinications Plans No of short |
| Material Material | Telephone |
| Other buildings on some lear Heat | Style of |
| Estimated contractural cost \$10,600 | Roofing |
| Other buildings on same lot Estimated contractural cost \$ | No. of sheets No. families 12 No. families 6 No. families 6 Roofing |
| FIELD INSPECTOR—Mr. This application is for: Dwelling. @ 775-5451 | GENERAL DESCRIPTION |
| Dwelling. @ 775-5451 | GENERAL DESCRIPTION 44.00 |
| Garage Ext. 234 | 17. |
| Masonry Bldg. | Change use from 6 to 12 family, 4 |
| Metal Bldg. | apartments to be on each floor as |
| Alterations PERMIT IS | rer plans. I sheet of plans. |
| Alterations PERMIT IS Change of W | Cortain somes, in rear |
| Change of Usexx WITH LE | TITTO 1/1/3 My My |
| Other | TTER Appeal sustained conditionally |
| NOTE TO APPLICANT: Sengrate no. | |
| cal and mechanicals, | the installers and subcontractors of heating, plumbing, electri- |
| PERMIT IS THE | and succontractors of heating, plumbing, electri- |
| -1002D I | 0 12 2 7 3 7 4 7 |
| | Other: |
| | |
| Is connection to be made to public sewer? Has septic tank notice been sent? Height average grade to top of plate Size, from | s any electrical waste to |
| Has septic tank notice been sent? | f not, what is prepared f |
| Height average grade to top of plate | orm notice sent? |
| Has septic tank notice been sent? Height average grade to top of plate Szc, front Material of foundation Kind of roof Has septic tank notice been sent? I Height average grade to top of plate Material of foundation Thickness to | ht average grade to higher |
| Material of foundation No. stories so | olid or filled land? |
| Syze, front depth No. stories so Material of foundation Thickness, top No. of chimpers Rise per foot Rise pe | carth or rock? |
| Material of foundation | pof covering |
| Kind of roof | lining Kind of heat |
| Size Girder | ····· Corner posts |
| tailed walls and carrying partitions) 2v4 1600 | Size |
| 1st floor | laging in every floor and flor and flore and f |
| 1st floor | ····· 3rd |
| Maximum span: 1st floor, 2nd If one story builds | , 3rd, roof |
| bunding with masonry walls, thickness of walls? | , 3rd, roof |
| If one story building with masonry walls, thickness of walls? No. cars now accommodated on same lot | height? |
| No. cars now accommodated on same lot, to be accommodated will automobile repairing be done other than minor repairs to car APPROVALS BY: | AGE S |
| Will automobile repairing be done other than minor repairs to car APPROVALS BY: BUILDING INSPECTION—PLAN EXAMINED | ed number commercial cars to be accomme |
| APPROVALS BY: | rs habitually stored in the proposed huilding? |
| DOTEDING INSPECTION—PLAN EVANOR | A FEOGRAPH . |
| ZONING: Will BUILDING CORP. | WISCELLANEOUS work require disturbing of any tree on a public street? |
| BUILDING CODE: G-16-6-1044 | or any tree on a public street? |
| Timed Femilian Will | Incre be in charge of a |
| 4 10 see | that the State and City requirements pertaining thereto |
| are ob | served? |
| Signature of Applicant Advant | (1/2) |
| Tune Name | & C. Vinal T |
| Type Name of above Ronald A | · Vincent |
| FIELD INSPECTOR'S COPY | Other 1 2 3 X 4 1 |
| | |

NOTES 198,00 270 15 to 15 to 16

CITY OF PORTLAND, MAINE MEMORANDUM

DATE: 10/20/TT

Building Inspection Department Fire Prevention Bureau, P.F.D.

is hereby given for a building permit from this SUBJECT: 285 Brackett St. Department subject to the following requirements/reasons:

- 1) Detail of fire escape and access to same shall be presented to this office for
- 2) Boiler room and any other hazardous area shall be enclosed with a one hour fire
- 3) All verticle openings shall be enclosed with a one hour fire rated wall and fire All verticle openings shall be enclosed with a one hour fire rated wall and fire doers, 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 requirments. This system is to include all mublic wave and hasement. an approved automatic atam system shall be installed per life ments. 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) Emergancy lighting shall be anstalled to light all hallways and stairs ansakform This permit is approved with the understanding that all floors are the same as the

used as means of egress. This permit is approved with the understanding that to one that is illustrated, and signed by this department.

> ames P. Collins File Prevention Bureau

CITY OF PORTLAND, MAINE BOARD OF AFPEALS

SPACE AND BULK VARIANCE APPEAL

| Findings of Fact | |
|--|----------|
| A. Applicant Ronald A. Vincent Prowbridge Place | |
| A. Applicant Ronald A. Vincente B. Property Location 285-287 Brackett St. cor. Trowbridge Place | |
| C. Applicant's Interest in Property: | |
| (x) Owner () Tenant () Other D. Property Owner <u>same as above</u> E. Owner's Address <u>94 Park Ave</u> . | |
| 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 no | |
| H. Present Use of Property 6 family apt. | · . |
| ho Testied ared of John Con 7 B 8 | ft. |
| J. Reasons Why Permit Cannot be Issued area of lot is only 3.70 sq. instead of the min. of 12,000 sq. ft. required by Sec.602.7.B.8 instead of the min. of parking spaces will be provided as required only 3 of the six new parking spaces will be provided as required only 3 of the six new parking spaces will be provided as required only 3 of the six new parking spaces. | , : |
| instead of the min. Of 12. Only 3 of the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provided up and the six new parking spaces. The six new parking spaces will be provided up and the six new parking spaces will be provide | |
| K. Requested Variance Would | , . |
| | ,, |
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| | `` |
| L. Notice Sent to 8 Adjacent Property Owners | |
| L. Notice Sent to | |

II. Appearances Those Advocating Variance B. Those Opposing Variance Rough Vincent -owner millett - Per manager fr. mi. viene t' company III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records) mayore + Hard UHers how 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) 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 Immelle to reset 9 nm apts at reasonable

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

| <u> </u> | | | - | | | | ٠ | <i>[3]</i> | |
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Pisapproval
exist with respect conditions required by Sec. 602. 24c 3.b. (1) do not he granted by Variance should not he granted in Signatures of Board freshing freshing freshing

Movember 2,1997 164 Neal Street Portland. Maine

Mrs. Marge Schmuckal: %City of Portland, Maine In the Board of Appals

Dear Mrs.Schmuckal:

In regards to Mr.Ronald A.Vincent. the New Owner ace. I wart +2 Vote "NO" on his request to changings a six (6) My Reasons Are:

- (1) He has left in a very "Danerousesituation" at the back of his house for the past sixweeks ever since he tore off the three(3) bach porches, and left them in "Rubble and Rubbish".
- (2) The little children 5-8 years old are playing out there, and 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
- (3) Today-I heard two men out thereat 3P.M. I asked them when they would remove this mess?they told me to mine mybusiness- Then I asked them them -What was Mr. Vincent'S telephone No. was? They aid they did they did not work for him. I then saked what they make not know it, as they did not work for him! I than asked, What theywere doing there? They told me to get get into my house and minemy
- 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 attatute to deal with people- We will be in an uproar for the rest of our lives over 12 different Families in this Small six family house, as six Families are enough to "COPE", inthis one house.

Sincerely

Thank Hoy

marjorie & Harold retterstrom

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 apis. 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 Naturalia
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)

cor. of Trowbridge Place

owner of property at 285-287 Brackett st. under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

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 house. 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.

which is not issuable under the Zoning Ordinance because:

which is not issuable under the zoning ordinance because:

only about

the area of the lot on which this bldg. is located is only about

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

sec. 602.7.B.8.

2. Only 3 of the 6 new parking spaces will be provided as required

Sec. 00 1.7.B.8. 6 new parking spaces will be provided as required 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 bean mat. (See reverse side hereof for said conditions.)

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

APPELLANT LEVEL OF

(a) The subject lot or parcel is sweet in subject to the subject lot or parcel is sweet in subject lot or parcel is sweet in subject lot or parcel is sweet in subject lot or parcel in sweet in s

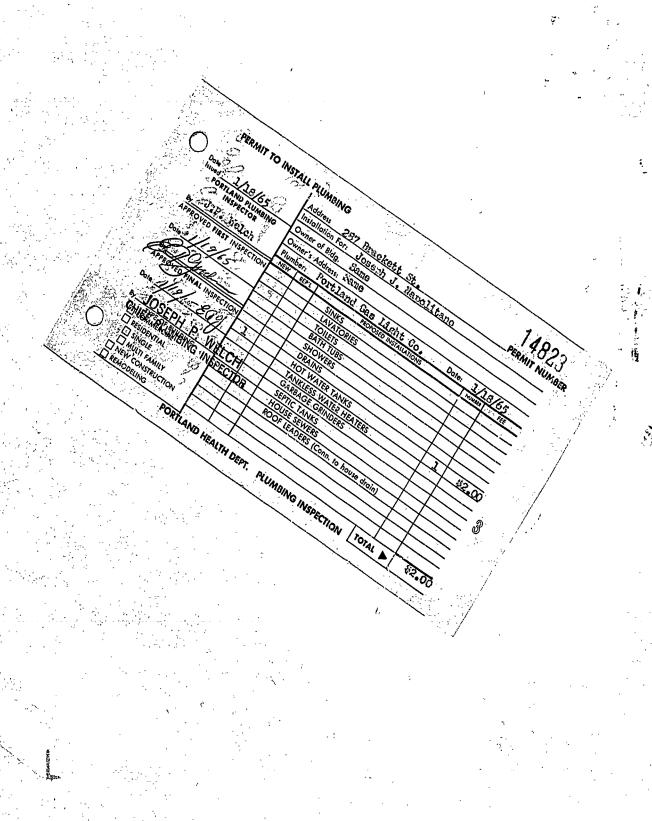
- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in question, which amount to more than a mere
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is 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 from in the manner commonly enjoyed by owners of other lots or parcels
- (d) The hardship is not merely the inability of the owner or available to owners or occupants of other lots or parcels subject
- (e) Property in the same zone or neighborhood will not be adversely variance will not create conditions which would be detrimental to

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| В | uilding and Inspection S | ervices Dop. | ** | |

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APPLICATION FOR PERMIT

OCT 21 1977

PERMIT ISSUED

B.O.C.A. TYPE OF CONSTRUCTION

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| | B.O.C.A. Common OF | CONSTRUCTION | SAINE . CCL. | Try Date | of FUH | TLA |
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| | B.O.C.A. TYPE OF | CONSTRUCTION | D, MAINE, CCL. | مديي | | .++110- |
| _ , • | CATION_ | & INSPECTION SERVIC or a permit to erect, alter, to ordance with the Laws of t | TO PORTLAND, MAINE | the following | building, 3 |) |
| ZONIN | LOO. ** | A INSPECTION SERVICE | Es, todamolish, move o | r install the J. C.A. Bi | ilding Cod | e aise |
| | TOP OF BUILDING | & INST 15 erect, alter, 1 | repair, uch Maine, the I | Portland B.O. and the 10 | llowing spe | cifica |
| To the DIREC | harehy applies fo | or a permit the Laws of 1 | he State of man submitte | d herewith and the | | |
| mi der | signed nervos | ordance Will in - | Sections, If any, such | | | #2 F |

ture, equipment or change use in accuratince with the Laws of the State of Maine, the Fortiana 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. tions:

LOCATION 285, Brackett St. LUCATION PIRE DISTRICT #1 LJ, #2 LJ
Telephone .77.2-47.24

1. Owner's name and address ... Ronald .A. Vincent ... 94 .Park Eve... Talephone .77.2-47.24 Proposed use of building ... dwelling ... dwelling ... dwelling ... Other buildings on same lot To demolish small porch on rear of This application is for: Ext. 234 dwelling Stamp of Special Conditions Dwelling

Garage Masonry Bldg. Metal Bldg. Alterations Demolitions ...XX......

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electri-Change of Use PERMIT IS TO BE ISSUED TO 1 2 3 4 Other: cal and mechanicals.

Has sepuc tank nouce been sent? Height average grade to top of plate Height average grade to top of plate Start form Material of foundation Bice per foot Kind of roof Bice per foot Material of Ioungation Rise per foot Kind of roof Not de chimpans Material of chimpans Framing Lumber—Kind Or cammeys Or many Columns under sinders 1st floor, 2nd, 3rd, roof 1st floor, 2nd, 3rd, roof

1st floor, 2nd, 3rd, rool

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?

Will there be in charge of the above work a person competent BUILDING INSPECTION—PLAN EXAMINER to see that the State and City requirements pertaining thereto. ZONING:
BUILDING CODE: 0.14-6.8. 10/20/17

Fire Dept. are observed? Health Dept. Allend Phone # Ronald A. Vincent 1 2 2 3 4 4 Signature of Applicant Other

Type Name of above and Address

FIELD INSPECTOR'S COPY

15 CITY OF PORTLAND OCT 1 8 1977 ENVIRONMENTAL HEALTH SERVICES

CITY OF PORTLAND OCT 1 8 1977 ENVIRONMENTAL HEALTH SERVICES CITY OF PORTLAND, MAINS BUILDING AND INSPECTION SERVICES TO. Ronald A. Vincent DATE 94 Park Ave. With relation to permit applied for to demolish -small borch on rear of dwelling belonging to Ronald A. Vincent

Section 6 of the Ordinance for rodent and vermin control to demolish a building or str 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 provides, "It shall be unlawful to demolish a building or structure unless a provision is made for rodent and vermin eradication. No by the Building and Inspection Services Department until and permit for a demotition or a bullding or structure snall be in by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been with the Health Department." of a pest control operator registered

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

very truly yours,

Lovell Brown Director

Health Department comments:

Copies to: Applicant

Health (Mr. Blain)-2 Health (Mr. Noyes) Fire Dept. Gus James



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

SEP 22 196

Portland, Maine, Sept. 22, 1969.

CITY of PORTLAND

| To the INCOM | Portland, Maine, | Ca | 10 |
|-----------------------------|------------------------------|--|--------------------------|
| TO ME INSPECTOR OF BU | | | 7400-01 (5.1 |
| To the INSPECTOR OF BU | ALDINGS, PORTLAND, MAINE | *************************************** | CITY of PORTI |
| sis accordance with the T | applies for a permit to | | 31 1 DI(1) |
| specifications, if any sub- | the State of Maine the Paris | repair demolish install the con | (m) 1 |
| Location age one | herewith and the following | repair demolish install the following g Code and Zening Ordinance of th fications: | building structure could |
| C Bracket | t 3t (285 -) | repair demolish install the following g Code and Zening Ordinance of th fications: | e City of Poelland |

n 285-287 Brackett 3t. (285 side of bldg.) ... Within Fire Limits? Owner's name and address Philip W. Plummer, 1/0 Eastern Promenade Lessee's name and address Contractor's name and address owner and Gordon Evans, 27 Hastings St. Telephone 773-711 Dist. No. Proposed use of building ______6_ families____ Last useNo. of sheets Material Frame No. stories 12. Heat Style of roof No. families Other buildings on same lot No. families Estimated cost \$___900 ...Roofing

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 fermit does not include installation of heating apparatus which is to be taken out separately by and in

Is any plumbing involved in this work? Details of New Work Is connection to be made to public sewer? ______ If not, what is proposed for sewage? Is any electrical work involved in this work? Size, front ______ depth _____No. stories _____solid or filled land? _____earth or rock? ____ Kind of roof Rise per foot Roof covering Thickness, top ______ bottom ____ cellar ___ No. of chimneys ______ Material of chimneys _____ of lining ____ Framing Lumber-Kind Dressed or full size?_____ Corner posts _____ Size Girder ____ Kind of heat Columns under girders _____ Size ____ Stude (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. 1st floor....., 2nd....., 3rd 1st floor....., 2nd....., 3rd....., roof ... Maximum span: If one story building with masonry walls, thickness of walls?..... 1st floor....., 3rd, 2nd,....., roof ... 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

Wili work require disturbing of any tree on a public street?.... Will there we 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

INSPECTION COPY

PILL IN AND SIZE WITH CHE



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER ENLIPMENT

PEHMII 188 SEP 10 1958

Portland, Mainte.

CITY of PORTLAND

| | Portland, Mainte in accorde | |
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| o the INSPECTOR OF BUILD! | Portland, Maine | |
| * STORECTOR OF BUILDI | GS, poking to install the following newspaper specifications. | |
| the INSTERNMENT hereby appli | s for a permit the City of Pop and American Revisions | |
| Tite undersign of Maine, the Bi | GS, fortland, us. s for a permit to install the following hearing, eaching or power equipments of install the following specifications: Use of Unilding Apt. house. No. Swies 3 Existing Use of Unilding Apt. house. Service. Stahl. 180. High St. | |
| ge will sta | Use of Building ron High Steel | |
| eation 201 Brackets | ence Carrie tahlato | |
| lone and address of owner of app | Use of Building Apt. house. No. Stories 3 Existing Liance Carrie Stahl, 180 High Stories Carries Stahl, 180 High Stories Startes Service, 665 E. Bridge St. Klesbrückenbow Spa. 2:072) Burner Service, 665 E. Bridge St. Klesbrückenbow Spa. 2:072) General Description of Work General Description of Work | |
| value's name and address | Description of Work | |
| uzmid . | General Description steam heat (conversion) | |
| | mechiculto existing | |
| To install oil burner line | General Description of Work General Description of Work Conversion to existing steam heat (conversion) from coal heat. THEATER, OR POWER BOILER Conversion to beneath? | |
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| If so, how protected? | aterial, from top of appliance or casing fop of Tunion From sides or back of appliance From front of appliance Other connections to same flue Rated maximum demand per kepar | |
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| From top of smoke pipe | Other connections to same five Rated maximum demand per kerst Rated maximum demand per kerst ied to the appliance to insure proper and safe combustion? IF OIL BURNER Labelled by underwriters' laboratories? | |
| Size of chimney flue | and cafe combustion? | |
| ve me fired, how vented? | to the appliance to insure proper and said | |
| arm aufficient fresh air he supp | en to the opposite of the DIL BURNER | |
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| Name and type of burner | ied to the appliance to insure proper in the properties of table in table in the prope | |
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| m an anacity of any exist | Make How many tanks enclosed? We feet from any flame? WEB How many tanks enclosed? IF COOKING APPLIANCE Any burnable material in floor surface or lessence. Height of Legs, if any Distance to combustible material from top of appliance? | t. |
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CITY OF PORTLAND HEALTH DEPARTMENT HOUSING DIVISION



loc. 223 [washedt 100 Loc w/i S Blds X Fire X Elec W Other Issued Ruguet 2, 1957 Expires September 2,1997

The Millin Marrey 240 F estion Francisco Tordland, Faire

Dear Ste:

In accordance with the previsions of the above ordinance, you are hereby ordered to correct thase according to specifications with the imits allowed. Failure to comply with this notice will Some repairs or improvements required will necessitate permits which are to be obtained from the finity Departments. These must be obtained before the work is started. Some repairs or improvements required will necessitate permits which are to be obtained from the finity additional information is desired, visit or telephone the Housing Supervisor at this Office, stappone 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 Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

Estate and but in good cod a cil dilabidated and paracious barte of.

Pepair or replace thebroken year door knob.

b) Repair the holes in the beth and toilet in the mound floor

Repair or replace the loose, creaked or elected in the kitchen of the second floor spertrent Putty the losse window pener and tighten the lover window saving in the kitchen and dining ruces of the second floor operationic

Espair or replices the troken wink compartment in the litteles of the

Successfull Benefit

Check and have repaired all defective also trio viring and electrical install convenience cutlets in all the roose where there is a deviceexpensive use of extension corductionaler attention is directed to the bedroes of the second floor spartcent.

The above neuticone conditions are in violation of the City Crimmen the never searchest continued formication of the corrected on

RECEIVED

AUG 5 1957

DEPT. OF BLOG. INSP. CITY OF POSTLAND

and a stransition of the second RECEIVED JUN 6 19**46** DEPT. OF BLD'G. IMSP. urce Hery Chosleye 200 Brackett Structs Fortland, Kaime A report on fire inspection of your hope has been received in this affice. Protection against fire was found not satisfactory and this following recommendation was made: Desi Mac. Chosleye Types Chauley to discontinue spartment as nursing Therefore, we tegrat that we are mable to lesue a species no brosone. Sincerely yourse Ella Imnger, N.D., Acting Director Dirision of Maternal and Child Health



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, February 2, 1952 & L.

To the INSPECTOR OF BUILDINGS, PORTLAND, MR.

| | e following specification Struct | VardW | ithin Fire Limits? | yes Dist. No | <u> </u> |
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| er buildings on same lot ns filed as part of this appli | cation?no | | No. of sheets | Fec \$2! | |
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| heating contractor. | Detai | ls of New Wo | r k | Kin. | • |
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Date of permit 2/ 7 32 Notif. closing-in Inspn. closing-in Final Notif.

285-291 ERACKETT STREET



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

| Date Feb. 2 | , 19_83 |
|--|-----------------|
| Receipt and Permit num | ber A 92589 |
| To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine: | 30 1 |
| The undersigned hereby applies for a permit to make electrical installations in accordance with | the laws of |
| LOCATION OF WORK. 279 Brackett Street | itions: |
| OWNER'S NAME. Cliff ROSER'S | |
| Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specific LOCATION OF WORK: 279 Brackett Street OWNER'S NAME: ADDRESS: Lives there ; ADDRESS: | <u> 1. 29 1</u> |
| OURI FING. | FEES |
| Receptacles Switches Plumeld & moman | ا أناق |
| Receptacles Switches Plugmold ft. TOTAL FIXTURES: (number of) | |
| Incandescent Flourescent (not strip) TOTAL | |
| Strip Flourescent ft | |
| Districts, | / |
| Overhead x Underground Temporary TOTAL amperes 200 | 3.00 |
| WESTERS: (number oi) | .50 |
| MOTORS: (number of) | |
| Fractional | |
| 1 HP or overRESIDENTIAL HEATING: | |
| | |
| Oil or Gas (number of units) | |
| Electric (number of rooms) | |
| Oil or Gas (by a main boiler) | |
| Oil or Gas (by separate units) Electric Under 20 kys | |
| | |
| APPLIANCES: (number of) | |
| Ranges Water Heaters | |
| Cook Tops Disposals | |
| Wall Ovens Dishwashers | |
| Dryers Compactors | |
| Fans Others (denote) | |
| TOTAL | |
| MIDCEDERIFECOS: (number of) | |
| Branch Panels | |
| TransformersAir Conditioners Central Unit | - |
| Air Conditioners Central Unit | |
| Separate Units (windows) Signs 20 sq. ft. and under | |
| Over 20 sq. it. | |
| Swimming Fools Above Ground | |
| in Ground | |
| File/Bulgiar Alarms Residential | |
| Commercial | |
| neavy buty Outlets, 220 Voit (such as welders) 30 amps and under | |
| over 30 amps | |
| oneda, raits, etc. | |
| Alterations to wires | |
| Repairs after fire | |
| Emergency Generators | |
| Emergency Generators | |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: | |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) | |
| TOTAL AMOUNT DUE; | 3,50 |
| TOTAL MILOURI DUE; | |
| INSPECTION: | |
| Will be ready onthis P. M; or Will Call | |
| CONTRACTOR'S NAME: FORTEST ELECTRIC | |
| ADDRESS: 121 Holm Avenue | |
| TEL.: 772-5257 | |
| MASTER LICENSE NO.: 03512 SIGNATURE OF CONTRACTOR: | |
| LIMITED LICENSE NO.: | |

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

| | ELECTRICAL INSTALLATIONS — | |
|----------------------|--|---|
| - | Permit Number 22509 | |
| | Location 279 Brackett St | |
| | Owner C Robert | 1 |
| | Donato | |
| | | |
| | | |
| - 1 | By Inspector Littley | |
| - | Permit Application Register Page No. 139 | |
| INSPECTIONS: Sorvice | ulled in 2-2-53 by | |
| , | and the second 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,

Warren J Turner

Warren J Turner Zoning Specialist

WI/t

389 CONGRESS STREET · PORTLAND, MAINE 04101 · TELEPHONE (207) 775-5451

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: |
| (x) Owner () Tenant () Other |
| D. Property Owner Mr. Jeffrey Tounge |
| E. Owner's Addresssame |
| 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 |
| I. Section(s) to Which Variance Related 602.7.R.2 & 602.7.R.1 |
| J. Reasons Why Permit Cannot be Issued <u>Distance between deck & side</u> (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. |
| at above named location. |
| |
| L. Notice Sent to Adjacent Property Owners |

| . Exhi | (Attachments, bits (Any documents, photos, plan presented to the Board as r | p (The following checklist relat |
|-------------|--|--|
| *********** | bits (Any documents, photos, plar presented to the Board as p | p (The following checklist relat with the Board of Appeals has |
| *********** | bits (Any documents, photos, plar presented to the Board as p | p (The following checklist relat with the Board of Appeals has |
| Reaso | ons for Decisions - Undue Hardshi | will the Board of Annals have |
| | | ship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e) |
| ((| The parcel is exceptional due to copographic features which amount by Yes/Agreement with statement No/Disagreement with statement easons | physical characteristics or to more than a mere inconveniend |
| | Spring | |
| | f yes, the unique physical conditec. 602.24C 3.b.(1) (b) Existed at the time of the enawhich a variance is sought; | etmont of 13 |
| (|) Were caused by natural forces; | |
| (|) Were the result of governmenta | l 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) | | | | |
|------------------------------|--|--|--|--|--|
| N _e | (1) 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) | | | | |
| • | (t) Yes/Agreement with statement | | | | |
| 7 | () No/Disagreement with statement | | | | |
| | Reasons | | | | |
| , | | | | | |
| Ε. | same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e) | | | | |
| | (Y) Yes/Agreement with statement | | | | |
| | (') No/Disagreement with statement | | | | |
| \$. 213 ¹ " | Reasons Time Dept OK: No meghter object | | | | |
| | | | | | |
| V. Spe | cific Relief Granted | | | | |
| Afte | er a public hearing held on $\frac{12/30/82}{8}$, the Board of Appeals | | | | |
| i (4) | (onech one) | | | | |
| Augino T | exist with respect to this property by Sec. 602.24C 3.b.(1) | | | | |
| 3.44 2.445 | 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) | | | | |
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| 11. 11. 12 1 . | | | | | |
| W. 46 MM VANCOUR REPORTED IN | The state of the s | | | | |

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