

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 6, 1994

RE: 285 Brackett Street

Lisa A. Ernst
Bernstein, Shur, Sawyer & Nelson
100 Middle St.
P.O. Box 9729
Portland, ME 04104-5029

Dear Lisa:

I have reviewed the available records in City Hall regarding the use of property at 285 Brackett Street in Portland. The authorized number of dwelling units is twelve (12). The property is in an R-C Zone.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Hoffses", written over a horizontal line.

S. Samuel Hoffses
Chief of Inspection Services

/el

cc: William D. Giroux, Zoning Administrator

City of Portland, Maine - Building or Use Permit Application - 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 285 Brackatt St		Owner: West Drackett, Inc.	Phone:	Permit No: 960309
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Sentry Protective Systems of Maine		Address: 536 Riverside St. Portland, ME 04103		Phone: 797-7799
Past Use: Multi Family	Proposed Use: Same	COST OF WORK: \$ 4,939.99	PERMIT FEE: \$ 45.00	
Proposed Project Description: Install Fire Alarm System		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date: _____	
Permit Taken By: Mary Gralik	Date Applied For: 22 April 1996			
<ol style="list-style-type: none"> This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work. 		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
		Date: 4/22/96 <i>[Signature]</i>		

PERMIT ISSUED
 Permit Issued:
APR 26 1996
CITY OF PORTLAND

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* **Timothy Johnson** ADDRESS: _____ DATE: **22 April 1996** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

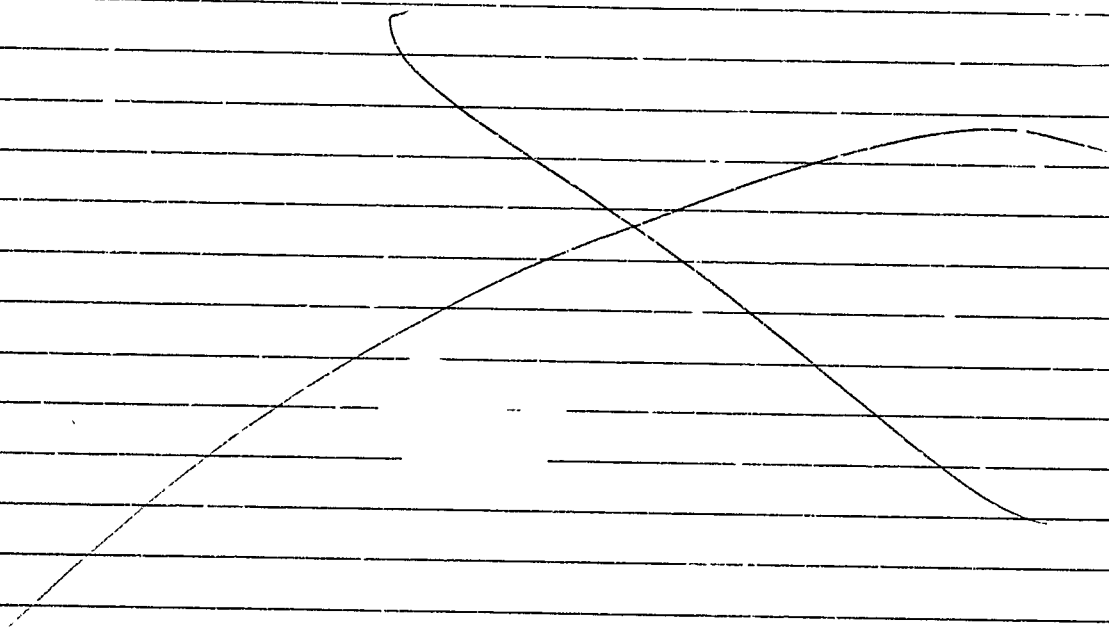
GEO DISTRICT **3**

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

[Signature]

COMMENTS

Installed per Mr. MacDougal



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

Date: 24 / APRIL / 1966

Address: 285 Brackett St

Reason for Permit To install Fire Alarm System

Building Owner: Sentry Protective Systems of Mass.,

Contractor:

Permit Applicant:

Approved: *1*2*6 Denied:

Conditions of Approval or Denial:

- *1. All required Fire Alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- *2. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
3. ~~Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.~~
4. ~~All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is (5') five feet above finished floor.~~
5. ~~All Master Box locations are required to have a locked box (Knockbox)~~
- *6. A fire alarm acceptance report shall be submitted to the portland Fire Department

laundry
①

luncheon
①

⑤



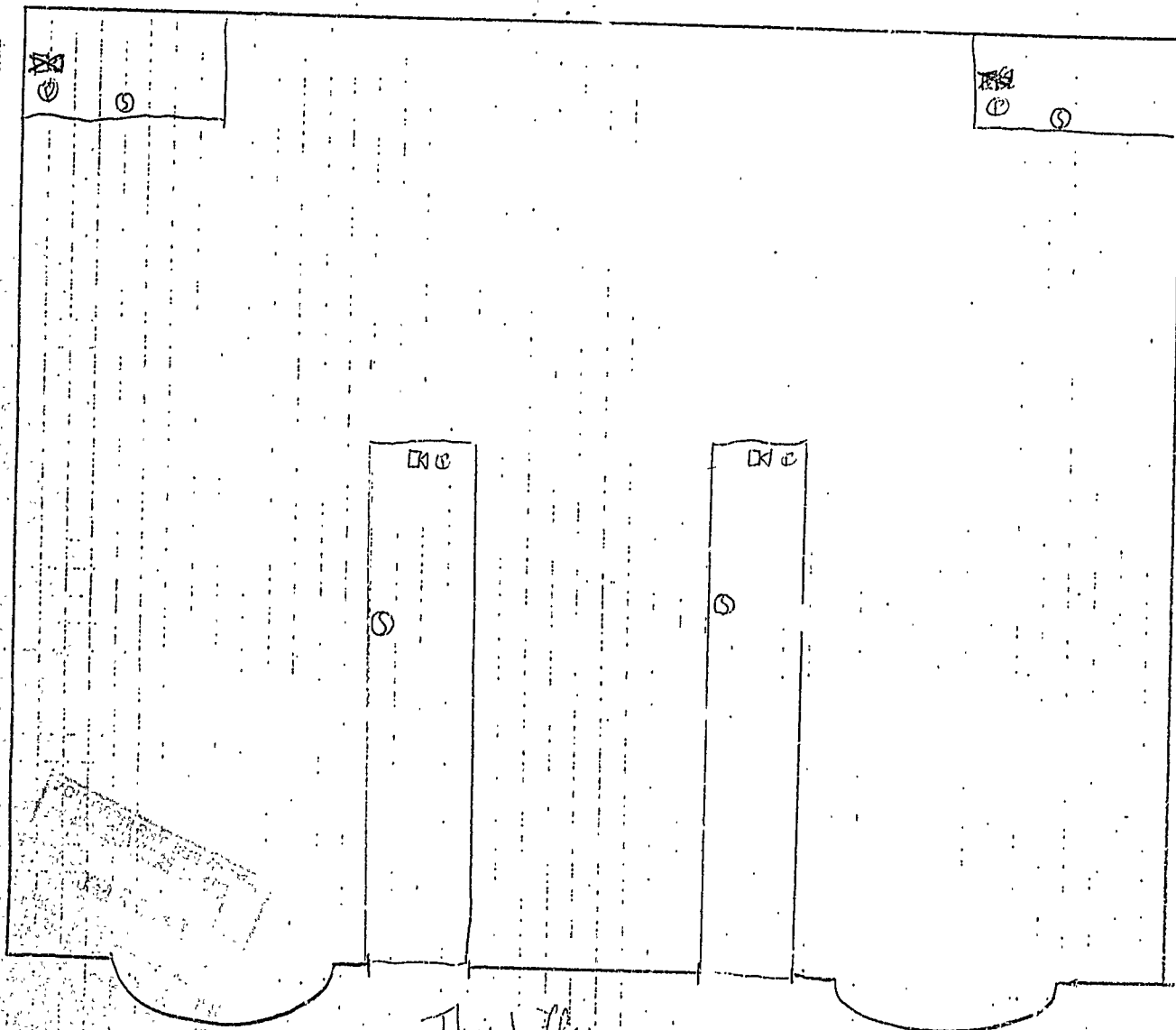
⑤

Ph
electricity
①

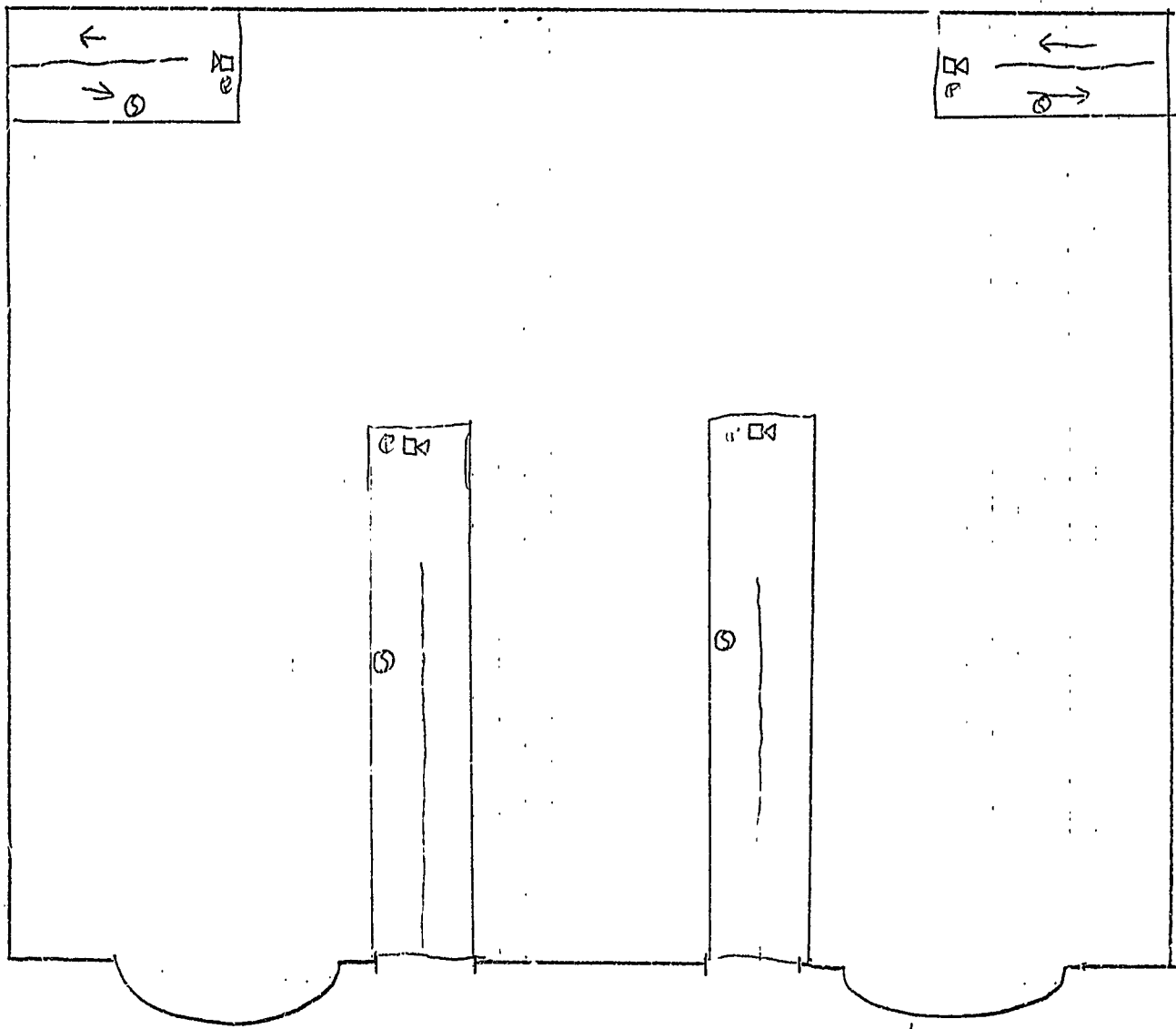


door
①

285 Basement

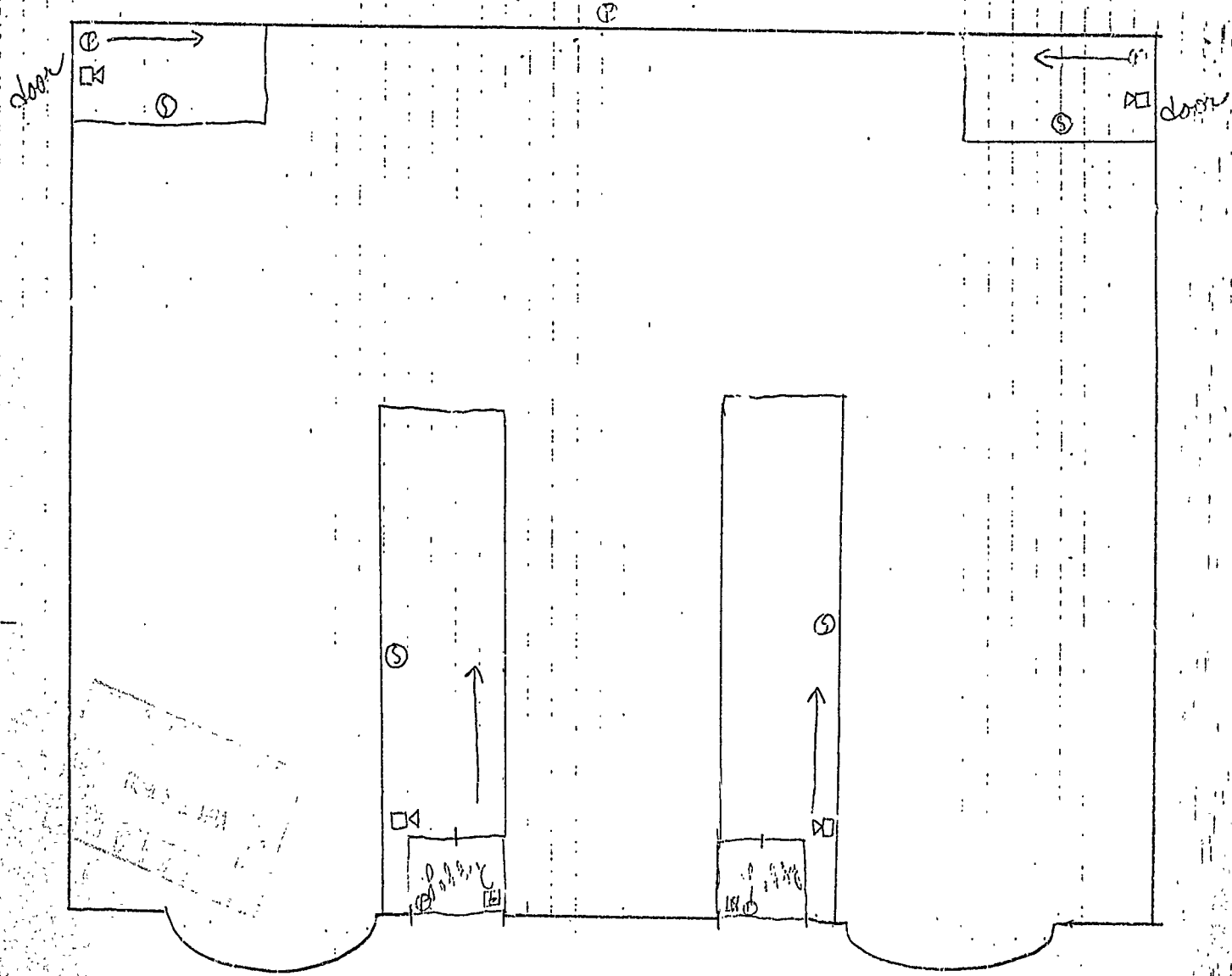


Third of line
28.5



285

second version



285 First Floor

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 285 Brackett St		Owner: West Brackett, Inc.	Phone:	Permit No. 960309
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Sentry Protective Systems of Maine		Address: 536 Riverside St Portland, ME 04103		Phone: 797-7799
Past Use: Multi Family	Proposed Use: Same	COST OF WORK: \$ 4,939.99	PERMIT FEE: \$ 45.00	PERMIT ISSUED APR 26 1996 CITY OF PORTLAND
Proposed Project Description: Install Fire Alarm System		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: CBL:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning/Approval: <i>[Signature]</i> 4/23/96
Signature: _____ Date: _____		Signature: _____ Date: _____		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik	Date Applied For: 22 April 1996			Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* Timothy Johnson ADDRESS: _____ DATE: 22 April 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *[Signature]*
 CEO DISTRICT **3**
A. Simpson

PERMIT # 001014 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Rebecca Iive
 Address: 655 Congress St., Room 206, Portland, 04101 772-6788
 LOCATION OF CONSTRUCTION 291-293 Brackett St.
 CONTRACTOR: Geffrey Rice SUBCONTRACTORS: same as above
 ADDRESS: _____

Est. Construction Cost: _____ Type of Use: 3 Family
 Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
Conversion - Explain Removing existing porch and installing windows
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE in the 3 remaining door openings.
 Residential Buildings Only: _____
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only	
Date: <u>August 16, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Type: <u>Unit</u>	Block: _____
Estimated Cost: _____	Permit Expiration: _____
Value Structure: _____	Ownership: _____
For: <u>229.00</u>	Public _____ Private _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Clapping Size _____ Spacing _____
 3. Type Ceilings: _____ Size _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Other No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District: _____ Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other: _____ (Explain) _____
 Date Approved: _____

Permit Received By Nanc Grossman

Signature of Applicant G. Rice Date 16 Aug 1988

Signature of CEO _____ Date _____

Inspection Dates _____

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



City of Portland
1114 S. Park St. Portland, Ore.
August 2, 1957
Housing Department

Mr. Phillip Flusberg,
240 Western Promenade,
Portland, Wa Ore

Dear Sir:

On January 8, 1957 an examination was made of the premises located at 287 Franklin St., Portland, Maine and non-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 notified to correct those defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Since 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 Department at this address, telephone 4-1431, extension 225. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward G. Childs, City
Health Director

[Signature]
Housing Division

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent Responsibility of Contractor

GENERAL STATE

- Repair and put in good order all electrical and mechanical parts of the structure as follows:
- 1) Repair or replace the electrical wiring in the basement, cellar, and attic of separate tenement, or building that is in the walls of the rear wall.

The above mentioned violations are in violation of the City Ordinance Chapter 120, Section 120.010, adopted July 1, 1953.

() 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

Richard E. W. ... Chairman

Ernest ...

Merrill ...

Thomas Murphy

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



286 Brackett Street

MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

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

December 7, 1982

Mr. Jeffrey Tounge
286 Brackett Street
Portland, Maine 04102

cc: Lee Sykes
10 Willis St.
Portland, Me. 04101

Dear Mr. Tounge:

Building Permit to erect an open deck on the left side and rear of the existing dwelling, at the above named location, is not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed deck and the left side 10' line will be about 5½ ft. rather than the 10 ft. minimum required by Sec. 602.7.P.2.
2. The distance between the proposed deck and the rear lot line will be about 4 ft. rather than the 20 ft. minimum required by Sec. 602.7.B.1 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 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. Sec. 602.24.C.3.b.1.

Yours truly,

Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

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

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1982 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 property as required by Ordinance.

Mr. Jeffrey Tounge, owner of the property at 286 Brackett Street, Portland, Maine, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the erection of an open deck on the left side and rear of the existing dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed deck and the left side lot line will be about 5½ ft. rather than the 10 ft. minimum required by Sec. 602.7.B.2.
2. The distance between the proposed deck and the rear lot line will be about 4 ft. rather than the 20 ft. minimum required by Sec. 602.7.B.1 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C. (3) (b) (1) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

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

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1982 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 property as required by Ordinance.

Mr. Jeffrey Tounge, owner of the property at 286 Brackett Street, Portland, Maine, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the erection of an open deck on the left side and rear of the existing dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

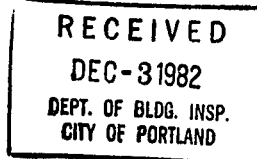
1. The distance between the proposed deck and the left side lot line will be about 5½ ft. rather than the 10 ft. minimum required by Sec. 602.7.B.2.
2. The distance between the proposed deck and the rear lot line will be about 4 ft. rather than the 20 ft. minimum required by Sec. 602.7.B.1 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C. (3) (b) (1) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

CITY of PORTLAND, MAINE
IN the BOARD of APPEALS

SPACE and BULK VARIANCE (other than for Dwelling Unit)



Jeffrey G. Tounge, owner of property at 286 Brackett St., hereby respectfully petitions the Board of Appeals to permit construction of a second floor deck.

This deck would attach to the house and connect to a previously existing porch and set of stairs to the ground.

The purpose for the deck is two-fold; (1) it will function as the platform for the second means of egress as required by, the FHA program under which it was acquired, and by the insurance policy held on the property. (2) it will serve to substantially increase living space to second floor apartment and add to the property value in general.

602.24 C(3) (b) (1) Answers to questions pertaining to this variance

- (a) Yes. It is a very narrow lot that amounts to more than a mere inconvenience.
- (b) Yes. The lot size was the same as it is now at the time of enactment of provision from which a variance is sought.
- (c) Yes. The carrying out of the strict letter of the provision would deprive owner of not only substantial usable space but also of considerable equity potential. Both of which were assumed and intended at time of purchase.
- (d) Yes. The hardship is not merely the inability to enjoy some special privilege but the hardship is in loss of anticipated living space and ultimately in loss of anticipated equity and selling power.
- (e) Yes. Property in same zone will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which will be detrimental to the public health or safety. In fact, I have consulted with and been given permission by the one neighbor on which side it will face.

Additional Information :


The narrow lot size would prevent the house itself from passing this provision if it were a new structure.

Specifications for this deck were written by City Rehabilitation specialists.

When we bought this building it was in a state of near total disrepair. I have had to make many improvements before even purchasing it through the FHA. Since then I have worked very hard to renovate this building into a suitable and safe dwelling for my wife, children, and myself. We have been approached by many of our new neighbors with thanks for being the first to start restoring an otherwise deteriorating block of buildings. Hopefully, others will follow.

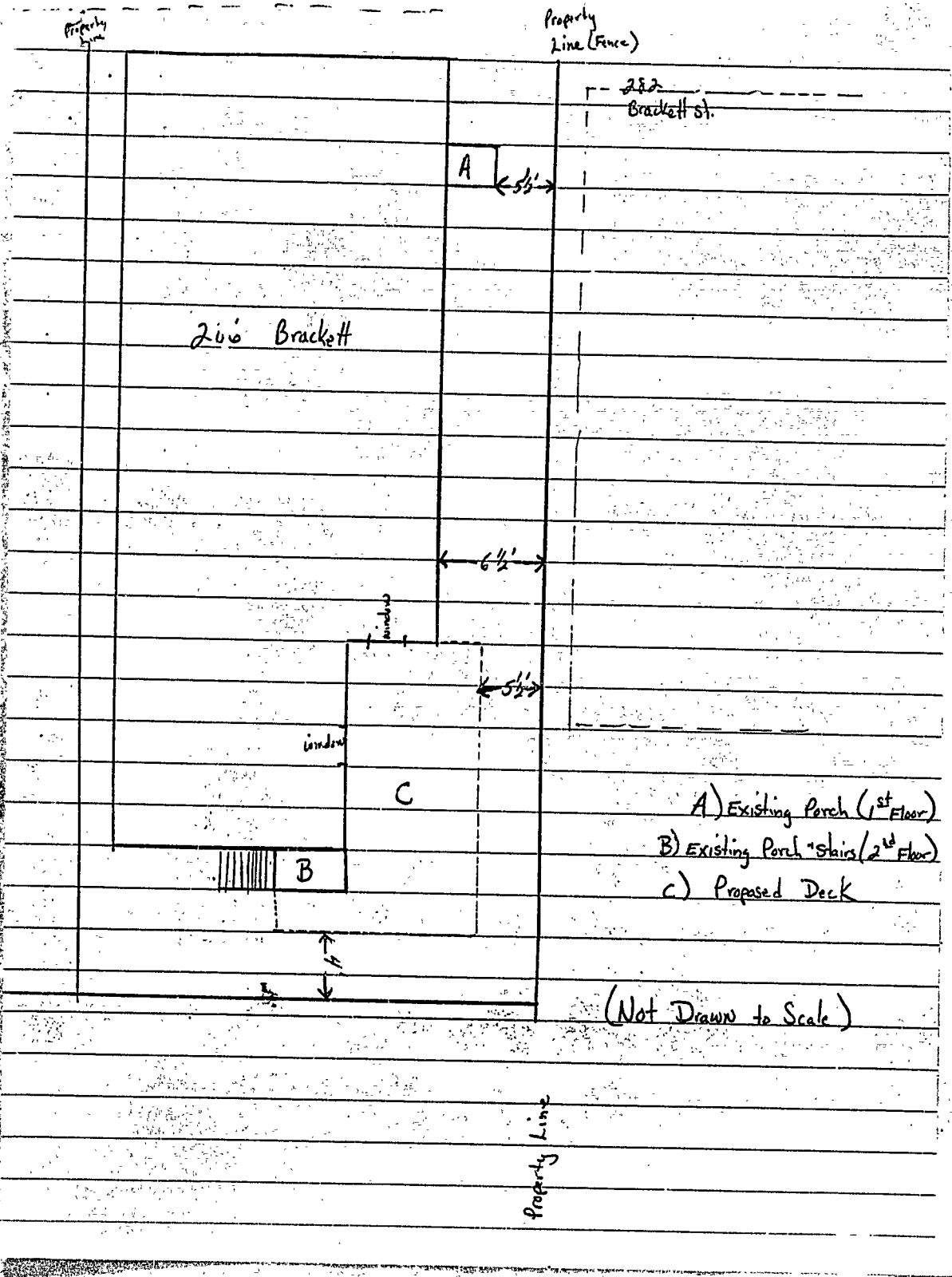
We have endured many personal hardships, not the least of which is being without a central heating system, in order to obtain and 'resurrect' this broken down house into a respectable home. At the same time enhancing not only its own value but also the value of the neighborhood as a whole. Our goal is to make this house, not just the best on the block, but to make it reach its full potential in both quality and usable space. Without this deck we do not feel this potential, and resulting equity, will ever be reached. Your time and consideration in this appeal is greatly appreciated.

Sincerely,



Jeffrey G. Toungga

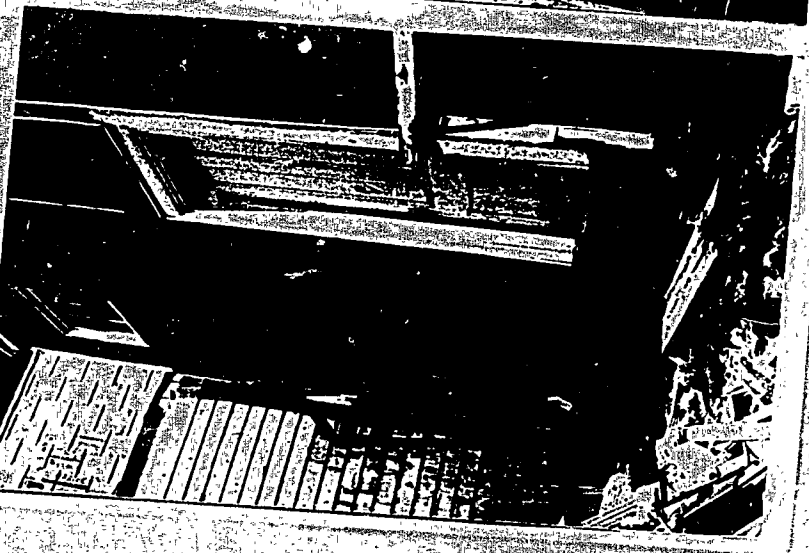
Brackett Street



- A) Existing Porch (1st Floor)
- B) Existing Porch Stairs (2nd Floor)
- C) Proposed Deck

(Not Drawn to Scale)

4/1
25
66



5782
58+ Area 17
Taxes \$235.00
 Sew. Hood
 Sept. Fan
 Cpl. Disp.
 Other DW
 SAS IWS
 Stove
 Ref.
 ORIE INNES
 LI lcs 5/5
 1057
 Poss T3A

MINUTES
TO HOUSES,

NET Amps 60
122 Color 334

Addr. 286 BRACKETT STREET
PORTLAND Price 22,000.- List 0020
Color GRAY

Apts	Age	Garage	Parking	Lot Size	Taxes
2	80			2300 SQ FT	\$666.65

Heat/Fuel/Gal UNKN H.Water OF
 2 ST OIL UNKN OF
 Gr. Income 4,200.- APPROX
 Gr. Exp. Fee UNKNOWN
 Remarks: NEEDS WORK
 RENTED
 GOOD LOCATION. NOT FAR FROM MAINE MEDICAL CTR
 EACH RENT HAS 1.R K 2 BEDRS AND BATH
 * FS 15' 9" X 56' + 12'6 X 16'

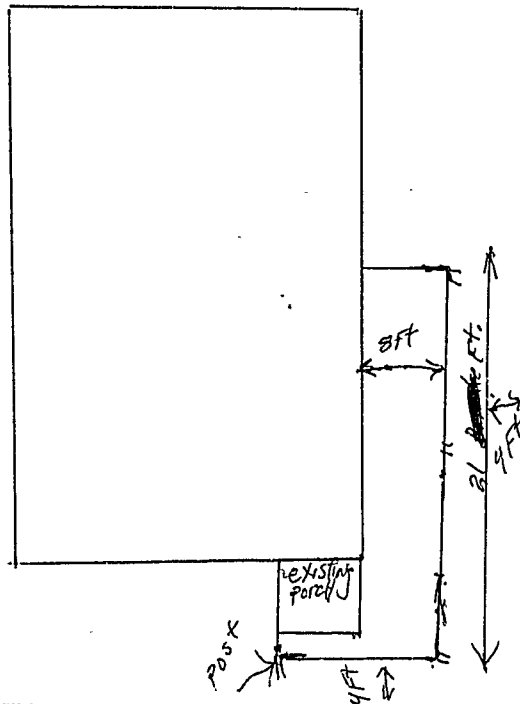
Owner DARLING
 Excl 520 VVR lcs 34
 Phone 799-1216
 Bk LL2 Pg 253
 Bank PSR Poss TBA

FLZ NO Insul NO Amps (2) 15
 Income Style 2 FAM FS * LS 1264

Addr. 11
POR
Apts 3+
Hr
EHW-O
Gr. Inco
Gr. Expe
Remarks
1st F
1st R
2nd
3rd
VERTE
SHAPE
* SQ
FLZ
"income"



286 Brackett St.



2x8 Joists and stringers,
2x6 Decking
4x6 Posts on 10" Sawn rades
2x4 railing with 4x4 posts
No stairs.
NAILED TO SILL
And Attached with Dri-At Pins

RECEIVED
NOV 30 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL C. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

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

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1982 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 property as required by Ordinance.

Mr. Jeffrey Tounge, owner of the property at 286 Brackett Street, Portland, Maine, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the erection of an open deck on the left side and rear of the existing dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed deck and the left side lot line will be about 5½ ft. rather than the 10 ft. minimum required by Sec. 602.7.B.2.
2. The distance between the proposed deck and the rear lot line will be about 4 ft. rather than the 20 ft. minimum required by Sec. 602.7.B.1 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C. (3)(b)(1) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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

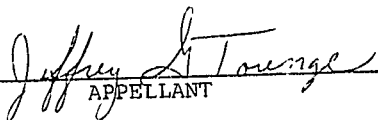
Mr. Jeffrey Tounge, owner of property at 286 Brackett Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Erection of an open deck on the left side and rear of the existing dwelling, at the above
named location, not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed deck and the left side lot line will be about 5 ½ ft.
rather than the 10 ft. minimum required by Sec. 602.7.B.2.
2. The distance between the proposed deck and the rear lot line will be about 4 ft. rather
than the 20 ft. minimum required by Sec. 602.7.B.1 of the Ordinance applying to the R-6
Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(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 attach-
ed hereto as Exhibit A.


APPELLANT

286 Brackett St (3)

63 J-
Carroll & Lorraine J. Nevins
1279 Washington Ave. 04103

3
William & Geraldine K. Altman
284 Brackett St 04102

15
Altman - repeat

54 - F-41
Vincent J. Vincent
94 Park Ave 04101

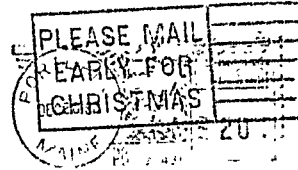
CITY OF PORTLAND, MAINE

DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101



- NOT DELIVERABLE AS ADDRESSED
- ATTEMPTED NOT KNOWN
- MOVED LEFT NO ADDRESS
- NO SUCH NUMBER
- FORWARDING ORDER EXPIRED

William H & Geraldine K Alton
284 Brackett Street
Portland, Maine 04102



Rm 317

12-20-82
ANK Rt-234 Dm

Remailed 12/22/82
Alton H + Geraldine
K. Williams
284 Rear Brackett St.



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

NOV 22 1982

Portland, Maine, Nov. 19, 1982

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 286 Brackett St. Use of Building multi family No. Stories 2 New Building Existing X
Name and address of owner of appliance Jeffrey Lounge - same
Installer's name and address Jim's Plmb & Heating 179 Marrett St. Westbrook Telephone 854-8068

General Description of Work

To install gas conversions boilers - replacing oil -2 boilers

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
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? thru chimney Rated maximum demand per hour 80,000 output
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes 100,000 input

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? 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 smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 30.00

APPROVED:

[Signature area for inspector]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

CS 300

INSPECTION COPY

Signature of Installer

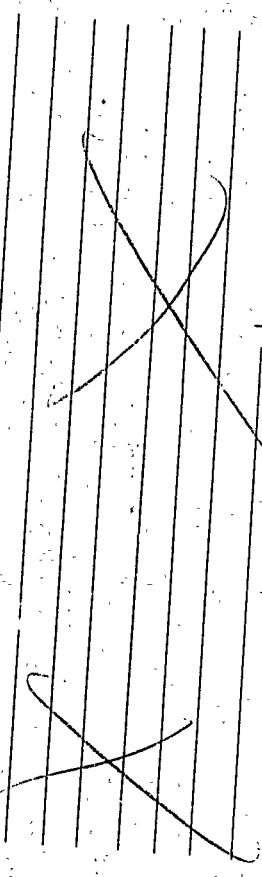
Signature of Installer: Jans Mulhal 1948

[Handwritten signature]

Permit No. 82/1041
 Location 286 Bracket St.
 Owner [Signature] Lounge
 Date of permit 11-19-82
 Approved [Signature] 1-22-82

NOTES

12-10-81 [Signature] has been installed. One person to be installed 1-14-83. [Signature] has all been installed. 04



1. 1/4" FILL PIPE
2. 1/4" VENT PIPE
3. Kind of fuel
4. Burner Rigidity & Support
5. Name & Label
6. Remote Control
7. High Limit Control
8. Main Gas Shut Switch
9. Low Water Switch
10. High Limit Control
11. Piping Support & Protection
12. Valves in Supply line
13. Cease of tank
14. Tank rigidity & Support
15. Oil gauge
16. Instruction Card
17. Oil leaks
18. Adequate ventilation
19. Smoke detector combustible
20. Thermostat control switch

Applicant: JEFFERY TOUNGE

Date: 12/6/82

Address: 286 BRACKETT ST.

Assessors No.: 63-I-2

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

40 ft. setback area (Section 21) -

Use - DECK OPEN LEFT SIDE & REAR

Sewage Disposal

602.7 B. 1
Rear Yards - 4' - 20' MIN.
602.7 B. 2
Side Yards - 5 1/2' - 10' MIN.

Front Yards -

Projections -

Height -

Lot Area - 1909 sq

Building Area -

Area per Family -

Width of Lot - 23'

Lot Frontage

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

DO NOT ISSUE PERMIT, CHECK NO GOOD DATED 11-30-82
PER JOHN GRIFFIN, TREASURY DIVISION

John
12-20-82

Man paid
cash to J Griffin
1-25-83

APPLICATION FOR PERMIT

PERMIT ISSUED

JAN 26 1983

CITY OF PORTLAND

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 00063 PORTLAND, MAINE Nov. 30, 1982.

ZONING LOCATION To the CHIEF 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 286 Brackett Street Fire District #1 , #2
1. Owner's name and address Jeffrey Tounge - same Telephone 773-4411
2. Lessee's name and address Telephone
3. Contractor's name and address Lee Sykes - 10 Willis St., City 04101 Telephone 772-7911

Proposed use of building 2-fam. No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$1,500.00

FIELD INSPECTOR—Mr. Appeal Fees \$
@ 775-5451 Base Fee
Late Fee
TOTAL \$ 20.00

To construct sun deck left side and rear of building.
8' x 21', as per plan. Attached to building. Not enclosed.

(SEND PERMIT TO #3)

Appeal sustained 10-30-82
This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant furnish complete information, estimated cost and pay legal fee. Stamp of Special Conditions

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

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: O.K. M.C.O. 1/26/83
BUILDING CODE:

Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

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

Signature of Applicant Lee Sykes Phone #
Type Name of above Lee Sykes for Jeffrey Tounge 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

151 Mr. Leary

Permit No. 83/063
Location 286 Brackett St.
Owner John Young
Date of permit 11-30-82
Approved 1-26-83
Dwelling - Sun deck
Garage _____
Alteration _____

NOTES

5-5-83 Sun deck is all
complete. Crew then
cleans out with the pad.



APPLICATION FOR PERMIT

JAN 26 1983

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION PORTLAND, MAINE ZONING LOCATION

CITY of PORTLAND

To the CHIEF 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 286 Brackett Street Jeffrey Toungue - same Fire District #1, #2 Telephone 773-4411

1. Owner's name and address 2. Lessee's name and address 3. Contractor's name and address Lee Sykes - 10 Willis St., City 04101 Telephone 772-7911

Proposed use of building 2-fam. No. of sheets Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Estimated contractual cost \$ 1,500.00 Appeal Fees \$ Base Fee Late Fee \$ 20.00

FIELD INSPECTOR—Mr. @ 775-5451 TOTAL \$ 20.00

To construct sun deck left side and rear of building. 8' x 21, as per plan. Attached to building. Not enclosed.

Stamp of Special Conditions

(SEND PERMIT TO #3)

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

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 not in ent? 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 Sills Framing Lumber—Kind Dressed or full size? Corner posts Max. on centers Size Girder Columns under girders 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 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: Fire Dept.: Health Dept.: Others:

DATE

Signature of Applicant Type Name of above

Leo Sykes for Jeffrey Toungue Phone # 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 28, 1982
 Receipt and Permit number A77839

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: 286 Brackett Street
 OWNER'S NAME: Jeffrey Tounge ADDRESS: Pleasant St.

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	FEES
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		<u>3.00</u>
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead <u>xx</u>	Underground _____	2 - 100 amp services _____		
METERS: (number of)	<u>2</u>	Temporary _____	TOTAL amperes _____		<u>3.00</u>
MOTORS: (number of)	Fractional _____	1 HP or over _____			<u>1.00</u>
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	Electric (number of rooms) _____			
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	Oil or Gas (by separate units) _____	Electric Under 20 kws _____	Over 20 kws _____	
APPLIANCES: (number of)	Ranges _____	Cook Tops _____	Wall Ovens _____	Dryers _____	Fans _____
		Water Heaters _____	Disposals _____	Dishwashers _____	Compactors _____
		Others (denote) _____			
TOTAL:					
MISCELLANEOUS: (number of)	Branch Panels _____	Transformers _____	Air Conditioners Central Unit _____	Separate Units (windows) _____	
	Signs 20 sq. ft. and under _____	Over 20 sq. ft. _____	Swimming Pools Above Ground _____	In Ground _____	
	Fire/Burglar Alarms Residential _____	Commercial _____	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	over 30 amps _____	
	Circus, Fairs, etc. _____	Alterations to wires _____	Repairs after fire _____	Emergency Lights, battery _____	Emergency Generators _____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:				
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:				
	TOTAL AMOUNT DUE:	<u>7.00</u>			

INSPECTION: Will be ready on _____, 19__ ; or Will Call xx
 CONTRACTOR'S NAME: Frank Herbert
 ADDRESS: Pottingill Den, So. Windham, Me.
 TEL.: _____
 MASTER LICENSE NO.: _____
 LIMITED LICENSE NO.: 4038

SIGNATURE OF CONTRACTOR:
Frank Herbert

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

PERMIT # 1014 CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Rebecca Rice
 Address: 655 Congress St, Room 206, Portland, 04101 772-6783
 LOCATION OF CONSTRUCTION 291-293 Brackett St.
 CONTRACTOR: Geffrey Rice SUBCONTRACTORS: same as above

ADDRESS: _____
 Est. Construction Cost: _____ Type of Use: 3 Family

Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 Conversion - Explain Removing existing porch and installing windows

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE in the 3 remaining door openings.
 Residential Buildings Only: _____
 # Of Dwelling Units _____ * Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____
 2. Girder Size: _____ Sills must be anchored.
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____
 5. Bridging Type: _____ Spacing 16" O.C.
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____
 5. Bracing: Yes _____ No _____ Span(s) _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____
 10. Masonry Materials _____ Weather Exposure _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

MAP # _____ LOT # _____
For Official Use Only

Date <u>August 16, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration: _____
Value/Structure _____	Ownership: _____
Fee: <u>925.00</u>	Public _____
	Private _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ AUG 16 '88
 5. Ceiling Height: _____ Size _____

Roof:
 1. Truss or Rafter Size _____
 2. Sheathing Type _____ Span _____
 3. Roof Covering Type _____ Size _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District _____ Street Frontage Req.: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____
 Shore and Floodplain Mgmt. _____
 Other (Explain) _____ Special Exception _____
 Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant [Signature] Date 16 AUG 1988

Signature of CEO [Signature] Date _____

Inspection Dates _____ Date _____