

259 BRACKETT STREET

SHAW-WALKER

5 1/2" cut # 92011 - 4 1/2" cut # 9202F - 4 1/4" cut # 9203H - 4 1/8" cut # 9204R

SA
me
by

Re: 259 Brackett Street
Cplt. 68/2

Jan. 11, 1968

John Fitzpatrick, Jr.
398 Ray Street

Dear Mr. Fitzpatrick:

This is to notify you that the side porch on
Carlton Street side of building at above address is in
dangerous condition.

The sub-standard construction of the long span
floor joists under this porch is so rotted as to necessify
complete re-building.

A permit should be applied for at this office with
plan of framing to meet building code standards.

In the meantime, emergency action is required to re-
move ice and snow load and a temporary support is needed under
porch to prevent failure.

Very truly yours,

Nelson F. Cartwright
Field Inspector

nfc:m

INQUIRY BLANK

ZONE R 6

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 9/11/57

Verbal
By telephone
By letter

LOCATION 259-261 Brackett St. OWNER _____

MADE BY Nicol Rubinsky ^{PO} TEL. 6-4467 or 3-5936

ADDRESS Peabody Island on 1594 Chapel St. New Haven Conn.

PRESENT USE OF BUILDING Apartment NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS Blg. to be demolished

INQUIRY Can this lot be used for workshop in connection with said house at 82-84 Isolation St.?

ANSWER No because it is a separate lot. Mr. Rubinsky is to write a letter asking for C.O. to issue. But saying he is planning to buy the house that is there now and demolish it. Has appeal rights, but appeal would have to be filed in name of the present owners.

DATE OF REPLY 9/12/57 REPLY PH

Re: 259 Brackett Street
Cplt.68/2

Jan. 11, 1968

John Fitzpatrick, Jr.
398 Ray Street

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Carlton Street side of building at above address is in
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The sub-standard construction of the long span
floor joists under this porch is so rotted as to necessify
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A permit should be applied for at this office with
plan of framing to meet building code standards.

In the meantime, emergency action is required to re-
move ice and snow load and a temporary support is needed under
porch to prevent failure.

. Very truly yours,

Nelson F. Cartwright
Field Inspector

nfc:m



Permit No. 10498
APR 5 1935

APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building

Portland, Maine, April 5, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 257 Brackett Street Ward 7 Within fire limits? yes Dist. No. 1
Owner's name and address Mrs. Christena N. Marsters, 257 Brackett St. Telephone yes
Contractor's name and address Owner Telephone 2-2744
Use of building Rooming House
No. stories 3 Height _____ ft., Gross area _____ sq. ft. slope of roof _____
Type of present roof covering _____

General Description of New Work

To Repair after Fire to former condition. No alterations
(Cause - Unknown)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Side wall

If Roof Covering is to be Repaired or Renewed

When last repaired? _____, Area then repaired _____ sq. ft.
Are repairs or renewal due to damage by fire? yes If so, what area damaged? _____ sq. ft.
Area of roof to be repaired now? _____ sq. ft.
Type of roofing to be used _____ No. plies _____
Trade name and grade of roof covering to be used _____
Estimated cost \$ 100. Mrs. Christena N. Marsters Fee \$.50

INSPECTION COPY

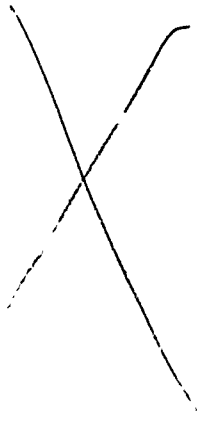
Signature of owner By Arthur C. Bryant

406610

Ward 7 Permit No. 35/408
Location 259 Brackett St.
Owner Christina N. Marsalis
Date of permit 4/5/35
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 4/11/35
Cert. of Occupancy issued None

NOTES

4/10/35 - Repairs made -
a.g.e.





RECORD OF UNLABELED, SECOND-HAND, DOMESTIC OIL BURNER TO BE INSTALLED IN THE CITY OF PORTLAND.

Name of Manufacturer... Super Oil Heater Company.....

Type No... A-2..... Year of Manufacture... 1928.....

Will the burner after present installation have the following safety controls:

To prevent abnormal discharge of oil into heating device?... Yes.....

If subject to automatic ignition, will burner have approved device so as to shut off oil if oil is not ignited immediately upon entering combustion chamber?... Yes.....

Will burner have approved device to reduce or extinguish fire in case of undue pressure or overheating in the heating device?... Yes.....

Where was burner last used?... W. F. Mitchell, Prospect Street.....

Name and address of owner at last installation?... W. F. Mitchell, Prospect St.

Over what period was it last in use?... 1928 to 1932.....

STATEMENT BY FORMER USER OR OWNER:

As user or owner of the above described burner from 1928 to 1932.....

to....., I found it entirely satisfactory from the standpoint of safety of operation.

(Signature)... W. F. Mitchell

(Address)... 198 Prospect St

Burner to be installed now for... Mrs. George C. Marsters.....

at... 259 Brackett Street, Portland, Maine.....

Date... Aug. 25, 1933..... (Signature of Installer).....

By... STERNOIL INC. [Signature]

FILL IN COMPLETELY AND SIGN WITH INK



PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

AUG 26 1933

Portland, Maine, August 26, 1933

WE DO OUR PART
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 ~~259 Brackett Street~~ Use of Building Residence

Name and address of owner ~~Mrs. Geo. C. Marsters~~ Mrs. Geo. C. Marsters Ward 7

Contractor's name and address Easternoil Inc., 133 Marginal Way Telephone 3-6495

General Description of Work

To install Oil Burning Equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner Used Super Labeled and approved by Underwriters' Laboratories? No

Will operator be always in attendance? No Type of oil feed (gravity or pressure) Gravity

Location oil storage Basement No. and capacity of tank: 1 - 275 gallon

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? None

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

EASTERNOIL INC.

Signature of contractor

By [Signature]

INSPECTION COPY

NOTIFICATION BEFORE LATHING OR CLOSING IN IS WAIVED.
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.
8/26/33

48150

Waiver 7 Permit No. 33/1188
 Location 259 Brackett St.
 Owner Mr. C. Travers
 Date of permit 8/26/33
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 9/2/33 - OS
 Cert. of Occupancy issued None

NOTES

1. Kind of heat Steam
2. Label No. see inside
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge No
9. Rigidity
10. Feed safety
11. Pipe size & material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card No
16. _____

CITY OF PORTLAND, MAINE

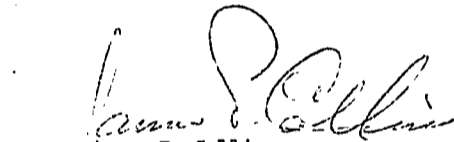
MEMORANDUM

TO: Mr. John Fitzpatrick
FROM: Fire Prevention Bureau
SUBJECT: 259 Brackett St.

DATE: 4/24/78

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

- 1) All vertical openings shall be protected to prevent the spread of fire and smoke. Partitions and doors shall be one hour fire rated and doors shall be equipt with self-closers. 11-3.3.1.1
- 2) All exits shall lead to the outside without entering another apartment.
- 3) A single station smoke detector shall be placed in all living units and shall be hardwired to the house current. 11-3.3.3
- 4) All doors leading into the corridors shall be self-closing. 11-3.2.8.1
- 5) All areas of hazard shall be enclosed with partitions and doors having a fire rating of at least one hour. All doors shall be equipt wiyh self-closers. 11-3.3.5.1


Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 3/10, 19 78
 Receipt and Permit number A10466

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: 259 Brackett St.
 OWNER'S NAME: Fitzpatrick ADDRESS: _____

OUTLETS (number of) 1-30

Lights	_____	FEES
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	<u>3.00</u>
TOTAL	_____	

FIXTURES: (number of) 1-10

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	<u>3.00</u>
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes <u>100</u>	_____	<u>3.00</u>
Temporary	_____	<u>.50</u>

METERS: (number of) 1

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms) <u>4</u>	_____	<u>4.00</u>

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

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: 13.50

INSPECTION: _____
 Will be ready on 3-13-78, 19__; or Will Call _____
 CONTRACTOR'S NAME: Jonathan A. Hodgdon
 ADDRESS: 80 Maple Ave., Scarborough, Me.
 TEL.: 883-6731
 MASTER LICENSE NO.: 3906 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

CITY OF PORTLAND, MAINE

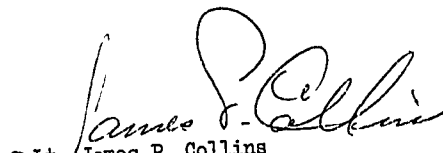
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- 2) All exits shall lead to the outside without entering another apartment.
- 3) A single station smoke detector shall be placed in all living units and shall be hardwired to the house current. 11-3.3.3
- 4) All doors leading into the corridors shall be self-closing. 11-3.2.8.1
- 5) All areas of hazard shall be enclosed with partitions and doors having a fire rating of at least one hour. All doors shall be equipt with self-closers. 11-3.3.5.1


Lt. James P. Collins
Fire Prevention Bureau

259 Brackett Street

April 25, 1978

Wilfred Gagnon
153 Brentwood Street
Portland, Maine

cc: John Fitzpatrick
398 Ray Street
Portland, Maine

Dear Mr. Gagnon:

A Building Permit is issued herewith to make renovations to dwelling as per plan subject to the enclosed memo from the Fire Department.

The boiler room, if not already enclosed, shall be enclosed with a one hour fire rated ceiling and walls, and the opening thereto equipped with 1 3/4 inch solid wood core fire door with self-closing device.

Please provide this office with computations showing enough air will be brought into the boiler rooms to support combustion and that the super heated air, if any, will be exhausted therefrom.

Very truly yours,

Farle S. Smith
Building Inspection Supervisor

ESS/r

Enclosure

259 Brackett Street Cor. 74-78 Carleton Street

April 3, 1978

John Fitzpatrick
398 Ray Street
Portland, Maine

cc: Wilfred Gagnon
153 Brentwood Street
Portland, Maine

Dear Mr. Fitzpatrick:

Following is the decision of the Board of Appeals regarding your petition to change the use of the 5-family apartment house to a 6-family apartment house with the new apartment on the 3rd floor. Please note that your appeal was granted with the condition that parking will be provided for the tenants, and they will be advised of same.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0292

APR 26 1978

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-6 PORTLAND, MAINE, March 10, 1978

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 259 Brackett St. Fire District #1 [] #2 []
1. Owner's name and address John Fitzpatrick - 398 Ray St. Telephone 797-5673
2. Lessee's name and address
Contractor's name and address Wilfred Gagnon - 153 Brentwood St. Telephone 772-4039
Architect Specifications Plans No. of sheets
Proposed use of building 4 family dwelling No. families
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$12,000 Fee \$32.00
8,000

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Encl. 234 To make renovations to dwelling, move bathroom to make hallway on 3rd floor, to replace walls removed with non bearing partitions. Stamp of Special Conditions
Garage
Masonry Bldg.
Metal Bldg.
Alterations XX
Demolitions
Change of Use
Other 3-30-78

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 [x] 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 MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant John Fitzpatrick Phone # same
Type Name of above John Fitzpatrick 1 [x] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

5-10-78 WAS in This bldg Several times before permit being issued (had owner come in for a permit) - At this time I can't get in - no one working -
9-5-78 Same - had this problem before with this owner - NO C/O until MSP. -

Permit No. 98/0292
Location 2516 Broadway St.
Owner John J. DiGiacomo
Date of permit 3-10-78
Approved 1-26-78 [Signature] [Signature]

X

259 Brackett Street Cor. 74-78 Carleton Street

March 16, 1978

John Fitzpatrick
310 Ray Street
Portland, Maine

Wilfred Gagnon
153 Brentwood Street
Portland, Maine

Dear Mr. Fitzpatrick:

Building Permit and Certificate of Occupancy to change the use of the 5-family apartment house, at the above named location, to a 6-family apartment house with the new apartment on the 3rd floor, are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 1,993 sq. ft. rather than the 6,000 sq. ft. minimum required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

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 113, City Hall, to file the appeal on forms which are available here. A fee of \$5.00 for a Dwelling Unit Conversion appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter then consider this letter as a matter of formality. Section 602.24.C.3.b.2.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/x

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

(a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.

(b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.

(c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.

(d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.

(e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.

(f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

PA \$5.00
3-15-78

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

John Fitzpatrick, owner of property at 259 Brackett St. Cor. 74-78 Carleton 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: Building Permit and Certificate of Occupancy to change the use of the 5-family apartment house, at the above named location, to a 6-family apartment house with the new apartment on the 3rd floor, not assessable under the Zoning Ordinance because the area of the lot on which this building is located is only about 1,993 sq. ft. rather than the 6,000 sq. ft. minimum required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

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

John Fitzpatrick
APPELLANT

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Dwelling Unit Conversion Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 30, 1978 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.

John Fitzpatrick, owner of property at 259 Brackett Street Cor. 74-78 Carleton 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 the change of use of the 5-family apartment house, at the above named location, to a 6-family apartment house with the new apartment on the 3rd floor, not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 1,993 sq. ft. rather than the 6,000 sq. ft. minimum required by Sec. 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C (3)(b)(2) of the Zoning Ordinance have been met.

James F. O'Malley
Secretary

Katherine A. Waltz - 261 Brackett St.
H. Page & Patricia G. Burnham - 1000 Washington Ave. 04103
Minta M. Barbour - 71 Carleton St.
Marjorie E. Douglass - 75 Carleton St. 04102
Abilities & Goodwill, Inc. - 803 Forest Ave.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is John Fitzpatrick and he is interested in the property located at 259 Brackett St. Cor. 74-78 Carleton Street as 5 family dwell.. The owner of the property is same and his address is 398 Ray St., Portland, Me.. The property is located in a R-6 Zone. The present use of the property is 6 family dwell.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.7.B.8 of the Ordinance to permit change the use of the 5-family apartment house, at the above named location, to a 6-family apartment house with the new apartment on the 3rd floor, not issuable under the Zoning Ordinance because the area of the lot on which building is located is only about 1,993 sq. ft. rather than the 6,000 sq. ft. minimum required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone (1,000 sq. ft. per family).

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: John Fitzpatrick
Mrs. Wertz, owner of other part of bldg.
Mrs. Douglas 75 Carleton St.
and the names and addresses of those appearing in opposition to the application are:

Carle Wilson
Conversion Dept.

Exhibits

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

The foregoing conditions ~~have~~/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: _____

There ~~is~~/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: _____

SPECIFIC RELIEF GRANTED

After a public hearing held on March 30, 1998, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

Condition:
Parking to be provided
at
276 Bracket St. +
will advise tenants
to park there

jacqueline white
Gene D. Sand
Marshall Helzer
Thomas J. Murphy

photo, So boundary, overlay

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: _____

By reasons of its age, condition or marketability, the structure (~~can/can not~~) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: _____

The existing uses in the immediate vicinity of the subject property (~~are/are not~~) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: _____

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires _____ parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would/would not~~) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: _____



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date 3/10 1978
 Receipt and Permit number 210466

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: 259 Brackett St.
 OWNER'S NAME: Fitzpatrick ADDRESS: _____

OUTLETS: (number of) 1-30

Lights	_____	FEES
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	<u>3.00</u>
TOTAL	_____	_____

FIXTURES: (number of) 1-10

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	<u>3.00</u>
TOTAL	_____	_____
Strip Fluorescent, in feet	_____	_____

SERVICES:

Permanent, total amperes <u>100</u>	_____	<u>3.00</u>
Temporary	_____	<u>.50</u>

METERS (number of) 1

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	<u>4.00</u>
Electric (number of rooms) <u>1.00</u>	_____	_____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		_____

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

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:	<u>13.50</u>

INSPECTION: afternoon
 Will be ready on 3-13-78, 1978; or Will Call _____

CONTRACTOR'S NAME: Jonathan A. Hodgdon
 ADDRESS: 80 Maple Ave., Scarborough, Me.
 TEL.: 883-6731

MASTER LICENSE NO.: 3906 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

OFFICE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

FEB 23 1976

B.O.C.A. TYPE OF CONSTRUCTION 0106

ZONING LOCATION R-C PORTLAND, MAINE, Feb. 19, 1976

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 259 Brackett St.

1. Owner's name and address John Fitzpatrick 398 Ray St. Fire District #1 #2
 Telephone 797-5673

2. Lessee's name and address

3. Contractor's name and address owner Thomas Kane Telephone

4. Architect

Proposed use of building apt. bldg. Specifications

Last use

Material

Estimated contractual cost \$ 2,000. Fee \$ 8.00

FIELD INSPECTOR—Mr. M. A. G. F.

This application is for: 775-5451

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

GENERAL DESCRIPTION Beloved Free, W. ... per F.L.B.

To construct 20'x30' dormer on the rear of existing dwelling as per plan

Stamp of Special Coriditions

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

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.A. Mac W. J. 1/29/76

BUILDING CODE:

Fire Dept.:

Health D:

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

of Applicant John Fitzpatrick Phone #

above John Fitzpatrick 1 2 3 4

Other

and Address

2-19-76 Work started without a permit - M.S.

NOTES

2-23-76 Check 1st creating east building framing about completed - work blocks off using original rafters 24" O.C. After blocked up at ends.

3-1-76 can't get in - work looks nearly finished

3-11-76 same M.S.

3-25-76 No one working, lady tenant wouldn't let me inspect work - M.S.

6-8-76 same - M.S.

7-13-76 Finally got in - not finished - will write letter to owner notifying him that if it is to be used for occupancy a second means of egress must be supplied - M.S.

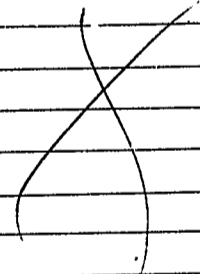
9-8-76 no change M.S.

9-29-76 from outside the exterior looks complete - couldn't get inside - M.S.

12-8-76 Structurally the same - adding insulation - hasn't closed in yet - M.S.

2-3-77 same - M.S.

6-24-77 same - All structural work completed - By me, most work done - will cross off.



Permit No. 716102
Location 259 Street E. St. (Calvin)
Owner Mrs. E. J. [unclear]
Date of permit 11/23/1976
Approved [unclear]

PERMIT TO INSTALL PLUMBING

JAN 17 '68

Date Issued **1/15/68**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Address **261 Brackett Street** PERMIT NUMBER **17989**
 Installation For:
 Owner of Bldg.: **Mrs. Holz**
 Owner's Address: **261 Brackett Street**
 Plumber: **Reuben Katz** Date: **1/15/68**

App. First Insp.
 Date **JAN 29 1968**
 By **ERNOLD R. GOODWIN**
CHIEF PLUMBING INSPECTOR
 App. Final Insp.

NEW	REPL.		NO.	FEE
		SINKS		
	1	LAVATORIES	1	2.00
	1	TOILETS	1	2.00
		BATH TUBS		
	1	SHOWERS	1	2.00
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 3	6.00

Date **JAN 29 1968**
 By **ERNOLD R. GOODWIN**
CHIEF PLUMBING INSPECTOR
 Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Building and Inspection Services Dept.; Plumbing Inspection

July 14, 1976

John Fitzpatrick
398 Ray St.
Portland, Me.

cc to: Fire Dept.

RE: 259 Brackett St.

As mentioned to you on July 13, 1976, I made an inspection of the above named location. As the structural work is not completed, I can't give a final o.,. However, if this area is to be used as a separate apartment, you are going to run into complications. First of all it will need a second means of egress which you don't presently have. It would also be wise to check with the Health Housing Dept. on their regulations concerning bathrooms etc.

Very truly yours,

Marge Schmuckal
Building Inspector

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 59107
 Issued 10/4/72

Portland, Maine Oct. 3, 19 72

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address John Fitzpatrick 259 Brackett Street
 Contractor's Name and Address York Electrical 173 Fore Street City

Location	Use of Building				
Number of Families	Apartments	Stores	Number of Stories		
Description of Wiring:	New Work	Additions	Alterations		
Pipe	Cable	Metal Molding	BX Cable	Plug Molding (No. of feet)	
No. Light Outlets		Plugs	Light Circuits	Plug Circuits	
FIXTURES: No.				Fluor. or Strip Lighting (No. feet)	
SERVICE: Pipe	Cable	Underground	No. of Wires	Size	
METERS: Relocated		Added	Total No. Meters		
MOTORS: Number	Phase	H. P.	Amps	Volts	Starter
HEATING UNITS: Domestic (Oil)		No. Motors	Phase	H.P.	
	Commercial (Oil)	No. Motors	Phase	H.P.	
	Electric Heat (No. of Rooms)				
APPLIANCES: No. Ranges		Watts	Brand Feeds (Size and No.)		
	Elec. Heaters	Watts			
	Miscellaneous	Watts	Extra Cabinets or Panels		
Transformers	Air Conditioners (No. Units)		Signs (No. Units)		
Will commence	19	Ready to cover in	19	Inspection	19
Amount of Fee \$	<u>2.00</u>				

*New Service
100A 1¢*

Signed

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER		GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
	7	8	9	10	11
REMARKS:					12

INSPECTED BY [Signature]

(OVER)

LOCATION *BRACKETT ST 259*
INSPECTION DATE *10/10/72*
WORK COMPLETED *10/10/72*
TOTAL NO. INSPECTIONS
REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00

259 Brackett Street

April 2, 1973

John Fitzpatrick
398 Ray Street, 03103

Dear Mr. Fitzpatrick:

It has come to our attention that the second chimney from Brackett Street is in need of pointing up. There appears to be loose bricks around the top that could fall to the public sidewalk. This is in need of immediate attention. It is required this condition be corrected and the chimney made secure within ten days, not later than April 18, 1973. It is hoped we will have your cooperation so that further attention by this department will not become necessary.

Very truly yours,

Hugh Irving
Building Inspector

HI:m

*Joseph Oliver.
Long Fellow Sq.
PO Box 6911
City.
774-3184;*



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location
259 Brackett St

INSPECTION COPY

COMPLAINT NO. 834/73

Date Received April 2, 73.

Location 259 Brackett St Use of Building _____

Owner's name and address John F. Ritzpatrick 398 Ray St Portland Me 05103 Telephone _____

Tenant's name and address _____ Telephone _____

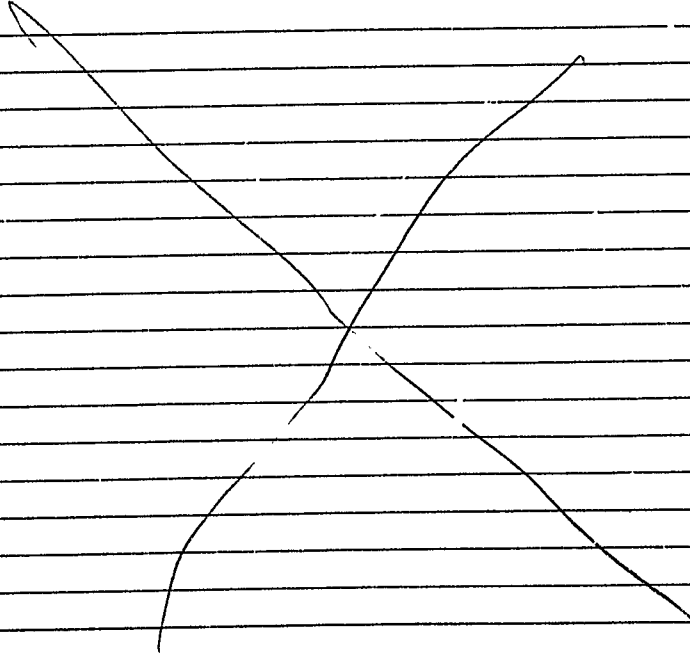
Complainant's name and address Joe Oliver Longfellow Square, P.O. Box 6911 City Telephone 774-3184

Description: Loose bricks on the second chimney in from Brackett St, loose bricks may fall to public side walk.

NOTES: Letter to owner to repair. April 2, 73;

Inspected April 2, 73. Found the chimney in need of pointing up. Etc. Loose bricks showing on top of the edges of the chimney.

6-20-73 Chimney repaired





R6 RESIDENCE ZONE

PERMIT ISSUED

MAR 15 1971

CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine,

March 12, 1971

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 259 Brackett St. Within Fire Limits? Dist. No. Owner's name and address John Fitzpatrick, 398 May St. Telephone Lessee's name and address Contractor's name and address Royal McIntyre, 49 Two Rod Road Scarborough Telephone 883-4713 Architect Specifications Plans no No. of sheets Proposed use of building apartment building No. families 5 Last use " " No. families 5 Material frame No. stories 2 1/2 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 150.00 Fee \$ 3.00

General Description of New Work

To provide inside stairway from second to third floors.

3/15/71 Rec'd from Fire Dept 3/15/71

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 be accommodated number commercial cars to be accommodated Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Paul P. O'Neil 3-15-71 E.S.S. 3/15/71

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

John Fitzpatrick

CS 301

INSPECTION COPY

Signature of owner by:

John Fitzpatrick

7m

NOTES

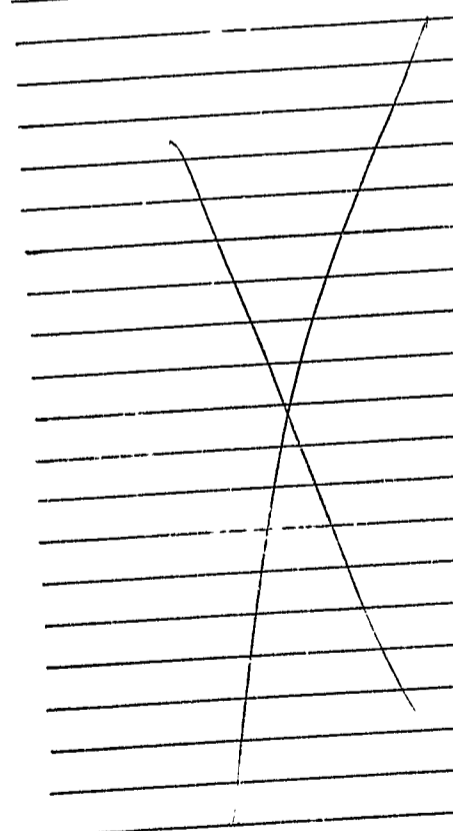
3/18/71 ~~Couldn't get in~~ JH

4/15/71 ~~-----~~ JH

4/29/71 ~~Work is about
one half completed~~ JH

6/17/71 ~~Work completed~~ JH

2-11-71- JH



Permit No. 71/231
 Location 259 Boulevard
 Owner John Fitzgerald
 Date of permit 3/15/71
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice I R VINC
 Form Check Notice