



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

~~237 Spring Street~~
(56-C-40)

Mr. Cesar Papi
667 Ocean Avenue
Portland, Maine 04103

Dear Mr. Papi:

This is in reference to your application for a building permit for the building at 237 Spring Street which includes Papi's Variety and three legal apartment units, based upon a change of use permit approved in 1985 for a change from two to three apartment units. Earlier records show that in 1925 and 1928 there were only three apartment units in 237 Spring Street, and the lot size is 3,283 square feet, which indicates that not more than three apartments are allowed.

Your application for a building permit should read "to repair after fire to the original condition," which means to restore to three apartments (as approved in 1985) and one variety store.

We cannot issue a permit for you to repair after the fire to five (5) units but only to three (3) units and one variety store, since that number of units is the number which existed and were authorized prior to the fire.

Please amend your application for repair after the fire to reflect this number of apartments, as indicated on the permit dated June 13, 1985, for a change of use from two apartments to three apartments.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date February 5, 1988

Receipt and Permit number 22738

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: 237 Spring Street

OWNER'S NAME: Caesar Pappi ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 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 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 <u>X</u> _____	
Emergency Lights, battery _____	23.00
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>5.00 min</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Maiorano Electric
ADDRESS: 98 Portland street 774-3572
TEL: 774-3572

MASTER LICENSE NO.: 4485 OK Rick Russo **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ *Caesar Pappi*

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 237 Spring Street

Issued to C. Papl

Date of Issue April 27, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. _____, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Store ONLY

Retail

Limiting Conditions:

This certificate supersedes certificate issued

Approved.

4/27/86
Medin Seary
(Date) Inspector

James V. Collins, Sr.
Inspector of Buildings

Ed Seary

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

PERMIT # 001389

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Caesar Papi

Address: 667 Ocean Ave. Portland 04103

LOCATION OF CONSTRUCTION 237 Spring Street

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: Residential

Permit Use: _____

Building Dimensions: L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Variance Appeal / Change of Use to 4 Apartments

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE and a variety store.

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>Aug. 5, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration: _____
Value Spurring _____	Ownership: _____
Fee: <u>\$25.00</u>	Pub's _____
	Priv. _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing NOV 14 1988
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
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 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 _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By Lisa Gushman / Nancy Grossman

Signature of Applicant Caesar Papi Date Aug. 5, 1988

Signature of CEO Caesar Papi Date Oct. 26, 1988

Inspection Dates (5) ML



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 24, 1985
 Receipt and Permit number D 04051

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: 237 Spring St. 2nd floor
 OWNER'S NAME: CAROL PAPP ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u>	5.00
FIXTURES: (number of) Incandescent <u>XX</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u>	3.00
SERVICES: Strip Fluorescent _____ ft.	
Overhead _____ Unde. ground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) <u>7</u>	7.00
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 <u>2</u>	2.00
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: _____	17.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call _____ XXXX
 CONTRACTOR'S NAME: Michael Dell Aquila
 ADDRESS: 659 Ocean Avenue
 TEL: _____
 MASTER LICENSE NO.: 4543
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: Michael Dell Aquila

INSPECTOR'S COPY -- WHITE
 OFFICE COPY -- CUNARY
 CONTRACTOR'S COPY -- GREEN



CITY OF PORTLAND, MAINE

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PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

237 Spring St.

October 21, 1968.

Mr. Caesar A. Papi, Jr.
667 Ocean Avenue
Portland, Maine 04103

Dear Mr. Papi:

At the meeting of the Board of Appeals on Thursday evening, September 8th, the Board voted by a four in favor to three opposed to grant approval for the space and bulk variance appeal which you requested for 237 Spring Street in the R-6 Residence Zone. This will enable you to apply for a change of use from three apartments to four and a variety store for your property at 237 Spring Street. Please apply for this change of use without delay.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



237 Spring Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNALL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

August 5, 1988

Mr. Caesar A. Papi, Jr.
667 Ocean Avenue
Portland, Maine 04103

Dear Mr. Papi:

Receipt is acknowledged of your application for a variance for your building at 237 Spring Street in the R-6 Residence Zone. It is our understanding that you are seeking a space and bulk variance to authorize four apartment units in a building which is located on a lot that would allow only three apartments.

The latest change of use in our files show a change from two to three units but there is no change indicated for changing from three to four apartments. There is 3,283 square feet of land area within the subject lot, and based on the lot size, three apartment units would be authorized.

This is a space and bulk variance request to authorize four apartments where based upon 1000 square feet of land area per family unit, only three apartments should be located. In addition, there is a store located on the first floor.

This variance request will be scheduled for a public hearing before the Board of Appeals on Thursday afternoon, August 25, 1988, at 3:30 P.M., in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

- cc. Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Service
Marland Wing, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 7, 1983
 Receipt and Permit number 22920

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: 237 Spring Str
 OWNER'S NAME: Papa Varietv- Caesar Pap ADDRESS: same

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-10</u>	FERS
FIXTURES: (number of)	Incandescent <u>2</u>	Flourescent <u>6</u>	(not strip) TOTAL <u>\$5</u>		3.00
	Strip Flourescent _____	ft. _____			3.00
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL, amperes _____	
METERS: (number of)	<u>1</u>				
MOTORS: (number of)	Fractional _____				.50
	1 HP or over _____				
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____				
	Electric (number of rooms) _____				
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____				
	Oil or Gas (by separate units) _____				
	Electric Under 20 kws <u>x</u>	Over 20 kws _____			5.00
APPLIANCES: (number of)	Ranges _____	Water Heaters _____			
	Cook Tops _____	Disposals _____			
	Wall Ovens _____	Dishwashers _____			
	Dryers _____	Compactors _____			
	Fans _____	Others (denote) _____			
	TOTAL <u>1</u>	<u>1</u>			1.50
MISCELLANEOUS: (number of)	Branch Panels _____				1.50
	Transformers _____				
	Air Conditioners Central Unit _____				
	Separate Units (windows) <u>x</u>				2.00
	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 Generator _____				

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-18.b) DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 15.00

INSPECTION: Will be ready on _____, 19__; or Will Call _____ x
 CONTRACTOR'S NAME: Maiorano Electric
 ADDRESS: 98 Portland Str., Portland
 TEL.: 774-3572
 MASTER LICENSE NO.: 4485
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: [Signature]

ELECTRICAL INSTALLATIONS

Permit Number 22920
 Location 237 Spring St
 Owner Acorn Hotel
 Date of Permit 3/17/88
 Final Inspection [Signature]
 By Inspector [Signature]
 Permit Application Register Page No. 26

INSPECTIONS: Service _____ by _____
 Service called in _____
 Closing-in 3/10/88 by [Signature]

PROGRESS INSPECTIONS:

DATE:	REMARKS:
<u>3/31/88</u>	<u>Final for C of C (Store only)</u>
<u>3/31/88</u>	<u>4 meters may be placed this date</u>
<u>5/17/88</u>	<u>2 meters may be placed this date - 2nd & 3rd floor</u>
<u>6/16/88</u>	<u>1 meter may be placed this date</u>



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

237 Spring Street
(56-G-40)

Mr. Cesar Papi
667 Ocean Avenue
Portland, Maine 04103

Dear Mr. Papi:

This is in reference to your application for a building permit for the building at 237 Spring Street which includes Papi's Variety and three legal apartment units, based upon a change of use permit approved in 1985 for a change from two to three apartment units. Earlier records show that in 1925 and 1928 there were only three apartments units in 237 Spring Street, and the lot size is 3,283 square feet, which indicates that not more than three apartments are allowed.

Your application for a building permit should read "to repair after fire to the original condition," which means to restore to three apartments (as approved in 1985) and one variety store.

We cannot issue a permit for you to repair after the fire to five (5) units but only to three (3) units and one variety store, since that number of units is the number which existed and were authorized prior to the fire.

Please amend your application for repair after the fire to reflect this number of apartments, as indicated on the permit dated June 13, 1985, for a change of use from two apartments to three apartments.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
~~Merlin Leary, Code Enforcement Officer~~



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 18, 1988

Mr. Caesar Papi
667 Ocean Avenue
Portland, Maine 04103

Re: 237 Spring Street, Apt. #4

Dear Mr. Papi:

As owner or agent of the property located at 237 Spring St., Apt. #4,
Portland, Maine, you are hereby notified that as the result of a recent inspection,
the above apartment #4
is/are hereby declared unfit for human occupancy.

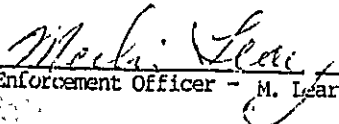
The above mentioned is to be kept vacant so long as the following conditions continue
to exist thereon:

Article V - 120 - The property is damaged, insanitary, unsafe; lacks plumbing;
ventilating, lighting or heating facilities; because of its
general condition creates a serious menace to the occupants
or the public; or owner, operator or occupant has failed to
comply with orders issued under provisions of this article.
(Code 1968 § 307.14)

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
P. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer - M. Leary (5)

Jrc



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 18, 1988

Mr. Richard Bothen
237 Spring Street, Apt. #4
Portland, ME 04102

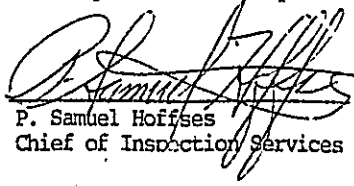
Re: 237 Spring St., Apt. #4


Dear Mr. Bothen:

A recent inspection by Code Enforcement Officer Merlin Leary of the Apartment #4 you are now occupying found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human habitation.

The owner/agent, Mr. Caesar Papi has been notified of the above mentioned conditions and has been directed to take immediate steps to vacate the apartment.

Sincerely yours,
Joseph E. Gray, Jr., Director
of Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Merlin Leary (5)

jmr

September 6, 1988

Report on 237 Spring Street

Warren Turner, Zoning Enforcement Inspector

On June 13, 1985, a change of use permit from 2 family to 3 family for 237 Spring Street was issued. While inspecting this property, I told Mr. Papi, the owner of the property, that there were 2 apartments that would still have to be corrected. There was a total of 5 units in this building at this time. This problem was never corrected.

On February 5, 1988, a letter was sent out because of a fire in the building. The entire building was posted against occupancy at this time.

A letter was sent out by the zoning officer requesting this problem be corrected and also explaining that the building permit application should read "to repair after fire to the original condition". Only 3 apartments and a variety store would be allowed.

After re-inspecting the work that was being done on the building, I told Mr. Papi specifically that an occupancy permit would not be issued until this problem was corrected. When this problem was not taken care of, I discussed this matter with my supervisor as to what action should be taken. The apartment that was occupied was posted on July 18, 1988. An occupancy permit was sent out for the store only. At the present time there are still 5 apartments in the building.

Merle Leary
Code Enforcement Officer

/el



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 773-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

237 Spring Street

August 29, 1988

Mr. Caesar A. Papi, Jr.
637 Ocean Avenue
Portland, Maine 04103

Dear Mr. Papi:

At the meeting of the Board of Appeals, on Thursday afternoon, August 25th, the Board voted by a vote of three to two concerning your request for a variance to change the property at 237 Spring Street from three to four apartment units, in the R-6 Residence Zone.

Since the Board requires a majority vote of four members in order to act or deny an appeal, your variance request was therefore automatically postponed to the next regular meeting of the Board of Appeals on Thursday evening, September 8, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine.

As soon as copies of the agenda become available for distribution, a copy of the agenda will be mailed to you to notify you of this meeting.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 237 Spring Street

Issued to Caesar Papi

Date of Issue April 25, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 88/1389, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

4 Apartments and Variety Store

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

4/25/89 *Michael Wing*
(Date) Inspector

[Signature]
Inspector of Buildings

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 5, 1988

Mr. Caesar Papi
667 Ocean Avenue
Portland, ME 04103

Re: 237 Spring Street. 56-G-40
First Floor Store, First Floor Front Apt. &
Second Floor Front Apt.

Dear Mr. Papi:

As owner or agent of the property located at 237 Spring Street,
Portland, Maine, you are hereby notified that as the result of a recent (inspection or
fire), the vacant structure is hereby declared unfit for human occupancy.


The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:


Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that
no danger to life or property or fire hazard shall exist thereon. This can be accomplished
by boarding up doors and windows and other openings at all levels of the structure. You
are ordered to do this on or before immediately, or we will have no choice but
to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Merlin Leary (5)

jmr

August 2, 1988

Dear Sir,

Enclosed you will find a copy of my record that is in the assessor's office.

You can see I applied for permits and was granted them. I had the work done on the apartments and was inspected regularly until the work was finished. The building, plumbing and electrical inspectors checked out the work a number of times. The property is zoned R-6. I have 3283 square feet. It is a little short for the number of apartments, but the layout of the building is good for four apartments. They are good-sized rooms as you can see in the enclosed floor plans. I can also park 3 cars if necessary. I am located in an area that is heavy with multi-dwelling units like 4-5-6 apartments.

I feel as though I should have been told or stopped by the inspectors and not been allowed to finish -- not told to vacate the apartment 4 years later.

I don't feel that allowing me to have the four apartments will change the structure of the neighborhood at all.

In closing, may I thank you for your kind consideration of my problem.

Sincerely,

Caesar A. Papi Jr.

Caesar A. Papi, Jr.

RECEIVED

AUG 05 1988

OFFICE OF BUILDING AND STRUCTURE
CITY OF PORTLAND