

243 Spring St
Hennepin
S. B. Quance
1-9-92

1. Ranken ✓
2. Fed Owner ✓
3. Lib abuts ✓
4. Q. " " ✓
5. List " ✓
6. Accur's map ✓

243 Spring St - Hennepin

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL

RAY M. JOHNSON
JOHN C. KNOX
MATTHEW D. MANAHAN
DEWEY A. MARTIN, JR.
REBECCA SARGENT
MICHAEL E. WESTOFT

January 13, 1992

RE: 243 Spring Street

H. Roger Flannery
P. O. Box 1509
Scarboro, Maine

Dear Mr. Flannery:

As you know, at its meeting of January 9, 1992, the Board of Appeals voted to deny your request for a change of use from one family dwelling to a two family dwelling.

A copy of the Board's decision is enclosed for your records.

If you will bring your receipt for the building permit fee, to this office, \$35.00 less \$5.00 will be refunded to you.

Sincerely,


William Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kathy Lowe, Code Enforcement Officer

FINDINGS OF FACT
ALL APPEALS

TYPE OF APPEAL Space + Bulky

1. Name of Applicant H Roger Flannery

2. Address of Applicant P.O. Box 1509 Scarborough, ME 04077

3. Right of applicant to appeal.
Owner

Option to Purchase

4. Location of property under appeal 243 Spring Street

5. Zone in which the property is located R-1

6. Present use of property ~~Single Family Dwelling~~ Tavern

7. Proposed use if the appeal is granted.

two family dwelling

8. Names and addresses of those appearing in support of the application:

H Roger Flannery SR.

Tom Kane - 71 Paramount Ave

~~Joseph Flannery~~

Ruth Graves - 112 Clark

Joseph Flannery

Skip Matson - Salem Street

9. Names and addresses of those appearing in opposition to the application:

10. Listing of the documentary evidence presented to the Board (e.g., plans, photos, maps, etc.)

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

No 4 (deny the appeal)
No 2

Reasons (including evidence) Single family dwelling is permitted.

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes 4
No 2 (deny the appeal)

Reasons (including evidence) _____

3. Will the granting of the variance alter the essential character of the locality?

Yes 0 (deny the appeal)
No 6

Reasons (including evidence) _____

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes 3 (deny the appeal)
No 3

Reasons (including evidence) _____

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes _____

No _____

Specific Conditions _____

Reasons _____

Date of Public Hearing JAN. 9, 1994

Motion _____

(including conditions and findings of fact) _____

Votes in Favor -
John C. Pruitt
Richard [Signature]

Votes Opposed - 4
Hal [Signature]
Ray M. [Signature]
W. H. + [Signature]
Lawrence T. Sargent

Sub

_____ 1 2 3 4 In

Job

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$35.00 Permit
Please fill out any part which applies to job Proper plans must accompany form. \$50.00 Annual 2088 Map # _____ Lot# _____

Owner: Roger Flannery Phone # 799-2046
 Address: Box 1509 Scarobo, ME
 LOCATION OF CONSTRUCTION 243 Spring St.
 Contractor: T.R. Flannery Prop. Mgmt. Inc.
 Address: P.O. Box 6, Westbrook, 04098 Phone # 799-2046
 Est. Construction Cost: \$2500.00 Proposed Use: 2 family
 Past Use: 1 family
 # of Existing Res Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explicit Conversion to change use from 1 family to 2 family dwelling

For Official Use Only

Date: December 2, 1991 Subdivision: _____
 Inside Fire Limits _____ Name: _____
 Bldg Code: _____ Lot: _____
 Time Limit: _____ Ownership: _____
 Estimated Cost: \$2500 _____

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Exploit) _____

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. Joist Spacing Type: _____ Size: _____
 6. Other _____

Exterior Finish:
 1. Siding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Porch Sizes _____ Span(s) _____
 5. Ceiling: 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 _____

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

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

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.

Special District 1-9-92

Permit Received By Latini
 Signature of Applicant Timothy J. Flannery Date 12/2/91
 CEO's District _____
 Tim Flannery

White - Tax Assessor

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO



Portland West Neighborhood Planning Council
155 Brackett St. - Portland, Maine, 04102 - Tel: 775-0105

Dear Board of Appeals:

Portland West Neighborhood Planning Council supports the application for a variance to permit two units of housing in the former Barney's Tavern building.

This is a good location for housing, being close to schools, playgrounds, and public transportation.

Suzanne Hunt
Director Neighborhood Improvement



N.A.C.

NEIGHBORHOOD ACTION COALITION OF GREATER PORTLAND

155 Brackett Street * Portland, Maine 04102 * Tel: 775-0105

OFFICERS:

DIRECTOR:
Skip Mattson
PRESIDENT:
Doris Beasley
VICE PRESIDENT:
Mike Critch
SECRETARY:
Elizabeth Clarke
TREASURER:
Pat Lovellotte

Jan. 9, 1991

Dear Board of Appeals:

The Neighborhood Action Coalition supports the application for a variance to permit another housing unit at the site of the former Barney's Tavern.

We feel the location of the building to schools, playgrounds, and buslines makes it an excellent choice for more housing.

Sincerely
Doris Beasley
President

At the direction of the Department's command staff, the E Team engaged in efforts to accurately profile the demand for police service at Barney's tavern.

To provide a comparative perspective, we contrasted Barney's with two other "neighborhood" taverns. Those selected included George's on Munjoy Hill and Ruiskis on Danforth St.

Although the selection was somewhat subjective all three taverns cater to a working class clientele. Each rely heavily on a walk in trade. Each would also self identify as a neighborhood establishment.

Barney's clearly outdistances the rest of the sample. In terms of calls for service the ratio approaches 4 to 1. The frequency of service demand by Barney's is also labor intensive. One hundred and fifty one officers were dispatched over the course of the target period to the tavern. The other two businesses "consumed" only thirty six officers. That is a ratio of 5 to 1.

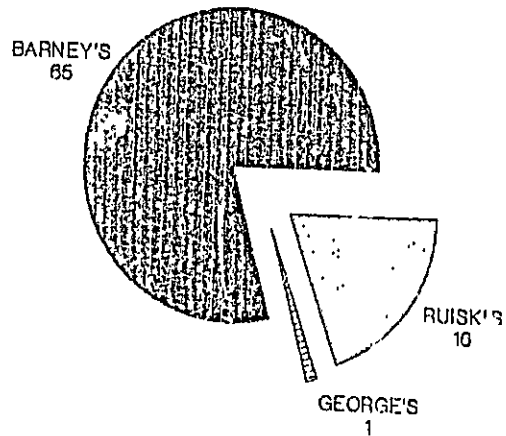
Eleven individuals have been arrested in connection with activity at Barney's:

- 1 for Aggravated Assault
- 1 " Public Indecency
- 1 " Criminal Trespass
- 5 " Riot
- 1 " Trafficking in Phenobarbital (school zone)
- 2 " Trafficking in Codeine (school zone)

Barney's Tavern is clearly an environment which attracts a type of clientele that leads to excessive demands of police service. Renewal of license will only further such conduct.

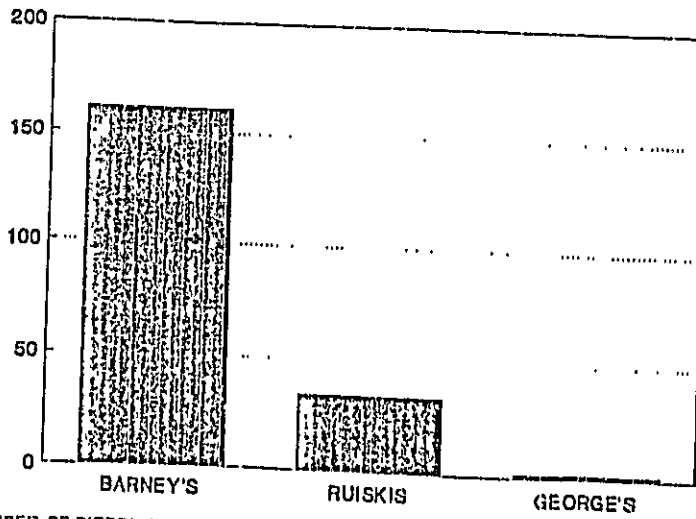
Lt Mark Dion

CALLS FOR SERVICE



4/18/90...5/07/91

OFFICERS INVOLVED



NUMBER OF PATROL OFFICERS REQUIRED TO RESTORE PEACE

PORTLAND POLICE DEPARTMENT
SUMMARY OF CALLS FOR SERVICE

BARNEYS TAVERN 240 Spring St (4-19-90 to 5-7-91)

161 Officers responded to 65 calls for service either inside or out in front of the bar

13 hrs and 13 min were spent during those calls (ave of 13 min/call)

SHIFT

Early: 66% (43)
Late: 26% (17)
Day: 8% (5)

NATURE OF THE CALL

DISTURBANCES	40%	(26)
PUBLIC DRINKING	17%	(11)
FIGHTS/ASSAULTS	20%	(13)
DRUG RELATED	6%	(4)
CRIMINAL THREAT	1.5%	(1)
POSS. OUI LEAVING	3.5%	(2)
THEFTS	1.5%	(1)
BURG. TO MV	1.5%	(1)
MISC.	4%	(3)
NOISE COMPLAINTS	3.5%	(2)
WARRANT ARRESTS	1.5%	(1)

MAINE LIQUOR ENFORCEMENT DATA

Violations:

May 1990 Serving an intoxicated person
Aug 1990 Consuming outside premises
Feb 1991 Credit sales (disposition pending)

PORTLAND POLICE DEPARTMENT
SUMMARY OF CALLS FOR SERVICE

RISKI'S

212 Danforth St.

(4-19-90 to 5-1-90)

34 Officers responded to 16 calls for service either inside or out in front of the bar

6 hrs. and 20 min were spent during those calls (ave. of 5 min/call)

SHIFT

Early:	50%	(8)
Late:	38%	(6)
Days:	12%	(2)

NATURE OF THE CALL

DISTURBANCES		
FIGHTS/ASSAULTS	44%	(7)
ALARMS (Burg.)	25%	(4)
THEFTS	19%	(3)
MISC REPORT CALLS	6%	(1)
	6%	(1)

MAINE LIQUOR ENFORCEMENT DATA

No complaints or convictions during this period

PORTLAND POLICE DEPARTMENT
SUMMARY OF CALLS FOR SERVICE

GEORGES TAVERN

139 Congress St.

(4-19-90 to 5-7-91)

2 Officers responded to 1 call either inside of out in front of the bar
A total of 2 minutes was spent

SHIFT

Late: 100% (1)
Early: 0
Late: 0

NATURE OF THE CALL

DISTURBANCE 100% (1)

MAINE LIQUOR ENFORCEMENT DATA

No complaints or convictions during this period

ISSUES:

- *High rate of substance abuse - drugs and alcohol
 - *Litter in yards
 - *Littered and broken bottles
 - *Vandalism to personal property and surrounding properties of bars
 - *Breaking into cars (3 times to cars of occupants of our residence)
 - *Disturbances of peace - Fighting, shouting of obscenities, wheels screeching, banging, and breaking bottles
 - *Loitering/congregating on personal property and surrounding bar property
 - *Solicitation
 - *Police response is slow/sometimes no response
- COMMUNITY DYNAMICS:
- *Population is predominantly elderly and family
 - *Relatively new school in the community/bar areas heavily travelled by young children
 - *Three bars exist within immediate area licensed to sell alcohol (Spring Street Tavern, Danforth Street Pub, and Ruski's)
 - *Two stores exist within the immediate community licensed Pap's Variety, Malcoian's. In the extended but relative community exist 5 additional licensed to sell establishments: Ryan's-Brackett Street, Aunti Leoni's-Pine/Clark Streets, Cumberland Farms, Pine Street, Pine Street Variety, Pine Street, Corsetti's, Danforth Street.

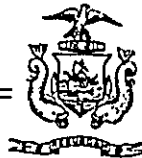
FROM A HISTORICAL PERSPECTIVE:

- *The affected Clark Street property has been in my family for 3 generations - other neighbors have been life long members for 25+ years.
- *Butler School was replaced by Reiche School, which is located in the heart of Danforth, Spring, Clark, and Spring Street community.
- *Parents are working on improvements to affect Clark Street property and plan to retire here.

CONSIDERATIONS:

- * High rate of taxes the residents of this area are expected to pay.
- * The rights of individuals to live in chosen community, rights to peace and respect for property and maintenance and upgrading.
- * Neighbors are becoming withdrawn about speaking out out of frustration, fatigue, and fears of retaliation.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



December 16, 1991

RE: 243 Spring Street

H. Roger Flannery
P.O. Box 1509
Scarboro, ME 04074

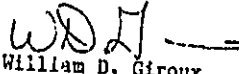
Dear Mr. Flannery:

Receipt of your application for a variance appeal regarding a change of use from a single family dwelling to a two family dwelling at 243 Spring Street, is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, January 9, 1992, at 7:00 P.M. in Room 209, City Hall, Portland, Maine. We hope that you will plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the January agenda as soon as copies become available for distribution.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Charles A. Lane, Associate Corporation Counsel
Kathy Lowe, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



243 Spring Street

All persons interested either for or against this Space and Bulk Variance will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, January 9, 1992 at 7:00 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 the Ordinance.

H. Roger Flannery, owner of the property at 243 Spring Street, under the provisions of Section 14-473(c)1 of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit a change of use of the single family dwelling to a two family dwelling.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473(c)1 of the Zoning Ordinance have been met.

Chairman
Thomas F. Jewell

/e1
12/18/91



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

VARIANCE APPEAL

APPLICATION

Applicant's name and address H. Roger Flannery Sr.
P.O. 1509 Scarborough, ME

Applicant's interest in property (e.g. owner, purchaser, etc.):
OWNER

Owner's name and address (if different):

Address of property (or Assessor's Chart, block, and lot number):
243 Springs St

Zone: R6 Present use: Tavern

Variance from: Section 14 - 139(2) a.

Note: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated 12/2 1991

Timothy D. Flannery
Signature of Applicant

PROPOSAL
243 SPRING ST.
PORTLAND, MAINE
NOVEMBER 26, 1991

November 26, 1991

City of Portland, Maine
Zoning Board of Appeals

To whom it may concern:

Existing at 243 Spring St., Portland, Maine is a single unit building. The use of this building has always been a liquor bar. Renting this building as a bar would not bring in enough money to cover expenses of the building, nor do I want the problems associated with a bar. Presently the bar is empty, so now is the time to do something with the building.

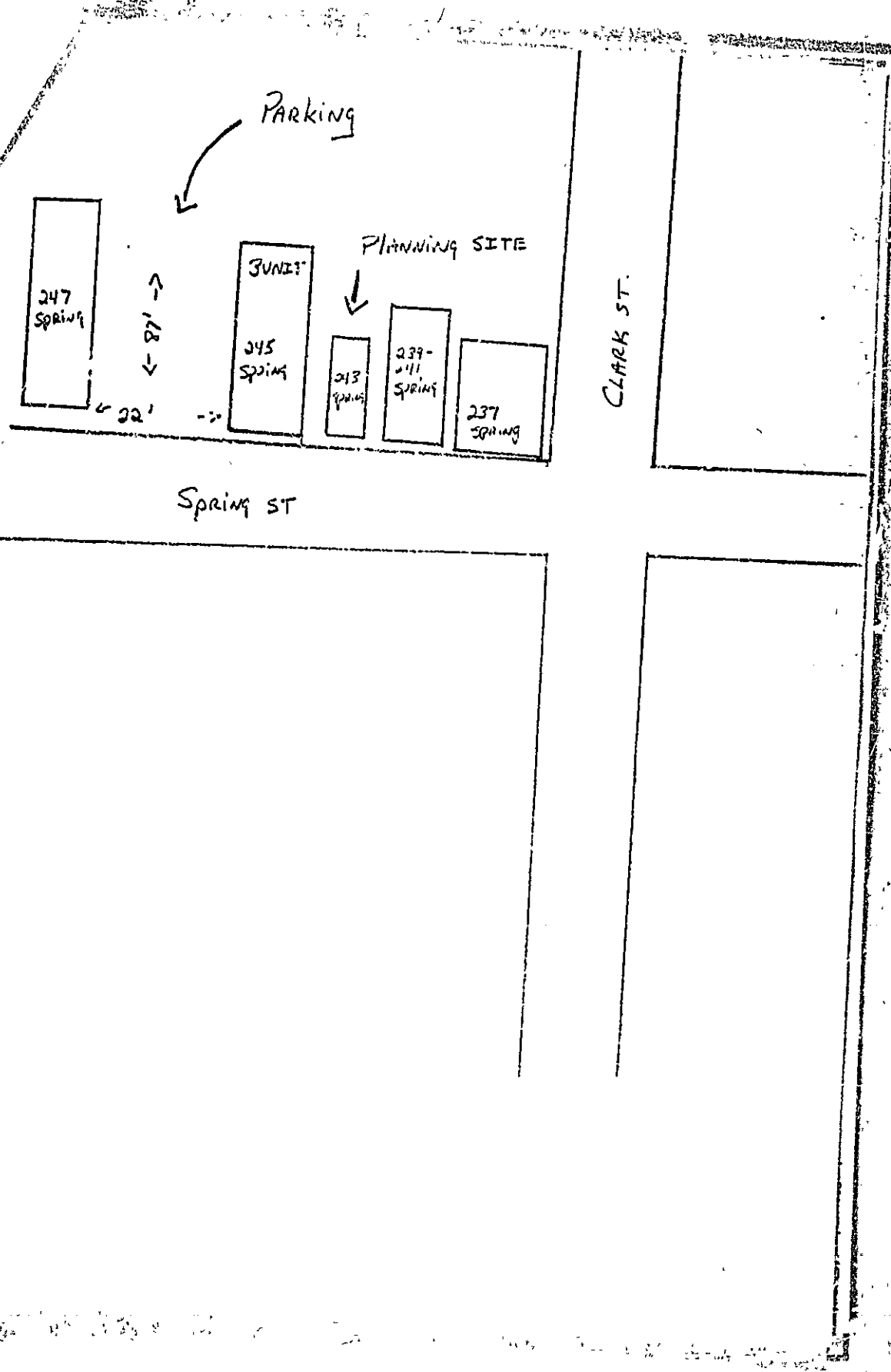
I propose to construct two efficiency apartments within the building. I feel your approval of this project would be a beneficial step for the surrounding neighborhood and nearby schools.

Sincerely,

H. Roger Flannery

H. Roger Flannery

By Attorney in Fact
Timothy J. Flannery



PARKING

247
Spring

← 87' →

← 22' →

3 UNITS
245
Spring

213
Spring

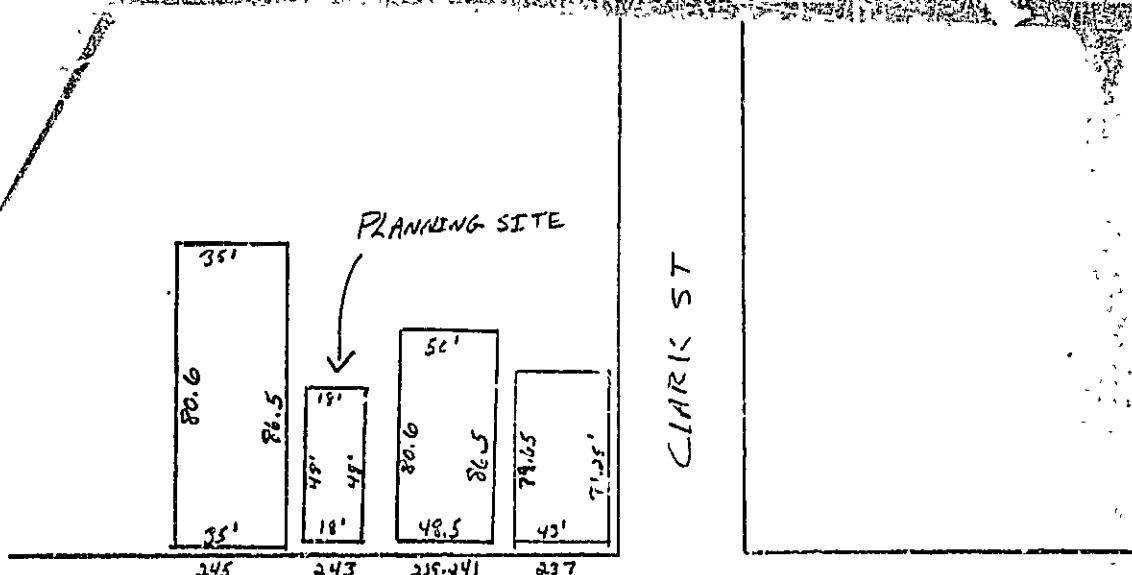
PLANNING SITE

239-
241
Spring

237
Spring

CLARK ST.

Spring ST



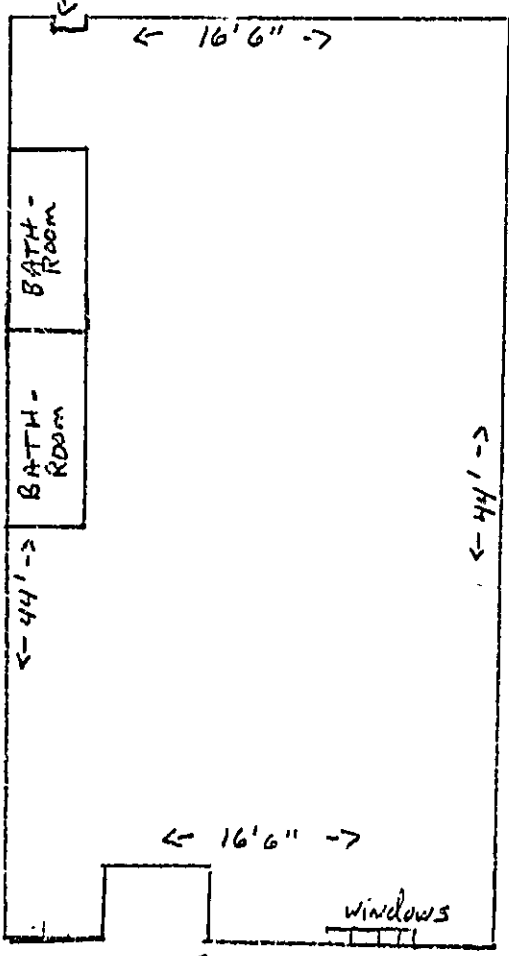
SPRING ST.

CLARK ST.



EXISTING
FLOOR PLAN

BACK
DOOR



FRONT
ENTRANCE

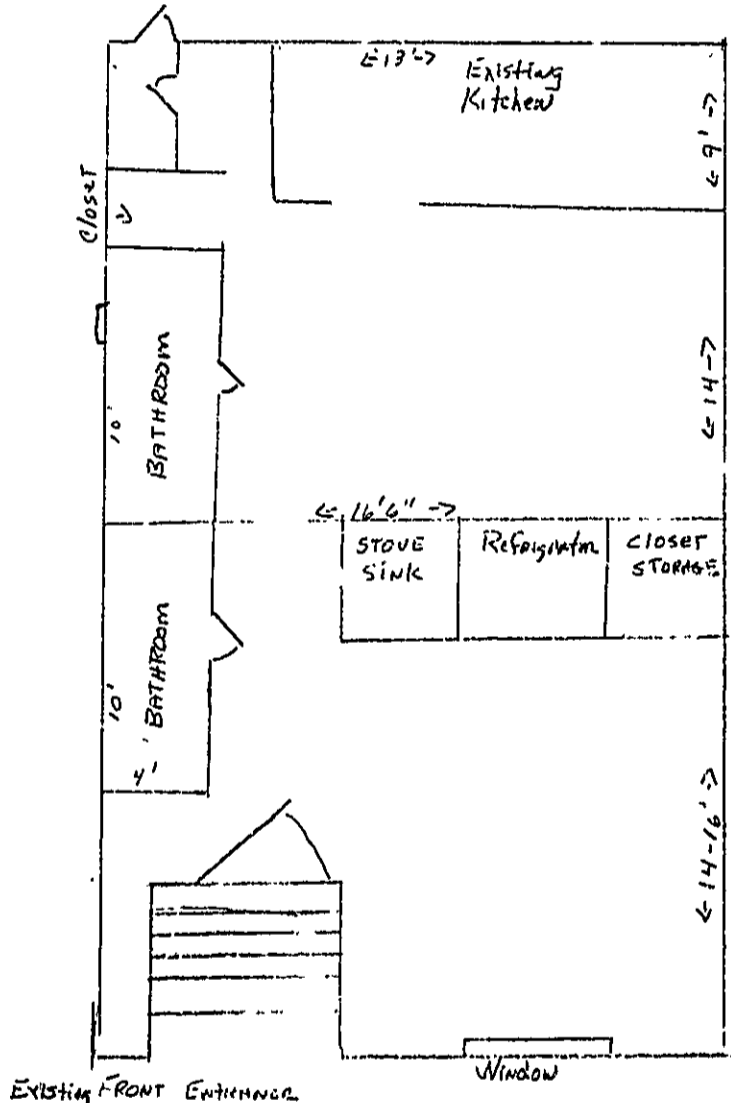
windows

0 1 2 3 4 5 6 7 8 9 10
Feet

0 / 30 / 31 / 32 / 36 3/4 / 152 / 151

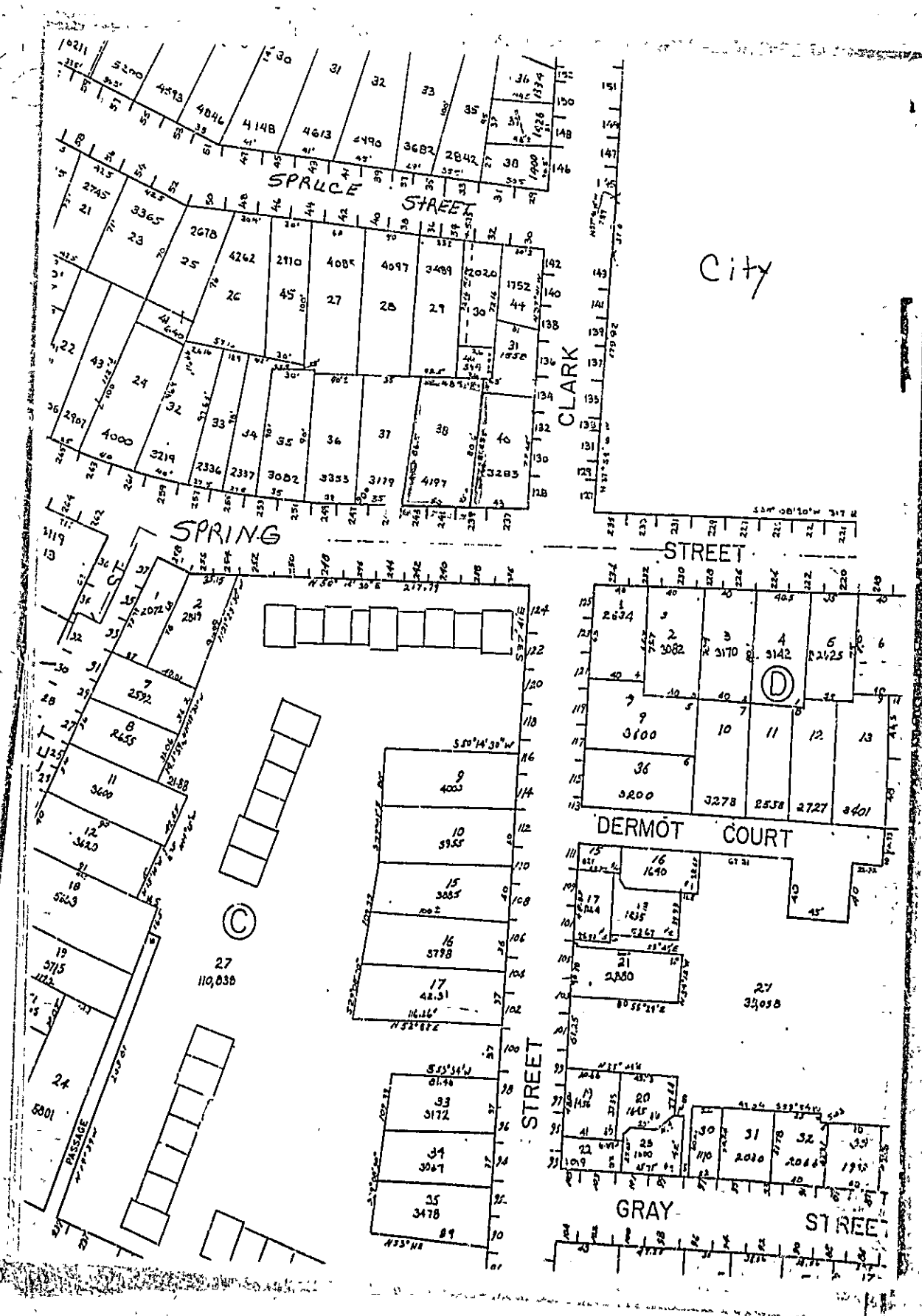
PROPOSED FLOOR PLAN

EXISTING
BACK ENTRANCE



EXISTING FRONT ENTRANCE

Window



H-38

243 Spring Street
Flanberry

H-28 Edwin D. Jr. + Marjorie P. Mosers
35 Spruce St 04102

H-29 Carroll L + Ellen S Fernald
36 Spruce St 04102

H-30 City of Portland

H-31 Lucy Harrington Augusta
Anst Bodine Dilworth
136 Clark St 04102

H-37 Harry Baker
32 Eya Rd 04103

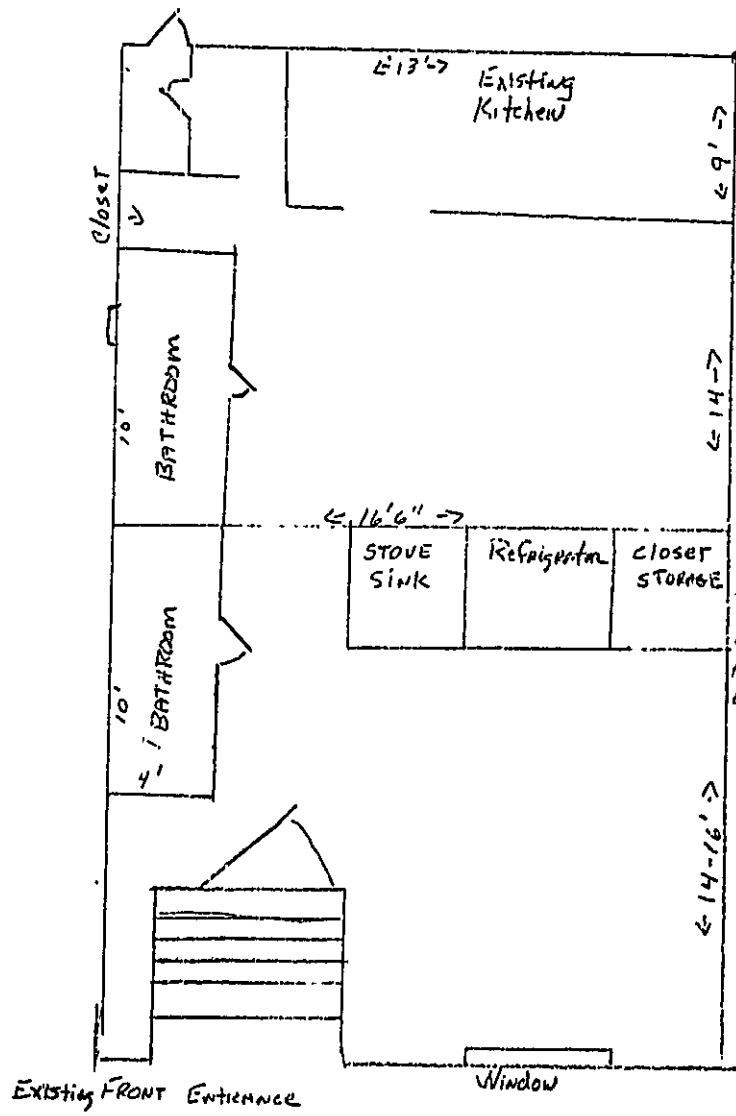
H-40 Casara - Mary T Capi
120 1/2 Ocean Ave 04103

H-46 Roberto A Jensen, Jr.
34 Spruce St 04102

57-C-27 Colman - Portland Assoc
of Federal Mtg. Co, Inc.
720 - Stetter
Boston, Mass 02116

PROPOSED FLOOR PLAN

EXISTING BACK ENTRANCE



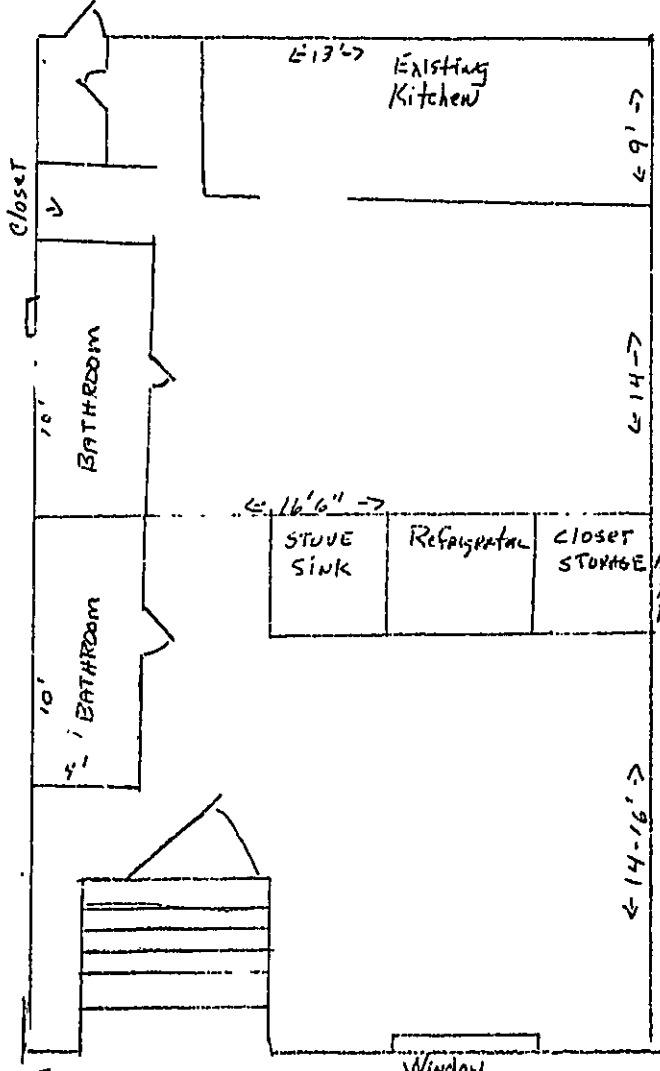
← This will NOT BE installed prior until the Board of Appeals Approve it.

EXISTING FRONT ENTRANCE

Window

PROPOSED FLOOR PLAN

EXISTING BACK ENTRANCE



This will not be installed prior until the Board of Appeals Approve it.

EXISTING FRONT ENTRANCE

Window

KEEP THIS PORTION FOR YOUR RECORDS

PAST DUE SEWER NOTICE

OF PORTLAND
UTIL FD, PO BOX 7483, PORTLAND, ME 04112

H ROGER FLANNERY ^{PAID} ACCOUNT
P O BOX 1509 NUMBER: P 6039 - 3
SCARBOROUGH ME 04070-1510

THANK YOU BILLING
31 EAST OXFORD ST DATE: 07/03/91

AMOUNT DUE \$571.35

Pd 12/13/91

past due sewer bill has been turned over to
CITY OF PORTLAND for collection.
~~PAYMENT MUST BE SENT TO THE CITY OF PORTLAND~~
for proper credit. If this payment is sent to the
Portland Water District, it will be credited toward
your future bills and this bill will still be due
and outstanding.

DO NOT PAY THIS BILL TO
THE PORTLAND WATER DISTRICT

POSTAL USE ONLY

PAST DUE SEWER NOTICE

FROM CITY OF PORTLAND
SWR UTIL FD, PO BOX 7483, PORTLAND, ME 04112

CUSTOMER: H ROGER FLANNERY ^{PAID} ACCOUNT
ADDRESS: P O BOX 1509 NUMBER: P 6581 - 3
SCARBOROUGH ME 04070-1510

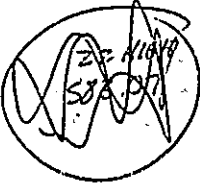
THANK YOU BILLING
SERVICE AT: 241 SPRING ST DATE: 07/03/91

AMOUNT DUE \$193.38

Pd 12/13/91

Your past due sewer bill has been turned over to
the CITY OF PORTLAND for collection.
~~PAYMENT MUST BE SENT TO THE CITY OF PORTLAND~~
for proper credit. If this payment is sent to the
Portland Water District, it will be credited toward
your future bills and this bill will still be due
and outstanding.

DO NOT PAY THIS BILL TO
THE PORTLAND WATER DISTRICT



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND
BUILDING INSPECTION
PERMIT

Per:
Plan
Own:
Addr
LOC:
Cont:
Addr
Est. #
of E
Bulk
Sto
Is Pr
Expla

Please Read
Application And
Notes, if Any,
Attached

This is to certify that H. Roger Flannery
has permission to Convert tavern in to single family dwelling
AT 243 Spring St.

provided that the person or persons, firm or corporation accepting this permit shall
comply with all of the provisions of the Statutes of Maine and of the Ordinances of
the City of Portland regulating the construction, maintenance and use of buildings
and structures, and of the application on file in this department.

Apply to Public Works for street
line and grade if nature of work
requires such information.

Notification for inspection must be
given and written permission pro-
cured before this building or part
thereof is lathed or otherwise
closed-in.

A certificate of occupancy must
be procured by owner before this
building or part thereof is occu-
pied.

OTHER REQUIRED APPROVALS

Floor:
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

- 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 _____

- 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

Permit Received By Latini
Signature of Applicant H. Roger Flannery Date 12/2/91

CEO's District _____

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

White - Tax Assessor

Lot# _____

Public _____
Private _____

Side _____

Subdivision _____
No _____

Change of Use with renovations

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$35.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: H. Roger Flannery Phone # 799-2046
Address: P.O. Box 1509 Scarboro, Me.
LOCATION OF CONSTRUCTION 243 Spring St.
Contractor: T. R. Flannery Prop. Mgmt. Inc.
Address: P.O. Box 6, Westbrook, 04098 Phone # 799-2046
Est. Construction Cost: \$2500.00 Proposed Use: single family dwelling Zoning: _____
Past Use: Tavern
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot # _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion to convert from a Tavern to single family dwelling

For Official Use Only
Date Dec. 2, 1991 Subdivision: _____
Inside Fire Limits _____ Name _____
Bldg Code _____ Lot _____
Time Limit _____ Ownership: _____ Public _____ Private _____
Estimated Cost \$2500.00

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 _____

Street Frontage Provided: _____
Provide Setbacks: Front _____ Back _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other _____ (Explain) _____

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

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

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.

Permit Received By Latini
Signature of Applicant Timothy J. Flannery Date 12/2/91

CEO's District _____

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

White - Tax Assessor

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

No. _____

PERMIT

Please Read
Application And
Notes, if Any,
Attached

This is to certify that H. Roger Flannery
has permission to Convert tavern in to single family dwelling
AT 243 Spring St.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PLOT PLAN

N



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	55.00			
Subdivision Fee \$				
Site Plan Review Fee \$				
Other Fees \$				
(Explain)				
Late Fee \$				

COMMENTS change of Use as per plan

CERTIFICATION

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

SIGNATURE OF APPLICANT: Timothy Flynn ADDRESS: P.O. Box 6 ANDRACOK, ME PHONE NO.: (207) 799-2046

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____