

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicants Mr. Philip Monaghan & Ms. Elizabeth Wilcox
- B. Property Location 90 Brackett St., Corner of 80-86 Gray St.
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner: same
- E. Owner's Address 37 Cole St., So. Portland, Me. 04106
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property 2-family
- I. Section(s) to Which Variance Related 602.7.B.4
- J. Reasons Why Permit Cannot be Issued Area of lot is only 2,9' sq. ft. rather than 3,000 sq. ft. min. (1,000 sq. ft. per fam.) required.
- K. Requested Variance Would Permit change of use of the 2-fam. dwell. to a 3-fam. apart. house.

- L. Notice Sent to _____ Adjacent Property Owners

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons loss of income - misled by seller, broker

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons Same as above

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons no evidence to contrary

V. Specific Relief Granted

After a public hearing held on 5/12/83, the Board of Appeals finds that: (Check One)

- Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Michael S. Ventola Chairman
Ernestine S. Morrison
Jacqueline G. ...
Richard A. ...
W. ...
...
...

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

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

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, May 12, 1983 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Mr. Philip Monaghan & Ms. Elizabeth Wilcox, owner of the property at 90 Brackett Street Corner of 85-86 Gray Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the change of use of the 2-family dwelling at the above named location, to a 3-family apartment house not assuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 2,912 sq. ft. rather than the 3,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

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

Eugene S. Martin
Secretary

- 57-E-7 - Abraham M. Ackerman - c/o Bethany S. Angle - 14 Winter St. 04102
- 57-E-5 - Marion A. Stilphen - 90 Gray St. 04102
- 57-D-33 - Frederick J. Christman & Laurie J. Tarca - 87 Gray St. 04102
- 57-D-34 - Freeman J. Porter - 85 Gray St. 04102
- 57-D-35 - Edward W. Vpham - 81 Gray St. 04102
- 44-I-12 - Diane Leonard - P.O. Box 5071 04101
- 44-I-14 - Nicholas P. Karahalios - 85 Brackett St. 04101
- 44-I-15 - Dale C. Tarbox - c/o Richard P. McCallum - 74 Gray St. 04102

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

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

Mr. Philip Monaghan &
Ms. Elizabeth Wilcox, owner of property at 90 Brackett Street Corner
of 80-86 Gray 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:

Change of Use of the 2-family dwelling, at the above named location, to a 3-family
apartment house not issuable under the Zoning Ordinance because the area of the lot on
which this building is located is only about 2,912 sq. ft. rather than the 3,000 sq. ft.
minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying
to the R-6 Residential Zone in which this property is located.

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

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

Philip E. Monaghan ✓
Paul Wilcox Jr. ✓
Elizabeth G. Wilcox ✓
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00444
ZONING LOCATION ... PORTLAND, MAINE April 20, 1983

MAY 19 1983

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 90 Brackett Street .. Fire District #1 #2

1. Owner's name and address Philip Monaghan & Elizabeth Wilcox - 37 Cole St. So. Portland 04106 Telephone 767-3973

2. Lessee's name and address .. Telephone ..

3. Contractor's name and address .. Telephone ..

Proposed use of building 3 family .. No. of sheets ..

Last use 2 family .. No. families ..

Material No stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$..... 700.00

FIELD INSPECTOR—Mr. Appeal Fees \$... 50.00 Pd.

@ 775-3451

Change of use from 2 to 3 families

3rd family was existing when building was sold to present owners, also to construct fire escape to be used from 2nd floor to ground

used from 2nd floor to ground

send permit to Philip Monaghan 37 Cole St. So. Portland 04106

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ...
Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...
Has septic tank notice been sent? ... Form notice sent? ...
Height average grade to top of plate ... Height average grade to highest point of roof ...
Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ...
No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...
Framing Lumber—Kind ... Dressed or full size? ... Corner posts ... Sills ...
Size Girder ... Columns under girders ... Size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and ratters: 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:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Elizabeth Wilcox Phone # 767-3715
Type Name of above Elizabeth Wilcox 1 2 3 4

Other
and Address

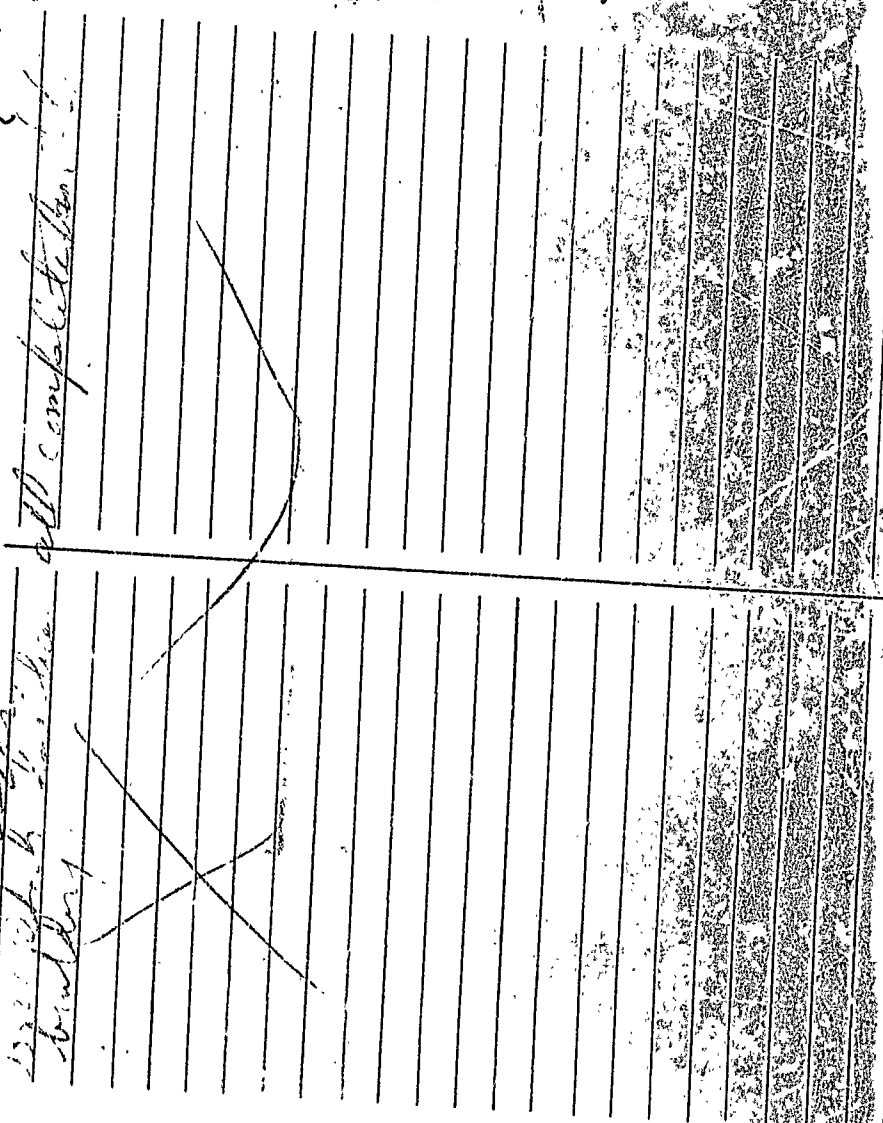
PERMIT ISSUED WITH LETTER

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

Permit no. 83/444
 Location 91 Brackett St.
 Owner Philip Monaghan
 Date of permit 4-21-83
 Approved 5-19-83
 Dwelling Change of use
 Garage _____
 Alteration _____

NOTES

5-20-83 On inspection of
 drawings the structure is
 shown with a 2' high
 5-25-83 This permit has
 been completed in the form of a
 sign and will be removed
 from the site. I will be
 with the owner regarding
 the problem of the
 hot water heat pump
 the building
 will be finished all completed
 building.





Mark Stimson Associates

City Hall
Congress St
Portland, Maine 04101
Building Inspectors

Leiters

June 10, 1983

Dear Mr. Hoffers

(3 family)

Betsy Wisot, owner of 90 Brackett St. Portland. wanted me to confirm with you, per your request. that I talked with Lt. Collins. I had two telephone conversations with Lt. Collins. #1 I asked him to look at 90 Brackett St. #2 He did and called me He said that he had no complaints or code violations, therefore she needed nothing in writing. If he had any complaints or requests he would have issued a ^{Excellence/Code} ^{and state} letter in writing.

I hope this will suffice. Thanking you in...
advance

Sincerely,

Nancy Brooke
& "Rector"



Mark Stimson Associates
REALTORS

301 MAIN STREET, SAGO, MAINE 04072

Nancy Brooks



*Portland City Hall
Building Inspectors Office
Congress St.
Portland, Maine 04101*

Att. Mr. Hoffas

April 26, 1983

Sirs:

This is a request to convert the use of the building at 90 Brackett Street, Portland, Maine, to a three-family dwelling. We are asking this because it would be a financial hardship to operate it as a two-family.

We purchased it in good faith over three years ago from the previous owner as a three-family and have rented it as the same. In the process of selling the property our agent informed us that it is not listed as a three-family dwelling with the city of Portland, as the previous owner was never issued a permit to convert it from a two-family to a three-family.

Therefore, we cannot sell it as a three-family so we will not be able to even ask our original cost, much less get back any costs for the improvements we made. Also, any buyer could not afford to carry the costs of the building with only two rents coming in.

We have complied with all city codes having built, as of April 26, 1983, a fire escape for a 3-unit dwelling which should have been done by the previous owner, in December, 1979.

There is sufficient parking for 4-5 cars if necessary - off the street. The building has been used as a 3-family with no problems inside or out. We feel the continued use of this building as a 3-family dwelling would be no problem and not to grant this request would be a hardship for us.

Answers to 602: at C(3)(b)(1) Space and Bulk Variances
(a) yes (b) yes (c) yes (d) yes (e) yes

Thank you for consideration of this appeal.

Philip Monaghan
Elizabeth G. Wilcox, Jr.
Elizabeth G. Wilcox

(Elizabeth G. Wilcox)

RECEIVED
PLANNING LETTER

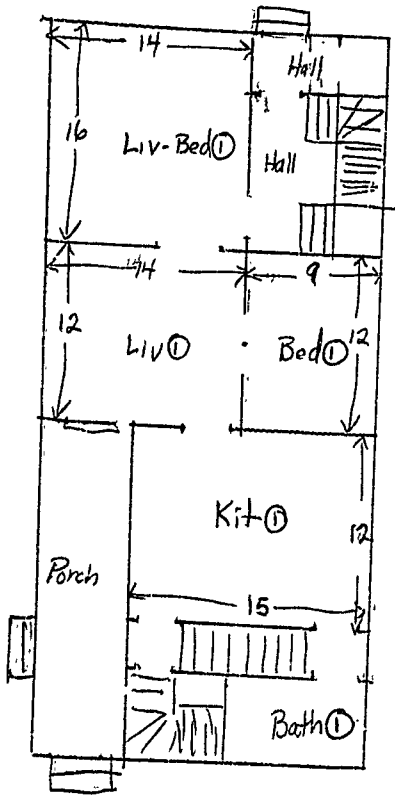
FINANCIAL STATEMENT

	Yearly Expenses Before Conversion*	Yearly Expens After Conversio
Yearly mortgage or loan debt service (exclude equity)		
Amount of Mortgage <u>53,350 FHA</u>	6215.04	6215.04
Dates of Term <u>12% 30yr</u>		
Interest Rate <u>12%</u>		
Total Cost of Conversion <u>\$865.00 fire escape</u>		
Real Estate Taxes	\$ 172.13	\$ 172.13
Insurance (exclude personal property)	\$ 107.50	469.00
Water and Sewer (only renter(s) costs)	\$ 553.00	\$ 275.00
Heat (only if you pay tenant(s) heat costs)		
Electricity (only if you pay tenant(s) electricity costs).	\$ 39.00	\$ 45.00
Legal	\$ 97.00	100.00
Audit		
Trash removal		
Maintenance	150.00	\$ 180.00
Repairs	593.00	\$ 650.00
Snow Removal		
Lawn Care		
Supplies		
Payroll		
Reserve for replacement		
Reserve for vacancy	\$ 750.00	\$ 750.00
Advertising	76.00	\$ 45.00
Management and bookkeeping	\$ 4.00	\$ 10.00
TOTAL YEARLY COST	9754.55	8381.17
TOTAL RENTAL INCOME	6180.00	8580.00
No. of Apartments <u>3</u>		
Rents Apartment 1 <u>250</u> <u>3000</u>		
Apartment 2 <u>265</u> <u>3180</u>		
Apartment 3 <u>X</u>		

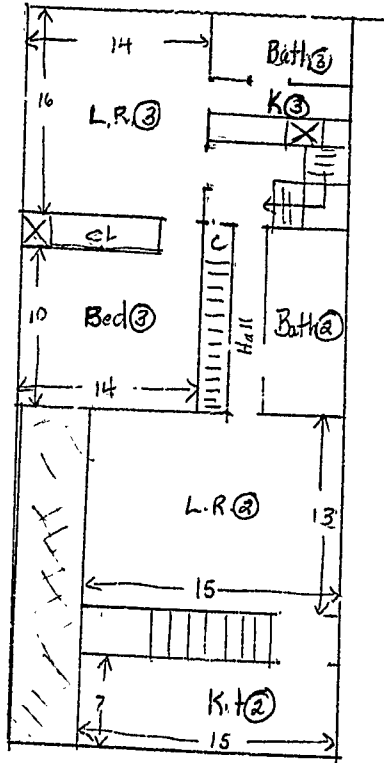
*All figures must include only the costs or percentage of costs attributable to the



90 Brackett St
Portland, Maine

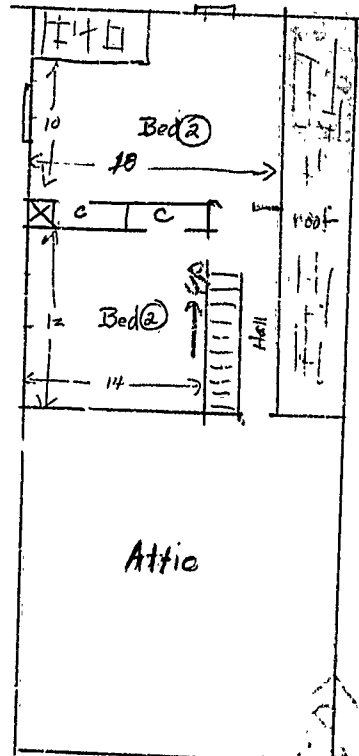


Apt 1



Apt 3

Apt 2



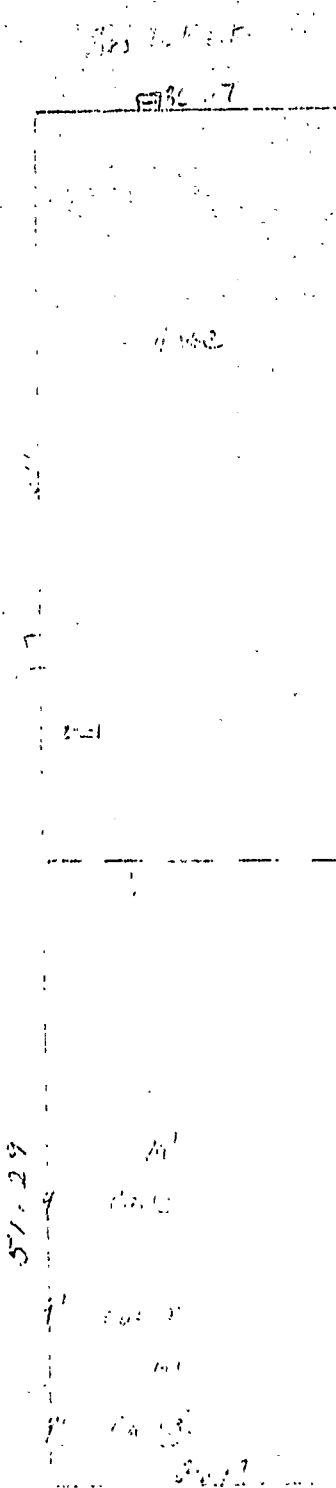
Apt 2
 PERMANENT
 WITH LETTER

90 Brackett St.
 Floor Plan

95 Brackett St
Portland,
Maine

Plot
Plan

Brackett St.



4947
264

12/28/79

34793
KNOW ALL MEN BY THESE PRESENTS, THAT

RICHARD P. HAMMOND, INC., a Maine corporation having a principal place of business in South Portland, County of Cumberland and State of Maine, for consideration paid by PAUL WILCOX, JR., ELIZABETH G. WILCOX and PHILIP C. MONAGHAN, of 36 Highland Avenue, South Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, bargain, sell, convey and forever grant unto the said PAUL WILCOX, JR., ELIZABETH G. WILCOX and PHILIP C. MONAGHAN, as joint tenants and not tenants in common, with WARRANTY COVENANTS, the following described real property with buildings thereon situated in Portland, County of Cumberland and State of Maine, and being more particularly bounded and described as follows.

Beginning at a point on the northwesterly side of Brackett Street at its intersection with the north-easterly sideline of Gray Street; thence southeasterly by the sideline of Brackett Street twenty-six and noventeen hundredths (26.17) feet to land formerly of George Milliken; thence on the line of said George Milliken land southwesterly sixty (60) feet to a stake; thence northwesterly parallel with said Brackett Street twenty-six (26) feet to the southeasterly sideline of said Gray Street; thence northeasterly by said sideline of said Gray Street sixty (60) feet to the point of beginning.

Also another certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of said Gray Street adjoining the lot above described and bounded and described as follows:

Northwesterly by said Gray Street; northeasterly by said first above-described lot; southeasterly by land now or formerly of George Milliken and southwesterly by land now or formerly of John W. Pease, said lot containing one thousand three hundred forty-six and eight tenths (1346.8) feet.

Being the same premises described in the deed from Clifford H. Gallant, Jr. and Kum Cha Gallant to Richard P. Hammond, Inc. dated November 17, 1970 and recorded in the Cumberland County Registry of Deeds in Book 4343, Page 340.

IN WITNESS WHEREOF, Richard P. Hammond, Inc., as Grantor, and releasing all its rights in the above-described premises, has caused this instrument to be sealed with its corporate seal and

PERMITS TO BE RECORDED WITH LETTER



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

May 19, 1983

Philip Monaghan & Elizabeth Wilcox
37 Cole Street
South Portland, Maine 04106

Re: 90 Brackett Street, Portland, Maine

Dear Mr. Monaghan & Ms. Wilcox:

Your application to change 90 Brackett Street, Portland, Maine from a 2 to 3 family (granted by Appeal Board 5/12/83), and to construct fire escape to be used from 2nd floor has been reviewed and a permit is herewith issued, subject to the following building and fire code requirements:

1. Every sleeping room below the fourth story in building of Use Group R shall have at least one (1) operable window or exterior door approved for emergency egress or rescue. The unit must be operable from the inside without the use of special tools. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net open height dimension shall be 24 inches. The minimum net opening width dimension shall be 20 inches.
2. BOILER ROOM
Every boiler or combination boiler and cooling unit shall be installed in a space which allows a minimum clearance of 24 inches on all service sides. Where oil fired equipment is used, a 6 inch non-combustible sill (dike shall be provided). Such room shall be constructed of at least one hour fire resistance rated construction. Storage or living quarters shall not be permitted in any boiler or similar heating equipment room.
3. Fire escape shall be designed to support a live load of 100 pounds per square foot and constructed of steel or other approved non-combustible material. Fire escape may be constructed of wood not less than 2 inches thick on buildings of Type 4 construction.
4. Stairs shall be at least 22 inches wide with risers not more and treads not less than 8 inches and landings at the foot of stairs not less than 40 inches wide by 36 inches long located not more than 8 inches below the access window or door.

- 1 -

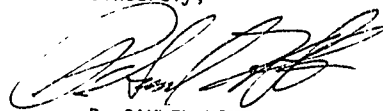
TO: Philip Monaghan & Elizabeth Wilcox

May 19, 1983

5. Each apartment shall be equipped with smoke detectors. These detectors shall be placed in a manner which will protect the sleeping area.

If you have any questions on these requirements, please call this office.

Sincerely,



P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

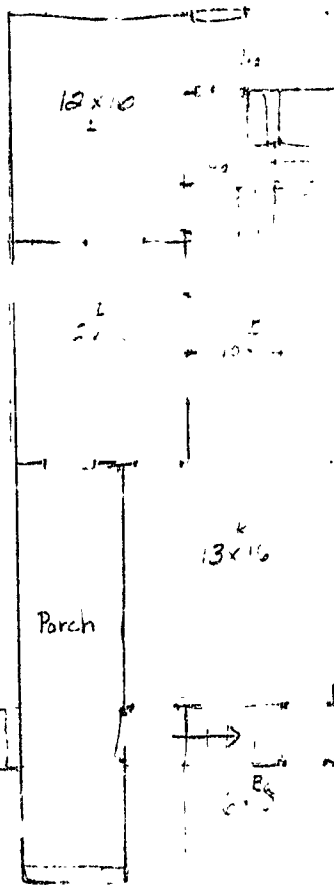
PSH/mlb

ENC.

90 BRACKETT ST, COR
80 - 86 GRAY ST,

Proposed
to City of
Portland

Apt ①
first floor



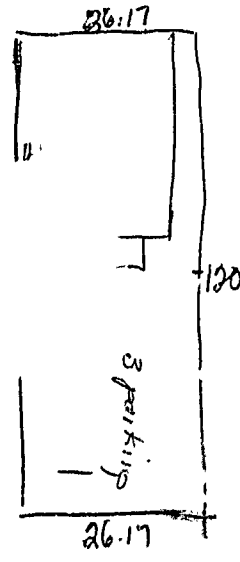
602-113.8

13417
1365
2191.24

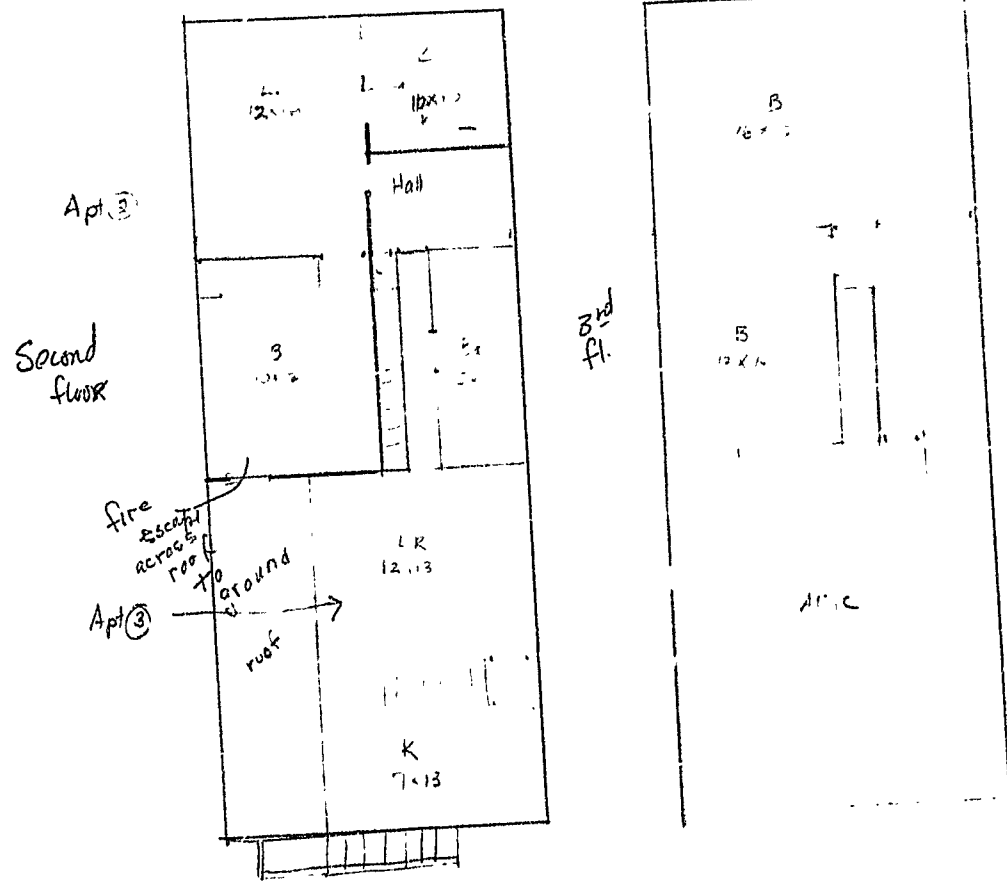
54-E-614
MISS

APPROVAL
M.G.W.
4/22/83

RECEIVED
APR 20 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Rest of apt. 3



Philip Alongian
90 Brackett St
Portland, Maine

RECEIVED
APR 20 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

4547 12/28/79
264

34294
KNOW ALL MEN BY THESE PRESENTS, THAT

RICHARD P. HAMMOND, INC., a Maine corporation having a principal place of business in South Portland, County of Cumberland and State of Maine, for consideration paid by PAUL WILCOX, JR., ELIZABETH J. WILCOX and PHILIP C. MONAGHAN, of 36 Highland Avenue, South Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, bargain, sell, convey and forever grant unto the said PAUL WILCOX, JR., ELIZABETH G. WILCOX and PHILIP C. MONAGHAN, as joint tenants and not tenants in common, with WARRANTY COVENANTS, the following described real property with buildings thereon situated in Portland, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning at a point on the southwesterly side of Brackett Street at its intersection with the southeasterly side of Gray Street; thence southeasterly by the side line of Brackett Street twenty-six and seventeen hundredths (26.17) feet to land formerly of George Milliken; thence on the line of said George Milliken land southwesterly sixty (60) feet to a stake; thence northwesterly parallel with said Brackett Street twenty-six (26) feet to the south easterly side line of said Gray Street; thence northwesterly by said side line of said Gray Street sixty (60) feet to the point of beginning.

Also another certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of said Gray Street adjoining the lot above described and bounded and described as follows:

Northwesterly by said Gray Street; southeasterly by said first above-described lot; southeasterly by land now or formerly of George Milliken and southwesterly by land now or formerly of John W. Pease, said lot containing one thousand three hundred forty-six and eight tenths (1,346.8) feet.

Being the same premises described in the deed from C.ifford H. Gallant, Jr. and Eunice Gallant to Richard P. Hammond, Inc. dated November 17, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4343, Page 340.

IN WITNESS WHEREOF, Richard P. Hammond, Inc., as Grantor, releasing all its rights in the above-described premises, has caused this instrument to be sealed with its corporate seal and

RECEIVED
APR 20 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 1, 1987
 Receipt and Permit number D09229

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: 90 Brackett Street 2nd Floor Rear
 OWNER'S NAME: Peter Monahan ADDRESS: Chestnut Street

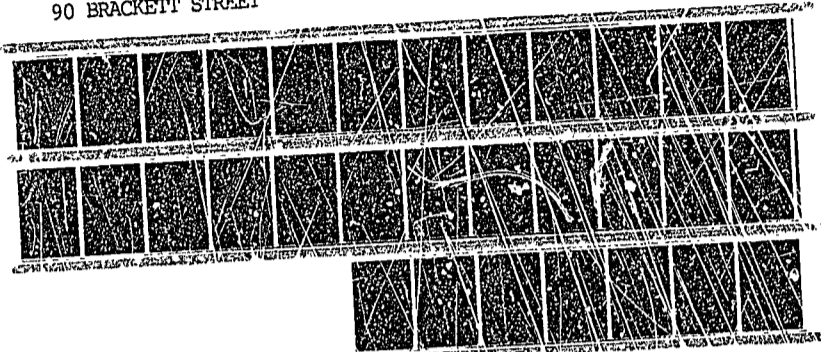
	FEES
OUTLETS:	
Receptacles 8 Switches 3 Plugmold _____ ft. TOTAL 11	3.00
FIXTURES: (number of)	
Incandescent 3 Fluorescent _____ (not strip) TOTAL	3.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number 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 _____	
Repair 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: 6.00 *OK*

INSPECTION:
 Will be ready on April 2, 1987; or Will Call _____
CONTRACTOR'S NAME: Thomas Tarbox
ADDRESS: R.F.D. #1 Box 76 West Buxton
TEL.: 929-4869
MASTER LICENSE NO.: 08671 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ *Tom Tarbox*

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

90 BRACKETT STREET



... ..

... ..

... ..



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

May 19, 1983

Philip Monaghan & Elizabeth Wilcox
37 Cole Street
South Portland, Maine 04106

Re: 90 Brackett Street, Portland, Maine

Dear Mr. Monaghan & Ms. Wilcox:

Your application to change 90 Brackett Street, Portland, Maine from a 2 to 3 family (granted by Appeal Board 5/12/83), and to construct fire escape to be used from 2nd floor has been reviewed and a permit is herewith issued, subject to the following building and fire code requirements:

1. Every sleeping room below the fourth story in building of Use Group R shall have at least one (1) operable window or exterior door approved for emergency egress or rescue. The unit must be operable from the inside without the use of special tools. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net open height dimension shall be 24 inches. The minimum net opening width dimension shall be 20 inches.
2. BOILER ROOM
Every boiler or combination boiler and cooling unit shall be installed in a space which allows a minimum clearance of 24 inches on all service sides. Where oil fired equipment is used, a 6 inch non-combustible sill (dike shall be provided). Such room shall be constructed of at least one hour fire resistance rated construction. Storage or living quarters shall not be permitted in any boiler or similar heating equipment room.
3. Fire escape shall be designed to support a live load of 100 pounds per square foot and constructed of steel or other approved non-combustible material. Fire escape may be constructed of wood not less than 2 inches thick on buildings of Type 4 construction.
4. Stairs shall be at least 22 inches wide with risers not more and treads not less than 8 inches and landings at the foot of stairs not less than 40 inches wide by 36 inches long located not more than 8 inches below the access window or door.

- 1 -

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

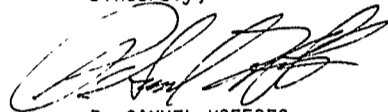
TO: Philip Monaghan & Elizabeth :

May 19, 1983

5. Each apartment shall be equipped with smoke detectors. These detectors shall be placed in a manner which will protect the sleeping area.

If you have any questions on these requirements, please call this office.

Sincerely,



P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb

ENC.

3

APPLICATION FOR PERMIT

PERMIT ISSUED

B.G.C.A. USE GROUP

B.G.C.A. TYPE OF CONSTRUCTION 00444

MAY 15 1983

ZONING LOCATION ... PORTLAND, MAINE April 20, 1983

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B O C A Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 90 Brackett Street Fire District #1 #2

1 Owner's name and address Philip Monaghan & Elizabeth Wilcox, 37 Cole St. Telephone 767-3973

2 Lessee's name and address Telephone

3 Contractor's name and address Telephone

No. of sheets

Proposed use of building 3 family No families

Last use 2 family No families

Material No stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 700.00 Appeal Fees \$ 50.00

FIELD INSPECTOR Mr Base Fee 15.00

@ 775-5451 change of use 25.00

TOTAL \$ 40.00

Change of use from 2 to 3 families
3rd family was existing when building was sold to present owners, also to construct fire escape to be used from 2nd floor to ground

Stamp of Special Conditions

send permit to Philip Monaghan 37 Cole St. So. Portland 04106
Appeal sustained 5-12-83

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber Kind Dressed or full size? Corner posts Sills
Size girder Columns under girders Size Max on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY DATE

BUILDING INSPECTION PLAN EXAMINER

ZONING

BUILDING CODE

Fire Dept

Health Dept

Others

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?

Signature of Applicant Elizabeth Wilcox Phone # 767-3715

Type Name of above Elizabeth Wilcox 2 3 4

Other and Address

5

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

John F. Lambert, Jr.
Kim Caldwell
7 Ocean Terrace
Portland, ME 04110

Re: 90 Brackett St
CBL: 057-E-006
DU: 3

Dear Mr. Lambert & Ms. Caldwell,

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems.

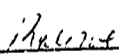
1. Repair exterior Rear Stairs

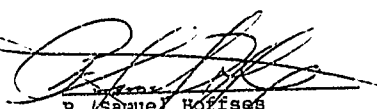
108-4

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Kathleen Lowe
Code Enforcement officer


P. Samuel Hoffses
Chief of Inspection Services