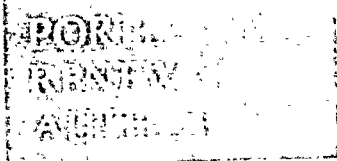


192 DANFORTH STREET

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - T1 # 9203R - Fifth cut # 9204R



Loc. 192 Danforth Street  
Proj: NDP 2  
Block 57K  
Issued: October 22, 1971 Expires: Nov. 22, 1971

Mrs. Ellen A. Goan  
192 Danforth Street  
Portland, Maine

ROOM 315, CITY HALL  
PORTLAND, MAINE 04111  
775-5451

Board of Commissioners  
PAUL M. FOLAN, Chairman  
HORACE M. BUDD, Vice Chairman  
JOHN H. MALCONIAN  
THE REVEREND HAROLD A. McELWAIN  
CHARLES W. REDMAN, JR.  
THOMAS F. VALLEAU, Executive Director

Dear Mrs. Goan:

An examination was made on September 29, 1971 of the premises located at 192 Danforth Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments.

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,

*Joseph E. Henry, Jr. (per R.C.)*  
Project Director

BY: *Burton E. Gossier*  
Chief, Rehabilitation Services

VIOLATIONS

HOUSING CODE REFERENCE

Exterior

1. Repair or replace deteriorated steps at front.
2. Replace all missing or loose brick and point on walls of structure.

3. Repair the blistered, cracked or peeling paint on all exterior casings and trim.
4. Replace all broken and cracked glass.
5. Repair or replace the defective gutter and downspouts at overall. 3A
6. Repair or replace all cracked, loose or missing plaster in hall. 3B
7. Repair or replace the defective brick and mortar on chimney. 3E

Interior

1. Repair or replace all cracked, loose or missing plaster in livingroom, first floor, bathroom second and third floor and kitchen. 3B

10751

PERMIT NUMBER

[illegible]

PORTLAND HEALTH DEPT. PLUMBING INSPECTION



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

## APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., June 14, 1922 19

TO THE

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 192 Danforth Street Fire Districts no Ward 6  
Name of owner is? Mrs J. Goan Address 192 Danforth Street  
Name of mechanic is? James Goan Address 192 Danforth Street  
Proposes occupancy of building (purpose)? Private garage for one  
cars only, and no space to be let.  
Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.  
A Pyrene fire extinguisher to be kept in garage.  
Size of building, No. of feet front? 18ft; No. of feet rear? 18ft; No. of feet deep? 18ft  
No. of stories? 1  
No. of feet in height from the mean grade of street to the highest part of the roof? 12ft  
Floor to be? earth  
Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt  
Will there be a chimney? no Will the flues be lined? No stoves to be used.  
Will the building conform to the requirements of the law? yes  
Will the building be as good in appearance as other surrounding buildings? yes  
Have you or any person acting for you previously applied for a permit to build a private garage? no  
If so, state the particulars

Estimated Cost,

\$ 75.

Signature of owner or authorized representative,

Address,

*[Handwritten signature]*  
*[Handwritten address]*

192 Danforth St.

No. 6695

APPLICATION FOR  
PRIVATE GARAGE

LOCATION

No. 192 Danforth

WARD 6

PERMIT GRANTED

June 14, 1922

192



Location, Ownership and detail must be correct, complete and legible.  
Separate application required for every building.  
Plans must be filed with this application.

## Application for Permit for Alterations, etc.

To the  
INSPECTOR OF BUILDINGS:

Portland, April 3, 1922 192

The undersigned applies for a permit to alter the following described building:—

Location **192 Danforth** Ward, **6** in fire units? **no**  
Name of Owner or Lessee, **Mrs. James Goan** Address **192 Danforth**  
" " Contractor, **James Goan** " **192 Danforth**  
" " Architect, " "  
Description of Present Bldg. Material of Building is **wood** Style of Roof, **pitch** Material of Roofing, **shingle**  
Size of Building is **18ft** feet long; **18ft** feet wide. No. of Stories, **1**  
Cellar Wall is constructed of **posts** is inches wide on bottom and " to inches on top.  
Underpinning is is inches thick; is feet in height  
Height of Building **15ft** Wall, if Brick; 1st, 2d, 3d, 4th, 5th,  
What was Building used for? **stable** No. of Families?  
What will Building now be used for? **demolish**

### DETAIL OF PROPOSED WORK

to demolish building all to comply with the building ordinance

Estimated Cost \$ **50.**

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?  
No. of Stories high? ; Style of Roof? ; Material of Roofing?  
Of what material will the Extension be built? Foundation?  
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.  
How will the extension be occupied? How connected with Main Building?

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations  
No. of feet high from level of ground to highest part of Roof to be?  
How many feet will the External Walls be increased in height? Party Walls

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.  
Size of the opening? How protected?  
How will the remaining portion of the wall be supported?

Signature of Owner or  
Authorized Representative

Address

*John E. Goan*

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

192 Danforth St.

## FINAL REPORT

192

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? Doc. No. of 192

Nature of violation?

### PERMIT GRANTED

April 3, 1922 192

Permit filled out by

Permit number

Location 192 Danforth

Violation removed, when? 192

Estimated cost of alterations, etc., \$

Inspector of Buildings.

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



192 Danforth Street

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

March 19, 1985

Mr. Peter Hawkes  
192 Danforth Street  
Portland, ME 04101

Dear Mr. Hawkes:

As you know, the Board of Appeals at its meeting of March 14, 1985, voted to deny permit to change the use of the two family dwelling at the above location to a three family dwelling.

A copy of the Board's decision is attached for your information.

Sincerely,

Kathleen A. Taylor  
Secretary

Enclosure



## CITY OF PORTLAND

### VARIANCE APPEAL

#### DECISION

#### For the Record

Names and addresses of witnesses (proponents, opponents and others):

PETER HAWKES

Exhibits admitted (e.g., renderings, reports, etc.):

#### Findings of Fact

- ✓ 1. The variance requested is is not (circle one) prohibited under Section 14-473(c) (3), for the following reason(s):  
\_\_\_\_\_
- ✓ 2. The variance requested does does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):  
\_\_\_\_\_
- 3-2 3-A. The land in question can cannot (circle one) yield a reasonable return unless the variance is granted: \_\_\_\_\_
- 3-2 3-B. The need for a variance is is not (circle one) due to the unique circumstances of the property and is/is not (circle one) due to the general conditions in the neighborhood: \_\_\_\_\_

5 3-C. Granting of the variance will will not (circle one) alter the essential character of the locality: \_\_\_\_\_

4-1 3-D. The hardship is (circle one) the result of action taken by the applicant or a prior owner: \_\_\_\_\_

Conclusion \*

After public hearing on 3/14, 19 85, and for reasons above-stated, the accompanying application is hereby (check one)

\_\_\_\_\_ granted.

\_\_\_\_\_ granted subject to the following condition(s):  
\_\_\_\_\_  
\_\_\_\_\_

X denied.

Dated: 3/14, 19 85

Mark E. C. [Signature]  
Secretary of the Board

\* The application may be granted or granted subject to conditions only if the finding for #1 above is in the negative AND the finding for #2 above is in the affirmative AND the findings for #'s 3-A through 3-D above are as follows:

- 3-A: in the negative;
- 3-B: 1st one in the affirmative,  
2nd one in the negative
- 3-C: in the negative
- 3-D: in the negative

SPACE AND BULK VARIANCE APPEAL - DECISION

SIGNATURES

IN FAVOR

T. J. Little  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OPPOSED

W. J. Little  
W. J. Little  
Robert Sanchez  
Emily E. Little  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



192 Danforth Street

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY F. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

February 11, 1985

Mr. Peter Hawkes  
192 Danforth Street  
Portland, ME 04102

Dear Mr. Hawkes:

Building permit and certificate of occupancy to change the use of the two-family dwelling at the above location to a three family dwelling are not issuable because the lot on which this dwelling is located is only about 2,400 sq. ft. instead of the 3,000 sq. ft. (1,000 sq. ft. per unit) minimum required by Section 14-139(2) of the Zoning Ordinance applying to the B-1 Business Zone in which this property is located (R-6 requirements apply).

We understand you wish to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 315, City Hall, to file the appeal on forms which are available here.

A fee of \$50 for a Space & Bulk Variance appeal shall be paid at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter a matter of formality. Section 14-473

Enclosed please find a receipt for your filing fee and an application form for your signature. The forms have changed. Please sign and return to this office at your earliest convenience.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Specialist

WJT/kat  
Enclosure

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION ... B-1 ..... PORTLAND, MAINE .2/26/85.....

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 ..... 192 Danforth Street ..... Fire District #1 ☐ #2 ☐  
 1. Owner's name and address Peter B. Hawkes, 192 Danforth St. .... Telephone 773-1643 hm  
 2. Lessee's name and address ..... Telephone 655-3831 wk  
 3. Contractor's name and address ..... Telephone .....

Proposed use of building ..... three family ..... No. of sheets .....  
 Last use ..... two family ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....

Estimated contractual cost \$ ..... Appeal Fees \$ 50.00 .....

FIELD INSPECTOR—Mr. .... @ 775-5451  
 Base Fee .....  
 Late Fee .....  
 TOTAL \$ .....  
 change of use from two family dwelling to  
 three family dwelling

Stamp of Special Conditions

Appeal Denied 3/14/85

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 ..... Riser 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: .....  
 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 ..... Phone # .....  
 Type Name of above ..... 1 ☐ 2 ☐ 3 ☐ 4 ☐  
 Other .....  
 and Address .....

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

2-3  
192 Danforth Street  
Portland ME 04101  
1 February 1985

Portland Zoning Board of Appeals  
Attn: Malcomb Ward  
Room 315 City Hall  
389 Congress Street  
Portland ME 04101

RE: SPACE AND BUILD VARIANCE

Gentlemen:

As owners of property at 192 Danforth Street, we wish to develop the property such that it is composed of three family units. Because the property encompasses a little over 2400 square feet, it is necessary to appeal to your board for a variance in order to accomplish our goals. Please consider this letter our application for a variance under the conditions imposed by Section 14-473 (c) (1).

Enclosed you will find Affirming Responses to the Conditions Imposed by Section 14-473, a plot plan showing parking, floor plans, and photos of the property.

We look forward to meeting with you in the near future. If there are any further questions, please do not hesitate to call 773-1643 (home) or 655-3831 (work).

Sincerely,



Peter Hawkes

AFFIRMATIVE RESPONSES TO THE CONDITIONS IMPOSED BY SECTION 14-473  
ARE AS FOLLOWS:

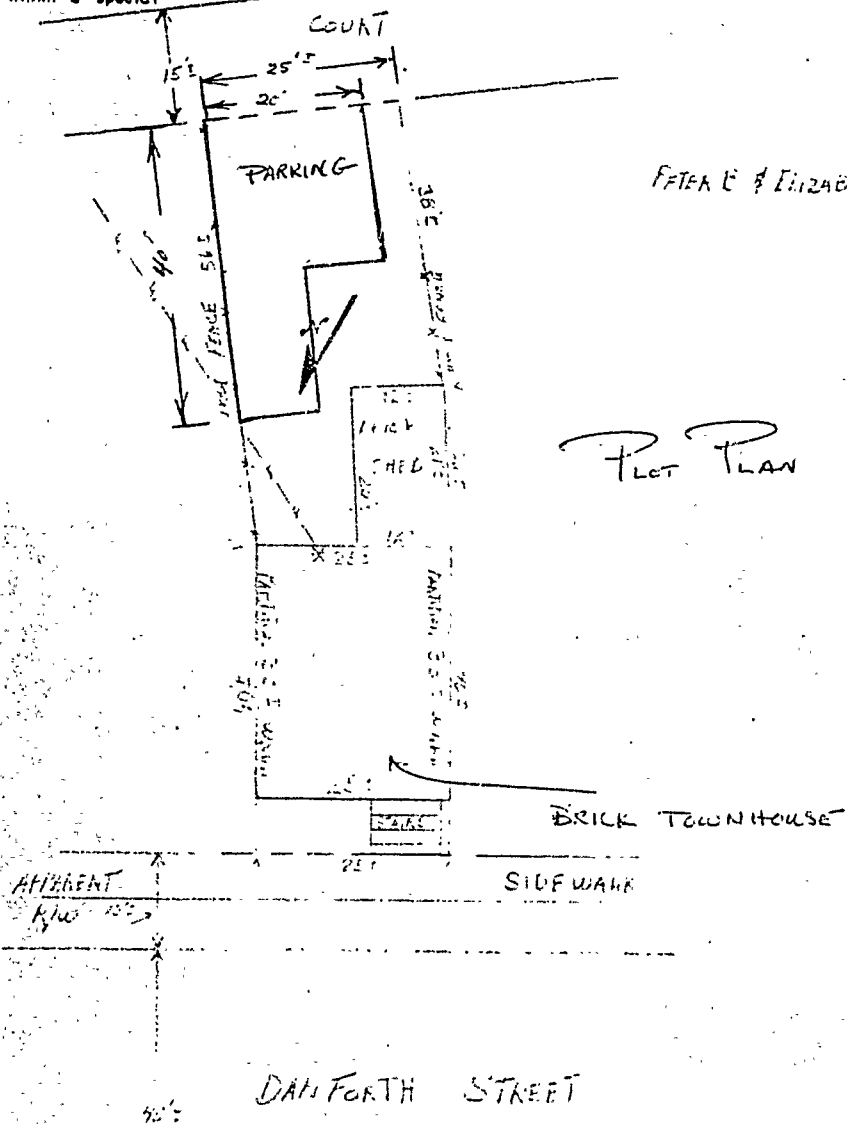
- A. The structure's uniqueness can be summarized by the fact that it is a five-story townhouse. Although the lot is narrow and only encompasses approximately 2400 sq. ft., the building itself is five stories and includes over 3800 sq. ft. of living area. Because of the vertical design of the building, the living space would be best utilized as a three or four family. To maintain the historical integrity of the building, we are requesting a variance as a three family only.
- B. The unique physical condition of this five-story brick townhouse has been integral since the origin of the building over 150 years ago. The building was designed with vertical living in mind as evidenced by the fact that living facilities are on the lower floors. Family quarters are on the middle floor and servants quarters are on the upper floors. Historically, the building is one of Portland's earliest townhouses and is listed on the historical registry.
- C. Carrying out the strict letter of the zoning provision would deprive any owner of 192 Danforth Street of substantial use of the building. It is difficult to spread a family over five vertical floors. As presently organized, only two of five floors are utilized. As the adjacent buildings of similar proportions have each established four family units to utilize the vertical space, we, too, feel that multiple units would prove favorable. We have, however, limited our designs to three units.
- D. As extensive renovation is required on this property, rehabilitation would prove a hardship if it were not offset by income property. The heating system needs to be up-dated; the building is uninsulated; the roof is in need of repair; the exterior is in need of pointing and painting; and the 3800 sq. ft. of interior living space needs renovation. The cost of rehabilitation to ensure structural and historical integrity would be prohibitive. To renovate, the costs would need to be offset by rental income made possible by at least three units.
- E. Property in the neighborhood will not be adversely affected, nor will the public health or safety be diminished by the granting of the variance. Since the surrounding buildings of similar proportions are already composed of four family units each, we feel the granting of a variance for three families would make 192 Danforth Street more compatible with the neighborhood as a whole. Because the structure is well built and organized, three units would be incorporated easily with consideration to comfort and human needs. As the building would be attractive to professionals and respectable people, we feel there would be no detectable increase in neighborhood noise or disturbances. Off street parking would be provided and access

to the building would be available through two well defined entrances. On the whole, the variance would allow renovation which can only be an asset to the neighborhood.

# MORTGAGE LOAN INSPECTION PLAN

TO THE LENDING INSTITUTION AND ITS TITLE INSURER  
I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

192 DANFORTH ST. No. 225-2  
PORTLAND, MAINE



This plan was not made from an instrument survey.  
The certifications are for mortgage purposes only.  
This plan applies only to conditions existing as of  
the date shown hereon. This plan is not for recording.

Date 2-1-85 Scale 1"=20'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By

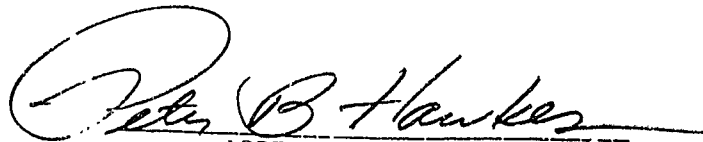
CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

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

\_\_\_\_\_, owner of property at \_\_\_\_\_  
under the provisions of Section 14-473(c) of the Zoning Ordinance of the City  
of Portland, hereby respectfully petitions the Board of Appeals to permit:

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. (See reverse side hereof for said  
conditions.)

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

  
APPELLANT

Sec. 14-473 (c)(2)a Space and Bulk Variances/other than for Dwelling Unit Conversions:

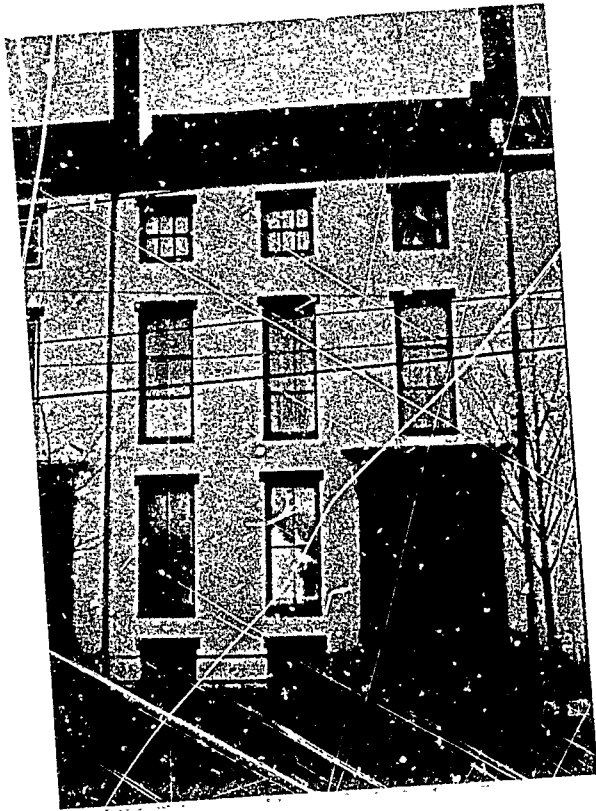
(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical 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.

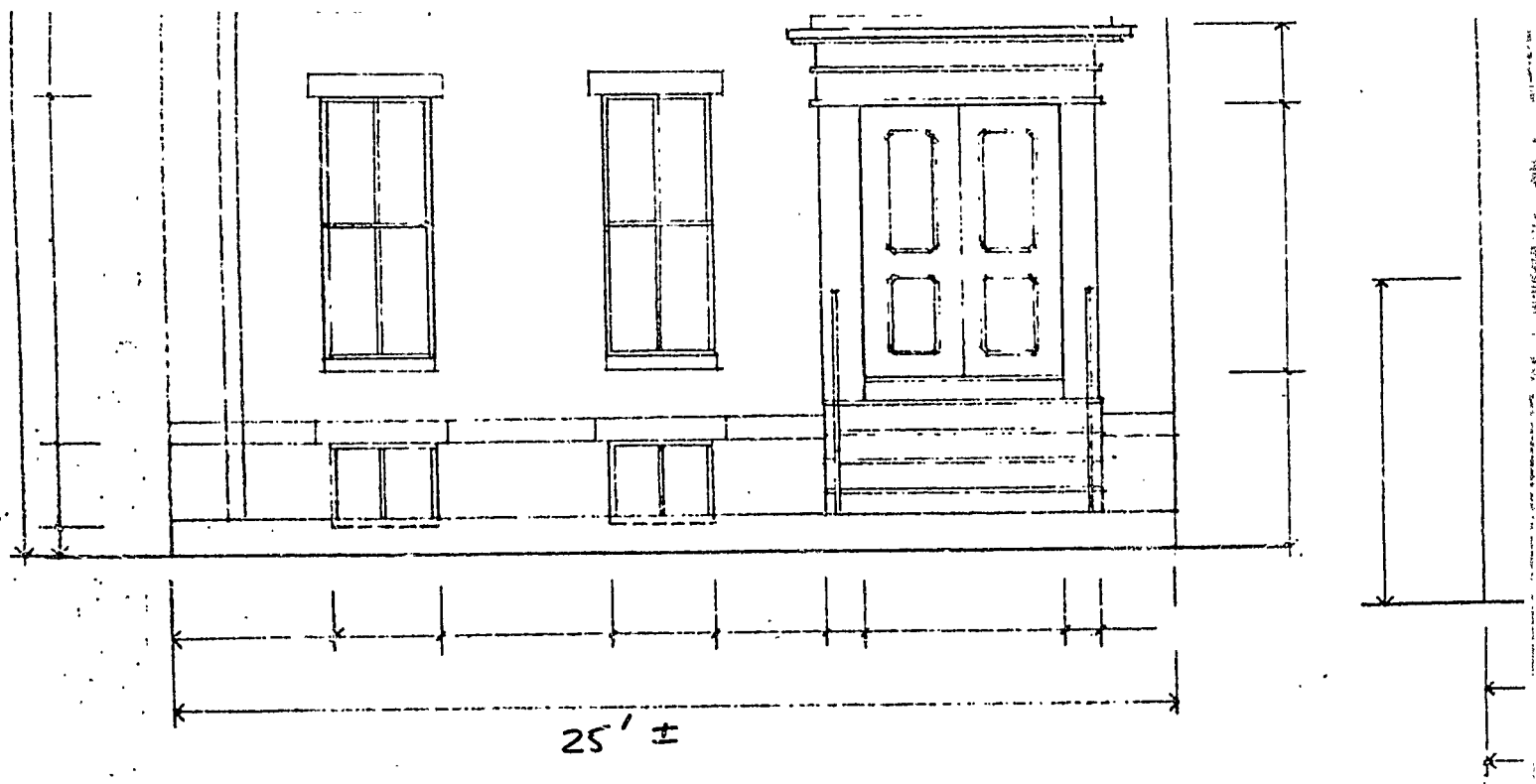
(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(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 such variance will not create conditions which would be detrimental to the public health or safety.

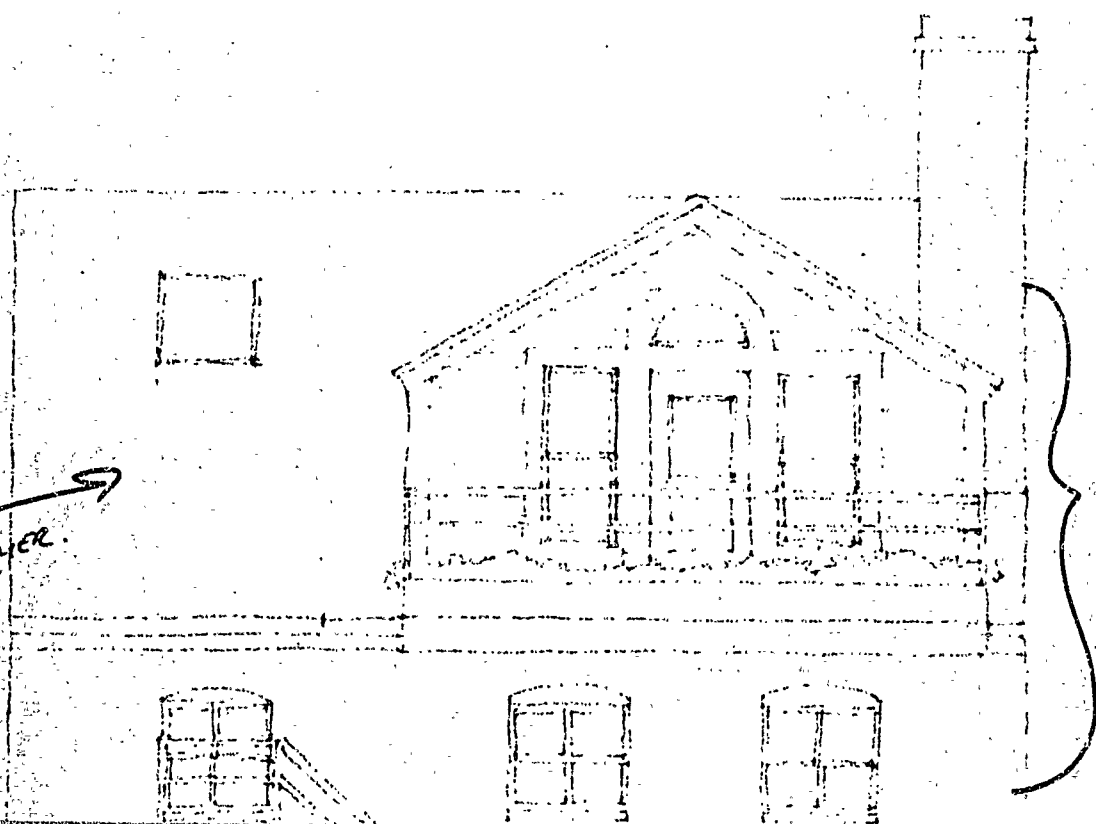




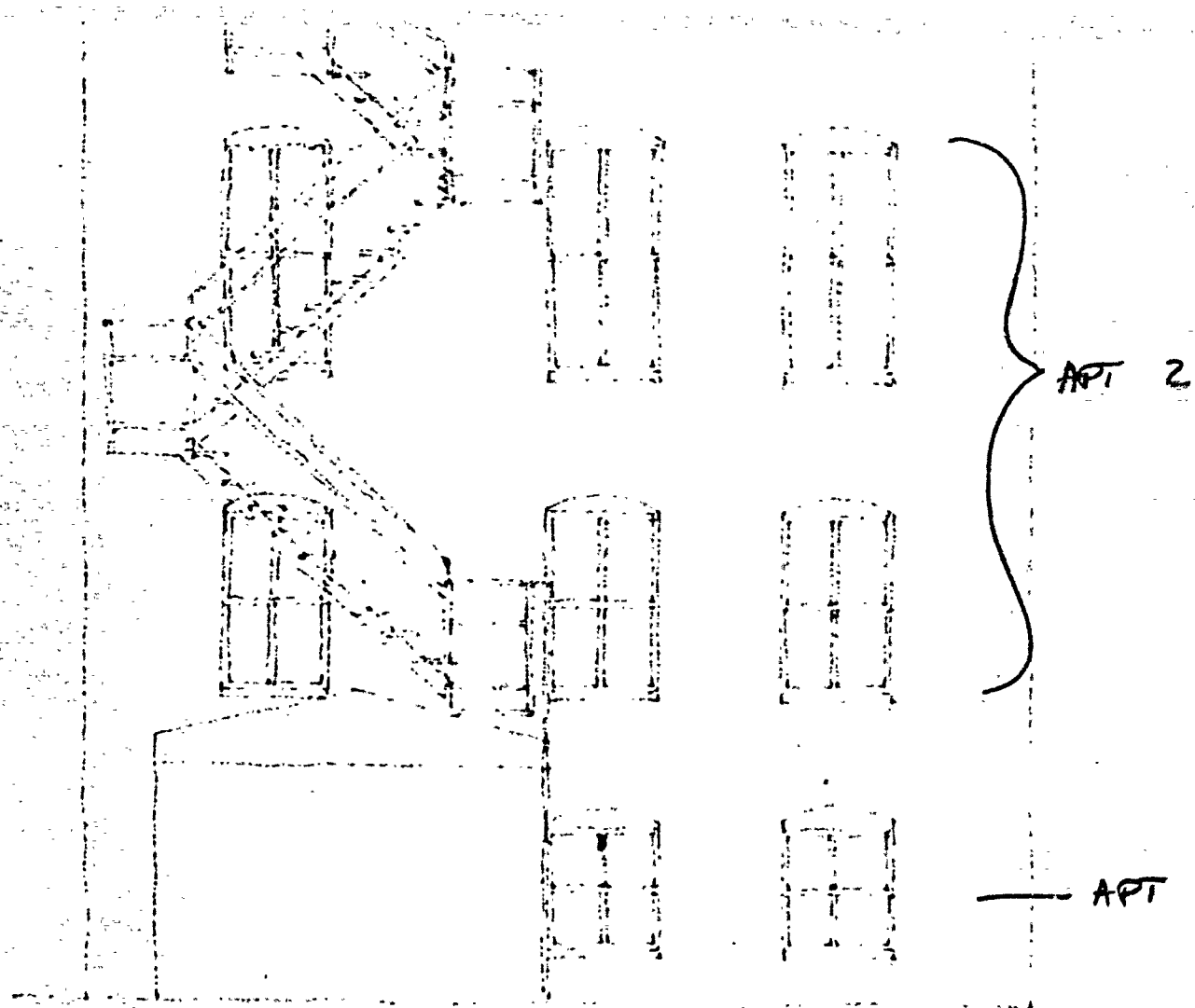


192 DANFORTH ST. ENTRANCE  
 $\frac{1}{4}'' = 1'$

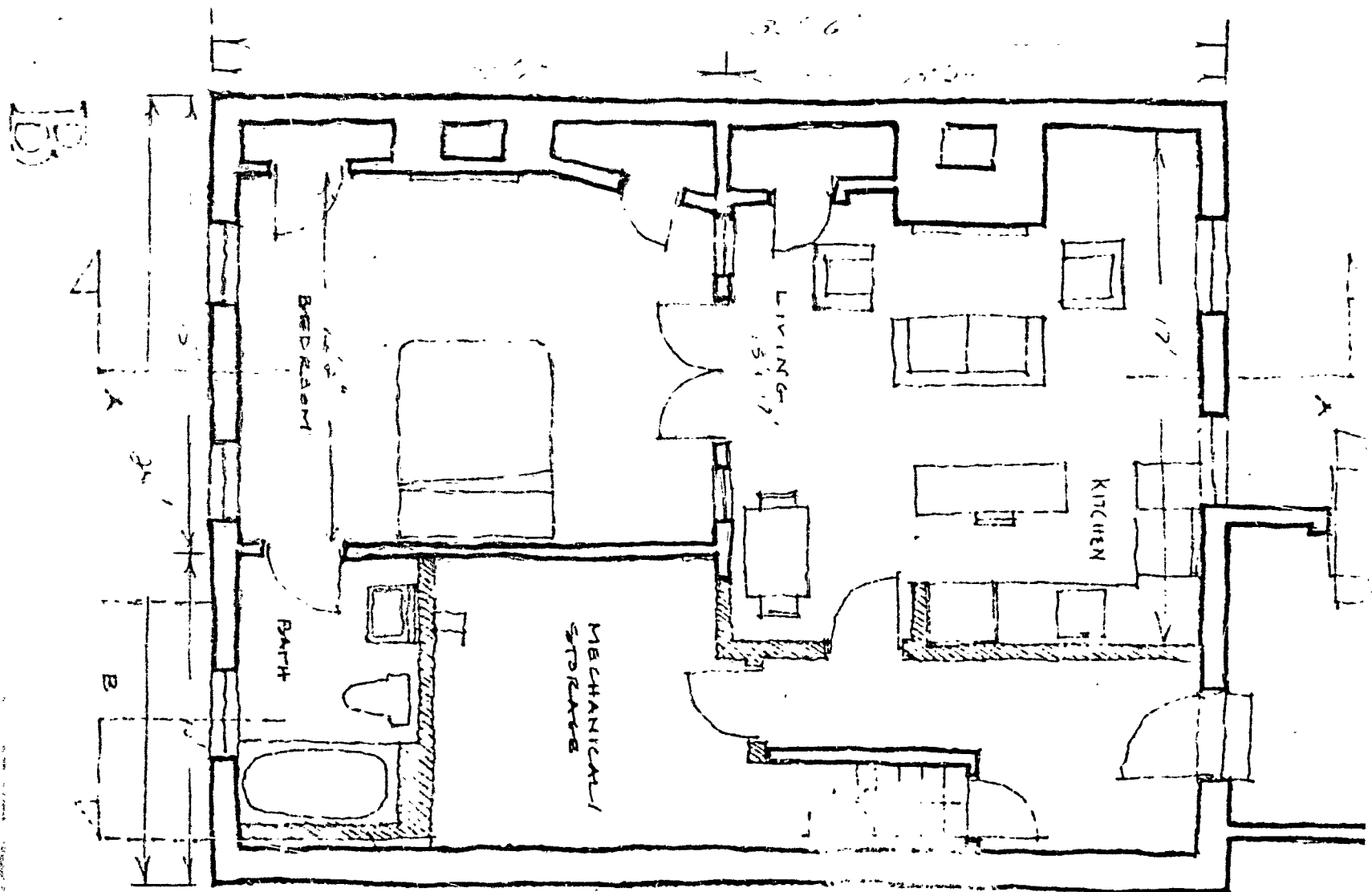
PROPOSED CORNER.



APT. 3

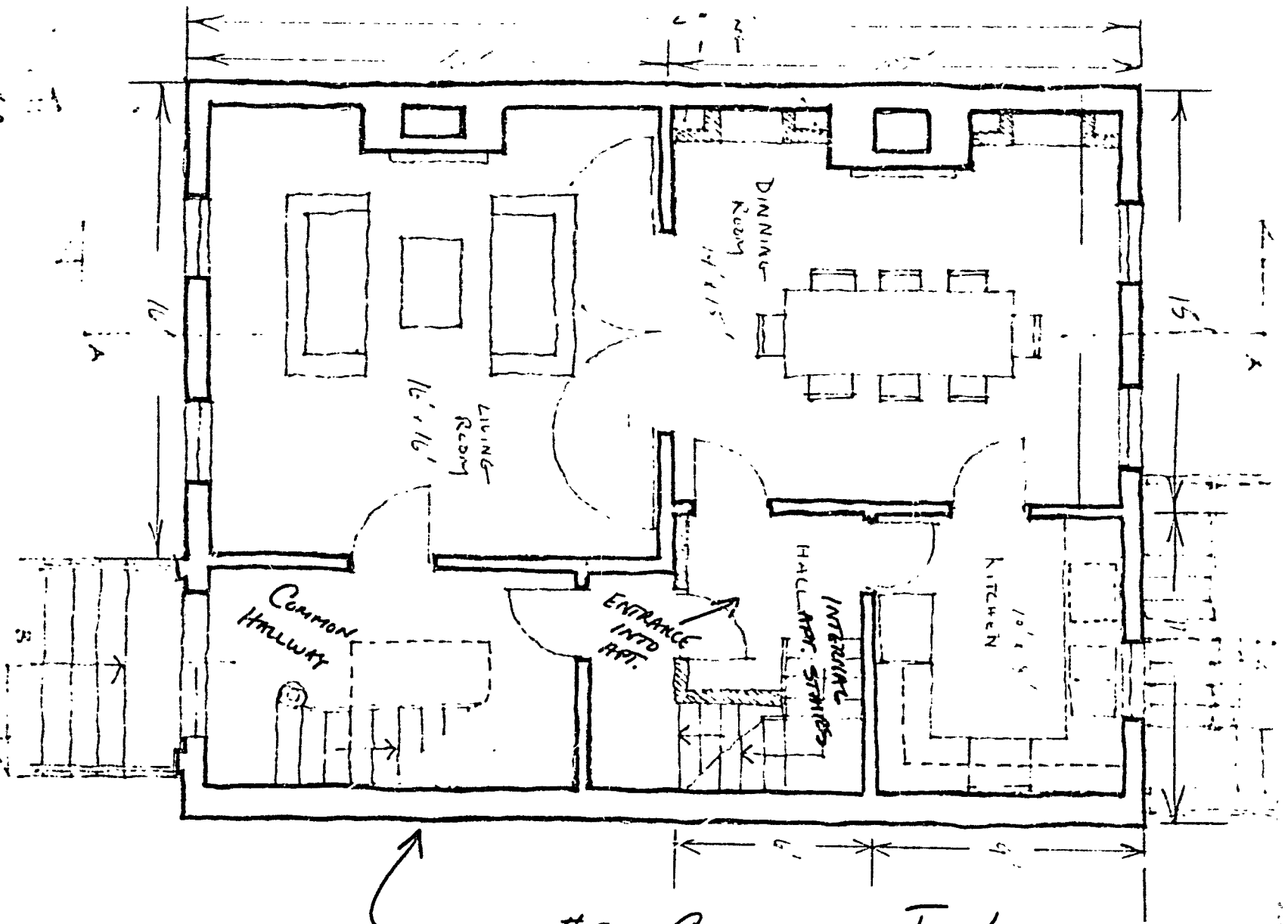


South



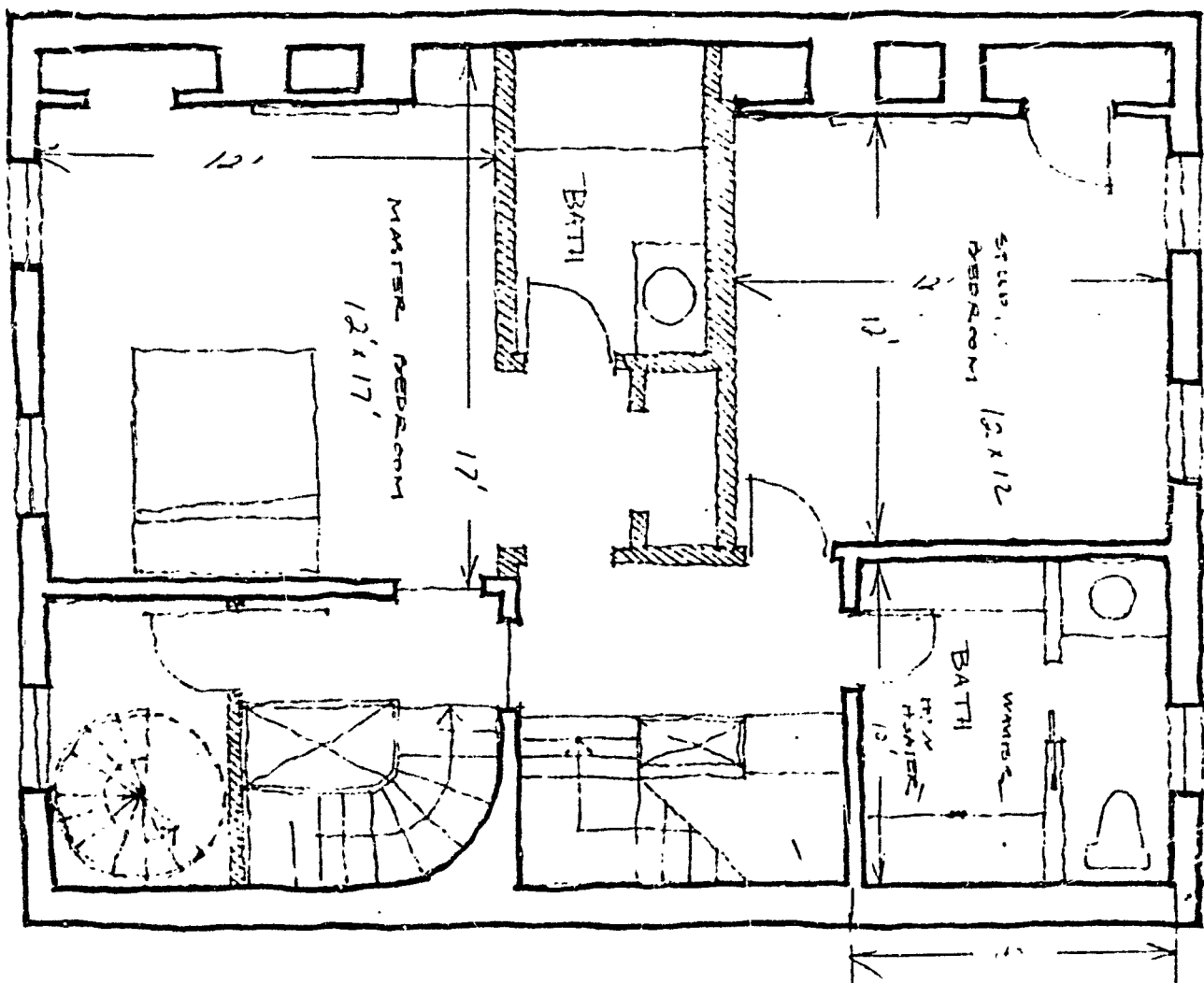
APT #1 - BASEMENT

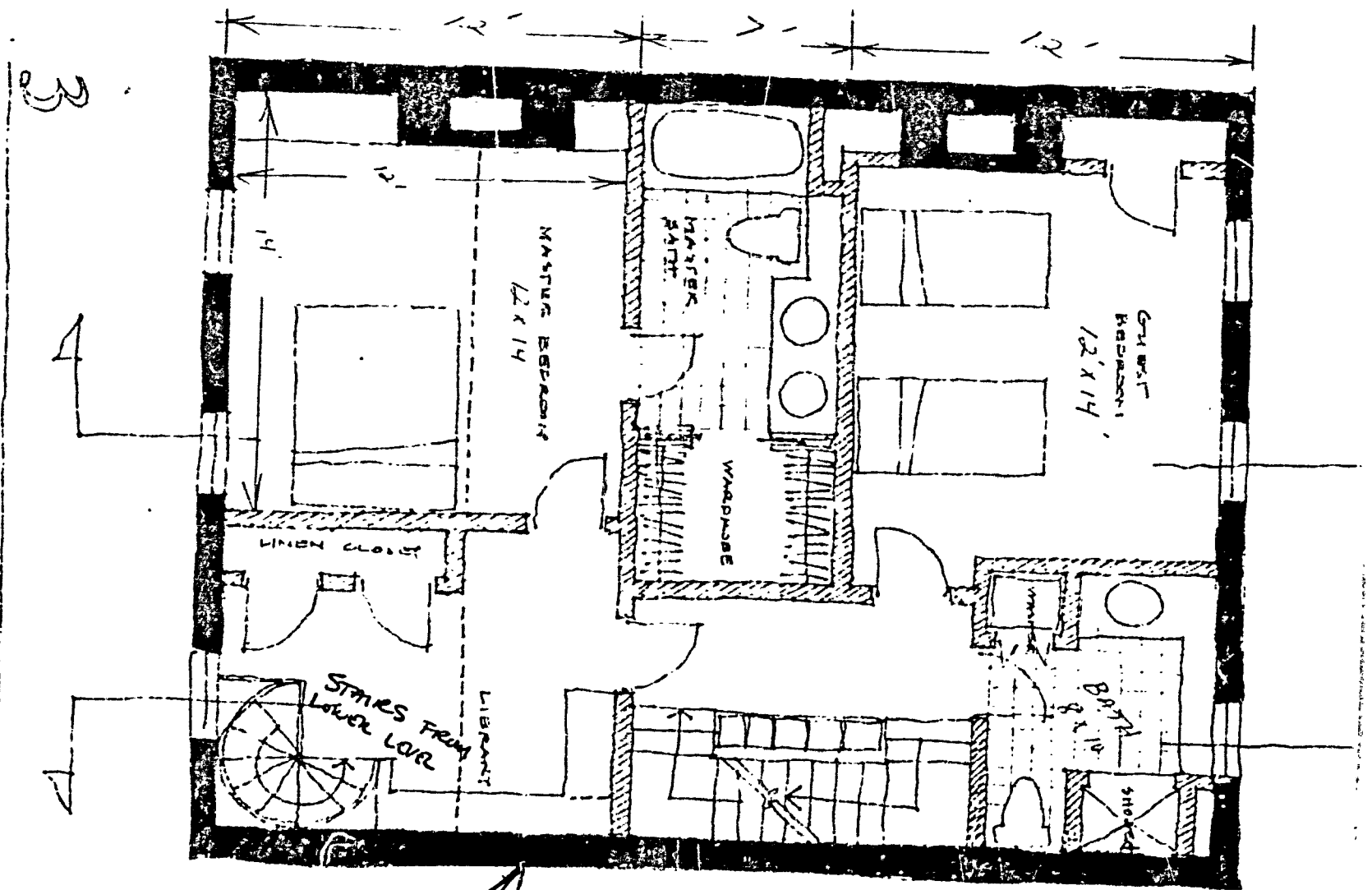
////// ⇒ NEW WALLS



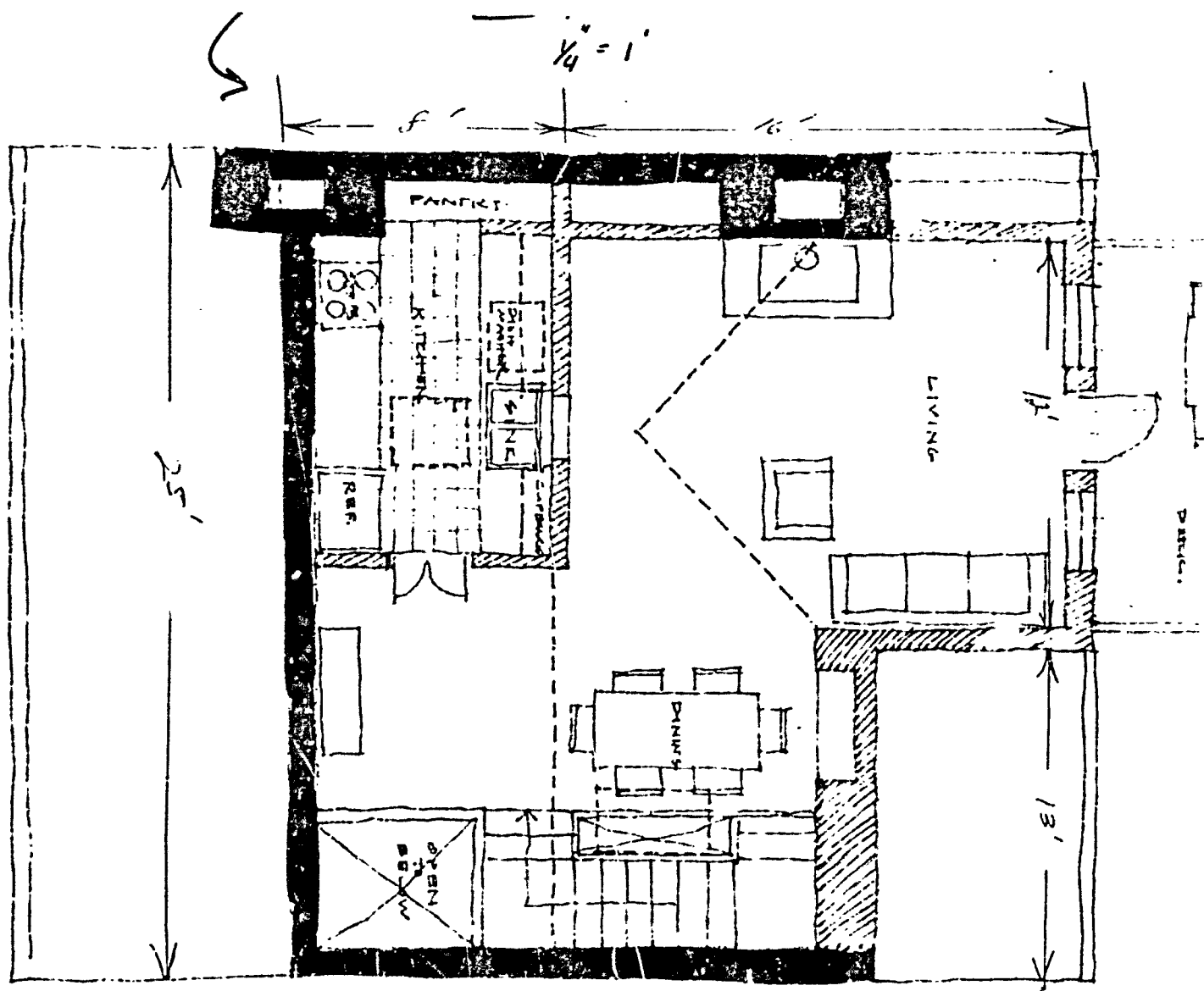
APT #2: COMPOSED OF TWO LEVELS  
 16' x 16' = NET AREA

1" = 1/4'





OWNERS APT: COMPOSED OF TWO FLOORS  
 ||||| => NEW WALLS



Feb. 26, 85

To the Board of Appeals;

A letter was sent to me  
about the property at 192  
Danforth Street.

I see no reason for  
being against them having  
a three family dwelling.

The existing building has  
four apt. each side and  
the owner of 188 Danforth  
put up a three story addition  
with no objection.

Sincerely,

Ruth C. Milose

64 1/2 Brackett St. Rm.

Portland, Me.

24102

HAWKES - 192 DAN FORTH

3-13-85

FINANCIAL ANALYSIS STATEMENT

|                                                                      | Yearly Expenses<br>Before Conversion*                   | Yearly Expenses<br>After Conversion |
|----------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------|
| Yearly mortgage or loan debt service<br>(exclude equity)             | PROJECTED COSTS<br>AFTER CONVERSION<br>INTO A 2-FAMILY. | CONVERSION INTO<br>A 3 FAMILY.      |
| Amount of Mortgage <u>42,000</u>                                     |                                                         |                                     |
| Dates of Term <u>10/84 - 10/2014</u>                                 |                                                         |                                     |
| Interest Rate <u>11 1/2 %</u>                                        |                                                         |                                     |
| Total Cost of Conversion <u>\$2,000 3 FAMILY</u> . . . . .           | <u>5140.</u>                                            | <u>7270.</u>                        |
| Real Estate Taxes <u>\$75,000 3 FAMILY</u> . . . . .                 | <u>1572</u>                                             | <u>2161</u>                         |
| Insurance (exclude personal property)                                | <u>200.</u>                                             | <u>300.</u>                         |
| Water and Sewer (only renter(s) costs)                               | <u>120</u>                                              | <u>240</u>                          |
| Heat (only if you pay tenant(s) heat costs)                          |                                                         |                                     |
| Electricity (only if you pay tenant(s)<br>electricity costs).        |                                                         |                                     |
| Legal                                                                | <u>300.</u>                                             | <u>300.</u>                         |
| Audit                                                                |                                                         |                                     |
| Trash removal                                                        |                                                         |                                     |
| Maintenance                                                          | <u>500.</u>                                             | <u>660.</u>                         |
| Repairs                                                              | <u>500.</u>                                             | <u>660.</u>                         |
| Snow Removal                                                         | <u>50</u>                                               | <u>660.</u>                         |
| Lawn Care                                                            | <u>25.</u>                                              | <u>330.</u>                         |
| Supplies                                                             | <u>50.</u>                                              | <u>660.</u>                         |
| Payroll                                                              |                                                         |                                     |
| Reserve for replacement                                              | <u>500.</u>                                             | <u>500.</u>                         |
| Reserve for vacancy                                                  | <u>550</u>                                              | <u>900</u>                          |
| Advertising                                                          | <u>50.</u>                                              | <u>50.</u>                          |
| Management and bookkeeping                                           | <u>300</u>                                              | <u>300</u>                          |
| TOTAL YEARLY COST                                                    | <u>9857.00</u>                                          | <u>13,500</u>                       |
| TOTAL RENTAL INCOME <u>AS A 2 FAMILY 12 x (APT 1.) =&gt; 6600.00</u> |                                                         |                                     |
| <u>AS A 3 FAMILY 12 x (APT 1 + APT 2) =&gt; 10,800</u>               |                                                         |                                     |
| No. of Apartments                                                    |                                                         |                                     |
| Rents Apartment 1 <u>550.</u>                                        |                                                         |                                     |
| Apartment 2 <u>350.</u>                                              |                                                         |                                     |
| Apartment 3 <u>OWNERS</u>                                            |                                                         |                                     |

\*All figures must include only the costs or percentage of costs attributable to the rental units and not the personal living costs of the owner's unit. If this is a 2-family house, only 50% of cost is eligible if the owner occupies one unit.

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



192 Danforth Street

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

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, March 14, 1985 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.

Peter and Elizabeth Hawkes, owners of the property at 192 Danforth Street, under the provisions of Section 14-473 of the Zoning Ordinance of the City of Portland, Maine, hereby petition the Zoning Board of Appeals to permit change of use of the two family dwelling at the above location to a three family dwelling, not allowed because the area of the lot of land on which this dwelling is located is only about 2,400 sq. ft. rather than the 3,000 sq. ft. minimum (1,000 sq. ft. per unit) required by Section 14-139(2) of the Zoning Ordinance applying to the B-1 Business Zone in which this property is located (R-6 requirements apply).

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

Jacqueline Cohen  
Secretary

kat  
3/1/85

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



192 Danforth Street

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

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, February 28, 1985 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.

Peter and Elizabeth Hawkes, owners of the property at 192 Danforth Street, under the provisions of Section 14-473 of the Zoning Ordinance of the City of Portland, Maine, hereby petition the Zoning Board of Appeals to permit change of use of the two family dwelling at the above location to a three family dwelling, not allowed because the area of the lot of land on which this dwelling is located is only about 2,400 sq. ft. rather than the 3,000 sq. ft. minimum (1,000 sq. ft. per unit) required by Section 14-139(2) of the Zoning Ordinance applying to the B-1 Business Zone in which this property is located (R-6 requirements apply).

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

Jacqueline Cohen  
Secretary

kat  
2/15/85



## CITY OF PORTLAND

REQUEST FOR  
VARIANCE APPEAL

Rm 315  
Multnomah  
City

Applicant's name and address: PETER and ELIZABETH HAWKES,  
1912 Danforth St., PORTLAND, ME 04102

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):  
SAME as above

Zone: R 1 Business Zone

Present use: family dwelling  
Change of use  
(if applicable) family dwelling

Variance from: Section 14- 473.2A

Relief requested from Board:

14 139(2)

Requesting variance on the 100 sq. ft. permit.

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

The undersigned hereby requests 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: 2/18, 1985

Elizabeth Brown Hawkes  
Signature of Applicant

(See other side for variance standards.)

**UNDUE HARDSHIP REQUIRED; DEFINED.**

A variance may be granted by the Board of Appeals only where strict application of the ordinance or a provision thereof to the petitioner and his property would cause undue hardship. The words "undue hardship" as used in this subsection mean:

- A. That the land in question cannot yield a reasonable return unless a variance is granted;
- B. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- C. That the granting of a variance will not alter the essential character of the locality; and
- D. That the hardship is not the result of action taken by the applicant or a prior owner.

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



192 Danforth Street

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

February 22, 1985

Mr. Peter B. Hawkes  
192 Danforth Street  
Portland, ME 04102

Dear Mr. Hawkes:

The purpose of this letter is to advise you that the Board of Appeals will use the new criteria for reviewing your space and bulk variance for your residence at the above location.

This new criteria is contained on the reverse of the enclosed application form.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Specialist

WJT/jat  
Enclosure

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Malcolm G. Ward, Code Enforcement Officer

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



March 1, 1985

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

Re: 192 Danforth St.

Peter and Elizabeth Hawkes  
192 Danforth Street  
Portland, Maine 04102

Dear Mr. and Mrs. Hawkes:

At the Board of Appeals' meeting on February 28, 1985, your variance appeal was postponed by vote of the Board to the March 14th meeting of the Board. At that time your appeal will be considered under the criteria outlined on the back of the enclosed application form.

It will also be helpful if you will furnish financial information on the enclosed financial statement which should be completed and returned to this office prior to the March 14th meeting.

If there are any questions, please do not hesitate to contact Mr. Malcolm Ward, in the Inspection Services Office, (Phone: 775-5451, Extension 347).

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Specialist

Enclosures (2)

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  
Malcolm Ward, Code Enforcement Officer

192 Danforth  
57-K-7

57-K-6 - Sallie C. Ullman, 184 Danforth St. 04102

8 - "

12 - Donald L. + Phyllis M. Wiley, 62 Brackett St. 04102

25 - Ruth Milose, 64 1/2 Brackett St. Rear 04102

57-E-11 - Thomas J. + Mary E. Doherty, 31 Warwick St. 04102

16 - Mary E. Curran Heirs, 187 Danforth St. 04102

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION ..... PORTLAND, MAINE

Oct. 25, 1985

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 192 Danforth Street Fire District #1 ☐ #2 ☐  
 1. Owner's name and address Peter Hawkes - same Telephone 773-1643  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address Custom Building Co. - 37 Rosemont Avenue Telephone 773-5047  
 Proposed use of building 2 family No. of sheets .....  
 Last use 1 family No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ 11,350.00

FIELD INSPECTOR—Mr. ....  
 @ 775-5451

Appeal Fees \$ .....  
 Base Fee 80.00  
 Late Fee ch of use 25.00  
 TOTAL \$ 105.00

Change of use from 1 to 2 families with  
 new apt 1st and 2nd floors, with alterations  
 structural changes as per plans.

Stamp of Special Conditions

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

## DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Is connection to be made to public sewer? existing 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 ft et.  
 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: .....

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

David Thibodeau for

Phone # same

Type Name Custom Building Co.

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other .....

and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



# PLUMBING APPLICATION

**PROPERTY ADDRESS**  
 Town Or Plantation: Portland  
 Street: 192 Danforth St.  
 Subdivision Lot #:   
**PROPERTY OWNERS NAME**  
 Last: Wicks First: Robert  
 Applicant Name: John T. White  
 Mailing Address of Owner/Applicant (if different): P.O. Box 8461 Portland, ME 04104

**Owner/Applicant Statement**  
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
 Signature of Owner/Applicant: John T. White Date: 12/26/85

Department of Human Services  
 Division of Health Engineering  
 (207) 289-3826

PORTLAND U PERMIT # 1,460 TOWN COPY  
 Date: 12/26/85 \$  FEE Charged  
 Local Plumbing Inspector Signature: Amelia P. Perkins L.P.I. #

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

JAN 22 1986  
 Date Approved

**PERMIT INFORMATION**  
 This Application is for:  
 1. ☐ NEW PLUMBING  
 2. ☒ RELOCATED PLUMBING  
 DEC 26 1985  
 Type Of Structure To Be Served:  
 1. ☐ SINGLE FAMILY DWELLING  
 2. ☐ MODULAR OR MOBILE HOME  
 3. ☒ MULTIPLE FAMILY DWELLING  
 4. ☐ OTHER - SPECIFY:   
 Plumbing To Be Installed By:  
 1. ☒ MASTER PLUMBER  
 2. ☐ OIL BURNERMAN  
 3. ☐ MFG'D. HOUSING DEALER/MECHANIC  
 4. ☐ PUBLIC UTILITY EMPLOYEE  
 5. ☐ PROPERTY OWNER  
 LICENSE # 102234

| Number | Hook-Ups And Piping Relocation                                                                                              | Number | Column 2<br>Type Of Fixture            | Number | Column 1<br>Type Of Fixture  |
|--------|-----------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------|--------|------------------------------|
|        | HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. |        | Hosebibb / Silcock                     | 2      | Bathtub (and Shower)         |
|        |                                                                                                                             |        | Floor Drain                            |        | Shower (Separate)            |
|        |                                                                                                                             |        | Urinal                                 | 3      | Sink                         |
|        | HOOK-UP: to an existing subsurface wastewater disposal system.                                                              |        | Drinking Fountain                      | 5      | Wash Basin                   |
|        |                                                                                                                             |        | Indirect Waste                         | 5      | Water Closet (Toilet)        |
|        |                                                                                                                             |        | Water Treatment Softener, Filter, etc. | 2      | Clothes Washer               |
|        | PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.                                              |        | Grease/Oil Separator                   |        | Dish Washer                  |
|        |                                                                                                                             |        | Dental Cuspidor                        |        | Garbage Disposal             |
|        |                                                                                                                             |        | Bidet                                  |        | Laundry Tub                  |
|        | Hook-Ups (Subtotal)                                                                                                         |        | Other: <u></u>                         |        | Water Heater                 |
| \$     | Hook-Up Fee                                                                                                                 |        | Fixtures (Subtotal) Column 2           | 17     | Fixtures (Subtotal) Column 1 |
|        |                                                                                                                             |        |                                        | 17     | Fixtures (Subtotal) Column 2 |
|        |                                                                                                                             |        |                                        | 17     | Total Fixtures               |
| \$     |                                                                                                                             |        |                                        | 44     |                              |
| \$     |                                                                                                                             |        |                                        |        |                              |
| \$     |                                                                                                                             |        |                                        |        |                              |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date December 6, 1985  
Receipt and Permit number 005317

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: 192 Danforth Street - Base, 2nd & 3rd

OWNER'S NAME: Peter Hawkes ADDRESS: same

|                                                                             | FEES         |
|-----------------------------------------------------------------------------|--------------|
| OUTLETS:                                                                    |              |
| Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 .....        | <u>3.00</u>  |
| FIXTURES: (number of)                                                       |              |
| Incandescent <u>x</u> Fluorescent _____ (not strip) TOTAL 1-10 .....        | <u>3.00</u>  |
| Strip Fluorescent _____ ft. ....                                            |              |
| SERVICES:                                                                   |              |
| Overhead _____ Underground <u>x</u> Temporary _____ TOTAL amperes 200 ..... | <u>3.00</u>  |
| METERS: (number of) <u>3</u> .....                                          | <u>1.50</u>  |
| 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 <u>1</u> Water Heaters _____                                         |              |
| Cook Tops _____ Disposals _____                                             |              |
| Wall Ovens _____ Dishwashers <u>1</u> .....                                 |              |
| Dryers _____ Compactors _____                                               |              |
| Fans _____ Others (denote) _____                                            |              |
| TOTAL <u>2</u> .....                                                        | <u>3.00</u>  |
| MISCELLANEOUS: (number of)                                                  |              |
| Branch Panels <u>3</u> .....                                                | <u>3.00</u>  |
| 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 _____                                                  |              |
| INSTALLATION FEE DUE: _____                                                 |              |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____      |              |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....                              |              |
| TOTAL AMOUNT DUE: _____                                                     | <u>16.50</u> |

INSPECTION:

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call x

CONTRACTOR'S NAME: B & M Electric

ADDRESS: P. O. Box 358, Standish, Me.

TEL.: 727-5577

MASTER LICENSE NO.: \_\_\_\_\_

LIMITED LICENSE NO.: 03648

SIGNATURE OF CONTRACTOR: [Signature]

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS—

Permit Number 05011  
Location 1920 Danforth St  
Owner D. Stauder  
Date of Permit 12-6-85  
Final Inspection 1-23-86  
By Inspector W. Kelly  
Permit Application Register Page No. 95

INSPECTIONS: Service C by 1-7-86  
Service called in 1-7-86  
Closing-in 12-16-85 by hulby

PROGRESS INSPECTIONS:

CODE  
COMPLIANCE  
COMPLETED  
DATE 1-23-86

DATE: \_\_\_\_\_ REMARKS: \_\_\_\_\_



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTION'S SERVICES  
ELECTRICAL INSTALLATIONS

Date November 24, 19 87  
Receipt and Permit number 22605

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: 192 Danforth Street

OWNER'S NAME: Peter Hawkes ADDRESS: same

|                                                                             | FEES        |
|-----------------------------------------------------------------------------|-------------|
| OUTLETS:                                                                    |             |
| Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u> ..... | <u>3.00</u> |
| FIXTURES: (number of)                                                       |             |
| Incandescent _____ Fluorescent _____ (not strip) TOTAL <u>1-10</u> .....    | <u>3.00</u> |
| 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 _____ 1 _____                                                        |             |
| Cook Tops _____                                                             |             |
| Wall Ovens _____                                                            |             |
| Dryers _____ 1 _____                                                        |             |
| Fans _____                                                                  |             |
| Water Heaters _____                                                         |             |
| Disposals _____                                                             |             |
| Dishwashers _____                                                           |             |
| Compactors _____                                                            |             |
| Others (denote) _____                                                       |             |
| TOTAL <u>2</u> .....                                                        | <u>3.00</u> |
| MISCELLANEOUS: (number of)                                                  |             |
| Branch Panels _____                                                         |             |
| Transformers _____                                                          |             |
| Air Conditioners Central Unit _____                                         |             |
| Separate Units (windows) _____                                              |             |
| Signs 20 sq. ft. and under _____                                            |             |
| Over 20 sq. ft. _____                                                       |             |
| Swimming Pools Above Ground _____                                           |             |
| In Ground _____                                                             |             |
| Fire/Burglar Alarms Residential _____                                       |             |
| Commercial _____                                                            |             |
| Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____      |             |
| over 30 amps _____                                                          |             |
| Circus, Fairs, etc. _____                                                   |             |
| Alterations to wires _____                                                  |             |
| Repairs after fire _____                                                    |             |
| Emergency Lights, battery _____                                             |             |
| Emergency Generators _____                                                  |             |
| INSTALLATION FEE DUE: _____                                                 |             |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____      |             |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....                              |             |
| TOTAL AMOUNT DUE: _____                                                     | <u>9.00</u> |

INSPECTION:

Will be ready on \_\_\_\_\_, 19 \_\_\_\_; or Will Call X

CONTRACTOR'S NAME: Michael LaPlante & Sons

ADDRESS: 2 Evergreen Drive

TEL.: 878-2866

MASTER LICENSE NO.: 3714

LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR: \_\_\_\_\_

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

100

1. The first part of the document is a list of names and their corresponding addresses. The names are listed in the first column, and the addresses are listed in the second column. The names are: John Doe, Jane Smith, and Bob Johnson. The addresses are: 123 Main St, 456 Elm St, and 789 Oak St.

*[Signature]*

\_\_\_\_\_

\_\_\_\_\_

---

---

---

---

---

---

6

Service called in \_\_\_\_\_

Closing-in 11/24/87 by Kane

CTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMPLIANCE  
COMPLETED  
DATE 12/8/81

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

**PROPERTY ADDRESS**

Town Or Plantation: PORTLAND

Street Subdivision Lot #: 192 DANFORTH ST

**PROPERTY OWNERS NAME**

Last: HAWKES First: PETER

Applicant Name: DANIEL BUKKE

Mailing Address of Owner/Applicant (If Different): 5 PARKMAN RD W. ARMAINT CUB 3 VT

PORTLAND PERMIT # 3,242 TOWN COPY

Date Permit Issued: 12.16.88 \$ 118 FEE ☐ Double Fee Charged

L.P.I. # \_\_\_\_\_

Local Plumbing Inspector Signature \_\_\_\_\_

**Owner/Applicant Statement** 0402.

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 12/16/88

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 12/16/88

## PERMIT INFORMATION

**This Application is for**

1. ☒ NEW PLUMBING

2. ☒ RELOCATED PLUMBING

DEC 14 1988

**Type Of Structure To Be Served:**

1. ☐ SINGLE FAMILY DWELLING

2. ☐ MODULAR OR MOBILE HOME

3. ☒ MULTIPLE FAMILY DWELLING

4. ☐ OTHER - SPECIFY \_\_\_\_\_

**Plumbing To Be Installed By:**

1. ☒ MASTER PLUMBER

2. ☐ OIL BURNERMAN

3. ☐ MFG'D. HOUSING DEALER/MECHANIC

4. ☐ PUBLIC UTILITY EMPLOYEE

5. ☐ PROPERTY OWNER

LICENSE # L25331

| Hook-Up & Piping Relocation<br>Maximum of 1 Hook-Up                                                                                                                                                                          |  | Number | Column 2<br>Type of Fixture            | Number | Column 1<br>Type of Fixture  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|----------------------------------------|--------|------------------------------|
| <b>HOOK-UP:</b> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.<br><br><b>OR</b><br><b>HOOK-UP:</b> to an existing subsurface wastewater disposal system. |  |        | Hosebibb / Silcock                     |        | Bathtub (and Shower)         |
|                                                                                                                                                                                                                              |  |        | Floor Drain                            | /      | Shower (Separate)            |
| <b>PIPING RELOCATION:</b> of sanitary lines, drains, and piping without new fixtures.                                                                                                                                        |  |        | Urinal                                 | /      | Sink                         |
|                                                                                                                                                                                                                              |  |        | Drinking Fountain                      | /      | Wash Basin                   |
|                                                                                                                                                                                                                              |  |        | Indirect Waste                         | /      | Water Closet (Toilet)        |
|                                                                                                                                                                                                                              |  |        | Water Treatment Softener, Filter, etc. |        | Clothes Washer               |
|                                                                                                                                                                                                                              |  |        | Grease/Oil Separator                   |        | Dish Washer                  |
|                                                                                                                                                                                                                              |  |        | Dental Cuspidor                        |        | Garbage Disposal             |
| Number of Hook-Ups & Relocations                                                                                                                                                                                             |  |        | Bidet                                  |        | Laundry Tub                  |
| Hook-Up & Relocation Fee                                                                                                                                                                                                     |  |        | Other: _____                           |        | Water Heater                 |
|                                                                                                                                                                                                                              |  |        | Fixtures (Subtotal) Column 2           |        | Fixtures (Subtotal) Column 1 |
|                                                                                                                                                                                                                              |  |        |                                        | 4      | Total Fixtures               |
|                                                                                                                                                                                                                              |  |        |                                        | \$ 12. | Fixture Fee                  |
|                                                                                                                                                                                                                              |  |        |                                        | \$ 6.  | Hook-Up & Relocation Fee     |
|                                                                                                                                                                                                                              |  |        |                                        | \$ 18. | Permit Fee (Total)           |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date February 14, 1989  
Receipt and Permit number 00039

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: 192 Danforth St.

OWNER'S NAME: Peter Hawkes ADDRESS: Same

|                                                                        | FEES |
|------------------------------------------------------------------------|------|
| OUTLETS:                                                               |      |
| Receptacles 15 Switches 6 Plugmold _____ ft. TOTAL 21                  | 3.00 |
| FIXTURES: (number of)                                                  |      |
| Incandescent 4 Fluorescent _____ (not strip) TOTAL 4                   | 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 _____)                                             |      |
| 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 Light _____                                                       |      |
| Water Heaters _____                                                    |      |
| Disposals _____                                                        |      |
| Dishwashers _____                                                      |      |
| Compactors _____                                                       |      |
| Others (denote) _____                                                  |      |
| TOTAL 1                                                                | 1.50 |
| MISCELLANEOUS: (number of)                                             |      |
| Branch Panels _____                                                    |      |
| Transformers _____                                                     |      |
| Air Conditioners Central Unit _____                                    |      |
| Separate Units (windows) _____                                         |      |
| Signs 20 sq. ft. and under _____                                       |      |
| Over 20 sq. ft. _____                                                  |      |
| Swimming Pools Above Ground _____                                      |      |
| In Ground _____                                                        |      |
| Fire/Burglar Alarms Residential _____                                  |      |
| Commercial _____                                                       |      |
| Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ |      |
| over 30 amps _____                                                     |      |
| Circus, Fairs, etc. _____                                              |      |
| Alterations to wires _____                                             |      |
| Repairs after fire _____                                               |      |
| Emergency lights, battery _____                                        |      |
| Emergency Generators _____                                             |      |
| INSTALLATION FEE DUE:                                                  |      |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:       |      |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE:       | 7.50 |

INSPECTION:

Will be ready on READY, 19; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Mike Laplante

ADDRESS: 220 Industrial Way Portland, Maine

TEL.: 878-2866

MASTER LICENSE NO.: 12585 Nixon

LIMITED LICENSE NO.: \_\_\_\_\_

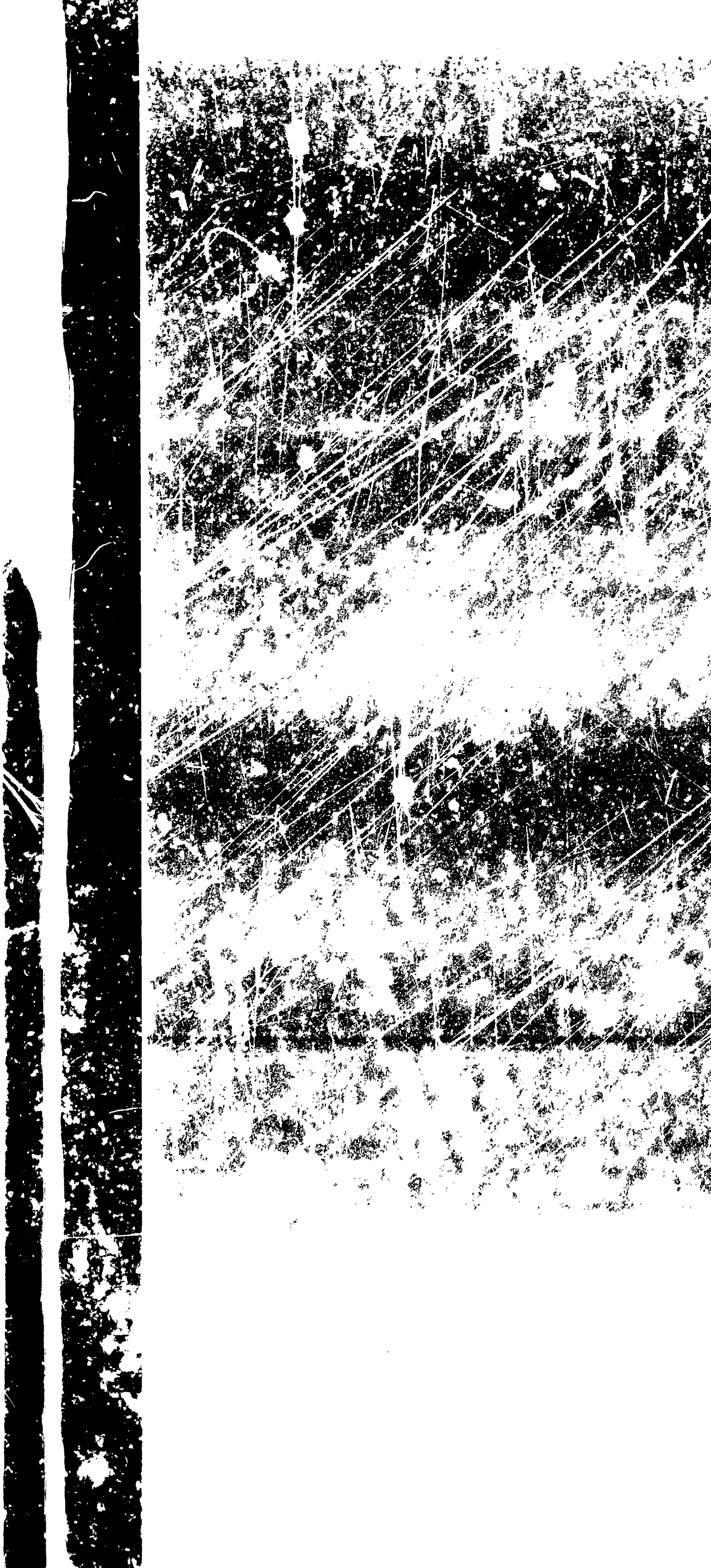
SIGNATURE OF CONTRACTOR:

Joseph Nixon

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN



Permit Number 00697Permit Number 00697

**Location**

Owner ..

Date of Permit

### Final Inspection

By Inspector ---

Permit Application Register Page No. 25

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in 2/14/89 by [Signature]

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

DATE: | REMARKS:

DATE:

REMARKS:

(Barnes)

8/1/19

[illegible]

**823590**

Permit # 823590 City of Portland BUILDING PERMIT APPLICATION Fee \$320.00 Zone        Map #        Lot #       

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

Owner Jeremy Moser-Laura Kittle Phone # 389-2027

Address 194 Danforth St. Portland 04102 Unit 4

LOCATION OF CONSTRUCTION 194 Danforth St. Unit 4

Contractor        Sub:       

Address        Phone #       

Est. Construction Cost 60,000 Proposed Use: Multi Family

Past Use: Multi Family

# of Existing Res. Units        # of New Res. Units       

Building Dimensions L        W        Total Sq. Ft.       

# Stories        # Bedrooms        Lot Size       

1/3 Proposed Use: Seasonal        Condominium        Conversion       

Explain Conversion Interior and exterior renovations 2 sets floor plans

**Foundation:**

1. Type of Soil:        Rear        Sides
2. Set Backs - Front        Rear        Sides
3. Footings Size:        Size:        Spacing 16" O.C.
4. Foundation Size:        Size:
5. Other

**Floor:**

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

**Exterior Walls:**

1. Studding Size        Spacing
2. No. windows
3. No. Doors
4. Header Size        Spacing
5. Bracing:        Yes        No
6. Corner Posts Size        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        Spacing
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

White - Tax Assessor

**For Official Use Only**

Date March 25, 1992  
Inside Fire Limit         
Bldg Code         
Time Limit         
Estimated Cost \$60,000

PERMIT ISSUED  
APR 24 1992  
CITY OF PORTLAND

**Zoning:**

Street Frontage Provided:        Back        Side        Side       

**Review Required:**

Zoning Board Approval: Yes        No        Date:         
Planning Board Approval: Yes        No        Date:         
Conditional Use:        Variance        Site Plan        Subdivision         
Shortland Zoning Yes        No        Floodplain Yes        No         
Special Exception        Other (explain)       

**Ceiling:**

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

**Roof:**

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

**Chimneys:**

Type:        Number of Fire Places        Signature:       

**Heating:**

Type of Heat:        Number of Fire Places        Signature:       

**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:        Square Footage
2. Pool Size:
3. Must conform to National Electrical Code and State Law.

**Permit Received By:**

Signature: Jeremy Moser Date: 3/25/92

**CONTINUED TO REVERSE SIDE**

Ivory Tag - CEO

13 mas. 10000

PERMIT ISSUED  
APR 24 1992  
CITY OF PORTLAND

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

|                                                                   |                                       |                                                                                                                                                                              |  |                                 |  |                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location of Construction:<br>192 Danforth St                      |                                       | Owner:<br>Peter Hawkes                                                                                                                                                       |  | Phone: 871-1861 (w) 773-1643    |  | Permit No:<br><b>040872</b>                                                                                                                                                                                                                                                                                                                     |
| Owner Address:<br>SAA 04102                                       |                                       | Leasee/Buyer's Name:                                                                                                                                                         |  | Business Name:                  |  | Mary Giesik                                                                                                                                                                                                                                                                                                                                     |
| Contractor Name:                                                  |                                       | Address:                                                                                                                                                                     |  | Phone:                          |  | Permit Issued:<br><br>AUG 22 1994                                                                                                                                                                                                                                                                                                               |
| Past Use:<br><br>2-fam                                            | Proposed Use:<br><br>2-fam<br>w/fence | COST OF WORK:<br>\$                                                                                                                                                          |  | PERMIT FEE:<br>\$ 25.00         |  | Zone: CBL 057-Y-007                                                                                                                                                                                                                                                                                                                             |
|                                                                   |                                       | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied                                                                                              |  | INSPECTION:<br>Use Group: Type: |  |                                                                                                                                                                                                                                                                                                                                                 |
|                                                                   |                                       | Signature:                                                                                                                                                                   |  | Signature:                      |  |                                                                                                                                                                                                                                                                                                                                                 |
| Proposed Project Description:<br><br>Construct fence as per plans |                                       | PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)<br>Action: <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied |  | Signature: _____ Date: _____    |  | Zoning Approval:<br><input checked="" type="checkbox"/> Special Zone or Review<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan map <input type="checkbox"/> min or less <input type="checkbox"/> |

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

**CERTIFICATION**

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

SIGNATURE OF APPLICANT Peter Hawkes ADDRESS: \_\_\_\_\_ DATE: 18 August 1994 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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

- Zoning Appeal**
- ☐ Variance
  - ☐ Miscellaneous
  - ☐ Conditional Use
  - ☐ Interpretation
  - ☐ Approved
  - ☐ Denied

- Historic Preservation**
- ☐ Not in District or Landmark
  - ☐ Does Not Require Review
  - ☒ Requires Review

- Action:**
- ☒ Approved
  - ☐ Approved with Conditions
  - ☐ Denied

Date: 8/19/94  
D. Hamilton

CEO DISTRICT

**3**  
A.P.