

10-24 CARROLL STREET

CHAWWALKER
8203

10-24 Carroll St.
cor. 41-47 Neal St.

July 16, 1980

Marino, Ingalls & Marino
Agent of City of Portland
45 Exchange St.
Portland, Me.

Building permit and certificate of occupancy to change the use of the public school at the above named location to twelve condominiums are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot on which this building is located is only about 18,644 sq. ft. rather than the 36,000 sq. ft. (3000 sq. ft. per family) required by Section 602.5.B.8
2. The proposed use is not allowable in the R-4 residential zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.5.A.4.c

We understand that you would like to exercise your appeal rights, in this matter. Accordingly, you or your authorized representative should come to this office room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.D

Yours truly,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

August 12, 1980

Marino, Ingalls & Marino
Agent of City of Portland
45 Exchange Street
Portland, Maine

RE: Appeal at 10-24 Carroll Street
Corner 41-47 Neal Street

Dear Sirs:

Following is the decision of the Board of Appeals regarding your petition to change use of public school to twelve condominiums at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, the permit fee itself must be paid. Please make all check payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Bldg. Insp. Supervisor

MGW/t

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D SNOW
Secretary

W EARLE ESKILSON
TIMOTHY E FLAHERTY
JAMES F O'MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall Portland, Maine on Thursday, July 31, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Marino, Ingalls & Marino, agent of the City of Portland of 10-24 Carroll St. corner 41-47 Neal St., under the provisions of Section 602.24.D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: change of use of the public school at the above named location to twelve condominiums which are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot on which this building is located is only about 18,644 sq. ft. rather than the 36,000 sq. ft. (3000 sq. ft. per family) required by Sec.602.5.B.8
2. The proposed use is not allowable in the R-4 residential zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.5.A.4.c

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

Gail Snow Zayac
Secretary

P.d. 7/15/80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Marino, Ingalls & Marino
Agent of City of Portland, owner of property at 10-24 Carroll St.
cor. 41-47 Neal St.

under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:
Change of use of the public school at the above named location to 12
condominiums which are not issuable under the Zoning Ordinance because:
1. Area of the lot on which this bldg. is located is only about
18,644 sq. ft. rather than the 36,000 sq. ft. (3000 sq. ft. per
family) required by Sec. 602.5.B.8
2. Proposed use is not allowable in R-4 residential zone in which
this property is located unless authorized by the Board of
Appeals under the provisions of Sec. 602.5.A.4.c

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 D (3) 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 attached hereto as Exhibit A.

Robert E. Ingalls
APPELLANT

Applicant is Agent for
Owner, City of Portland
Kerwin A. Louie
Sr. Asst. Corp. Counsel

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

- (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
- (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
- (3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
- (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- (5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and
- (6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

- (1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;
- (2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and
- (3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Marino, Ingalls & Marino
Agent of City of Portland and he is interested in
the property located at 10-24 Carroll St.
cor. 41-47 Neal St. as 12 condominiums.

The owner of the property is same as above and his address is
45 Exchange St.. The property is located in a R-4 Zone.

The present use of the property is public school.

The applicant respectfully petitions the Board of Appeals for a conditional
use permit to permit 12 condominiums

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application
are: Roger Ingalls, Architect; Mr. Pirone
Neal St.;

Dorothy LaBute
and the names and addresses of those appearing in opposition to the application are:

Exhibits

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

photos, historical maps, plans by G. W. L.

REASONS FOR DECISIONS

The proposed building or use (~~will~~/~~will not~~) be in harmony with the general purpose, goals, objectives and standards ~~of the Land Development Plan~~, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: _____

The proposed building or use (~~will~~/~~will not~~) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

The proposed building or use (~~will~~/~~will not~~) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: _____

The proposed building or use (~~will~~/~~will not~~) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: _____

and the persons or agencies responsible for the establishment of the proposed use (~~will~~/~~will not~~) provide adequately for such services as shown by: _____

The proposed building or use ~~will~~/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (will/~~will not~~) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (is/~~is not~~) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (will/~~will not~~) contribute to the general welfare of the neighborhood or community, as demonstrated by: _____

The public goals described above (~~can~~/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: _____

All steps possible (have/~~have not~~) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: _____

SPECIFIC RELIEF GRANTED

After a public hearing on July 31, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do not~~) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by:

Marie S. Smith

Cjane D. Zagac

M. Z. Westat

James O'Malley

W. E. Adams

Thomas M. Mopley

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

248

MARINO INGALLS & MARINO
 Applicant

8/19/80
 Date

45 EXCHANGE ST.
 Mailing Address

10-24 CARROLL ST. COA
 Address of Proposed Site

CONDOMINIUMS
 Proposed Use of Site

63-5-1
 Site Identifier(s) from Assessors Maps

18,644
 Acreage of Site

R-4
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 3
 Total Floor Area _____

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation AND FEELGD

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: _____
 SPACE & BULK,
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS		
COMPLIES																				
COMPLIES CONDITIONALLY																				CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																				REASONS SPECIFIED BELOW

REASONS: _____

Michael W. Ward 8/19/80
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: City of Portland Date: 10-24-2008

Mailing Address: City of Portland Address of Proposed Site: 1000 E. 1st St

Proposed Use of Site: Office Site Identifier(s) from Assessors Maps: 1-6

Acres of Site: 1.0 Ground Floor Coverage: _____ Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 3

Board of Appeals Action Required: (X) Yes () No Total Floor Area: _____

Planning Board Action Required: (X) Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE ACCESS TO STRUCTURES	ELECTRIC VEHICLES TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SPRINKLE CONNECTIONS	SAFETY OF WATER SUPPLY	OT/YES
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
APPROVED CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE: 8-21-80

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

248

Date 8/19/86

Applicant WAGNER TRUCK & PARTS

Mailing Address 15 - HANCOCK ST.
PORTLAND, MAINE 04103

Address of Proposed Site 10-241 CARROLL ST. CO. 2
65-E-1

Proposed Use of Site INDUSTRIAL

Site Identifier(s) from Assessors Maps R-4

Zoning of Proposed Site R-4

Acres of Site 1 / Ground Floor Coverage 13

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: (W) Yes () No
 Planning Board Action Required: (W) Yes () No

Proposed Number of Floors 13

Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	X	X		X	X	X	X	✓	✓	✓	✓	✓	✓	✓	✓	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY			X												REASONS SPECIFIED BELOW	
DISAPPROVED																

REASONS: - Close existing drive on North Street

(Attach Separate Sheet if Necessary)

W. B. [Signature]
 John P. [Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

MARINO FINEALS & MARINO
Applicant

Date _____

Mailing Address

Address of Proposed Site

Proposed Use of Site

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____
Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

8/19/80
(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Patricia C. Homing

SIGNATURE OF REVIEWING STAFF/DATE

Aug 27, 1980

PLANNING DEPARTMENT COPY

Applicant: *MARRINO INGALLS & MARRINO AGENT OF CITY OF PORTLAND*
Date: *7/15/80*
Address: *10-24 CARROLL ST, COR. 41-47 NEAL ST.*
Assessors No.: *62-E-1*

CHECK LIST AGAINST ZONING ORDINANCE:

Date -
Zone Location - *R-4*
~~Interior or corner lot -~~

~~40 ft. setback area (Section 21) -~~
600 S.W. 4th
Use - *CHANGE OF USE FROM PUBLIC SCHOOL*

Sewage Disposal - *TO 12 CONDOMINIUMS*

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - *18,644 sq ft*

Building Area -

600 S.W. 4th
Area per Family - *18,644 sq ft - 36,000 sq ft (3000 sq ft per family)*

Width of Lot -

Lot Frontage

Off-street Parking - *OK*

Loading Bays -

Site Plan -

Preland Zoning -

Food Plains -

December 2, 1980

Marino, Ingalls & Marino
45 Exchange St.
Portland, Me.

Re: 10-24 Carroll Street

Sir:

Your building permit application to a change of use from a school to a 12 unit condominium complex, at the above named address, is hereby approved subject to the following.

- (1) Each living unit shall have a single station smoke detector wired directly to the house current.
- (2) The doors between the apartments and the exit corridors shall be twenty (20) minute rated with self-closing devices.
- (3) An approved manual fire alarm system shall be installed subject to the approval of the City's Fire Prevention Bureau.
- (4) Walls, partitions and floor - ceiling constructions separating tenant units from each other or from public or service areas shall have a sound transmission class of not less than forty-five (45) for airborne noise.

If I may be of any further assistance, please feel free to call.

Yours truly,

Walter Hilton
Chief Building Inspector

Lt. James Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 1023

DEC 2 1980

ZONING LOCATION PORTLAND, MAINE, July 15, 1980

CITY of PORTLAND

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

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

LOCATION ... 10-24 Carroll St. Corner 41-47 Neal St. Fire District #1, #2

1. Owner's name and address ... Marino Ingalls & Marino - Agent of City Telephone 772-4073

2. Lessee's name and address ... 45 Exchange Street Telephone

3. Contractor's name and address Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building ... condominiums - 12 units No. families

Last use ... school No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Fee \$

Estimated contractual cost \$ 450,000 GENERAL DESCRIPTION 2,026.00 appeal fee

FIELD INSPECTOR-Mr. @ 775-5451 Ext. 234

This application is for: Dwelling Garage Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other

Change of use from school to 12 unit condominiums

Stamp of Special Conditions

This application is preliminary to the question of zoning appeal. In the event the appeal is sustained the applicant will comply with the information, estimated cost and pay local fee.

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE
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 Roger Ingalls Phone # same
Type Name of above Roger Ingalls 1 2 3 4
Other and Address

OFFICE FILE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP F-4

B.O.C.A. TYPE OF CONSTRUCTION 3

649 AUG 11 1975

ZONING LOCATION R-6 PORTLAND, MAINE

CITY of PORTLAND

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

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

14-20 CARROLL ST

- LOCATION McClellan School - corner Neil & Carrol st Fire District #1 #2
- 1. Owner's name and address City of Portland - 98 Chestnut St Telephone
- 2. Lessee's name and address Telephone
- 3. Contractor's name and address city Telephone
- 4. Architect Specifications Plans No. of sheets
- Proposed use of building No. families
- Last use school No. families
- Material No. stories Heat Style of roof Roofing
- Other buildings on same lot
- Estimated contractual cost \$ Fee \$.. none

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 to partition per plan.
 Dwelling Ext. 234
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions Sent to Fire Dept. 8/6/75
 Change of Use Rec'd from Fire Dept. _____
 Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 98 CHESTNUT
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER 8-7-75
 SIGNING CODE: H. Miller
H. Miller

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Richard Catin Phone # 773-8823

Type Name of above 1 2 3 4
Other
and Address

COPY

NOTES

8-14-75 work started B
8-21-75 work about completed as per
specimen PL
8-25-75 completed P

Permit No. 75/649
Location 14-20 CARROLL ST
Owner CITY
Date of permit 8/11/75
Approved

SMY

Large empty lined area for notes, divided into two columns by a vertical line.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

0788 AUG 20 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, August 20, 1974

CITY of PORTLAND

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

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

LOCATION 20 Carroll St. Fire District #1 #2

1. Owner's name and address City of Portland Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building school Diagnostic Learning Facility No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$ EXEMPT

FIELD INSPECTOR—Mr. Cartwright

GENERAL DESCRIPTION

This application is for: @ 775-5451 to erect partitions per plan.

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg. Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 107 ELN

Other: MR WEST

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: J. O. G. 8/19/74 - Allen

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? YES

Signature of Applicant Fred M. West Phone # 775-5451

Type Name of above 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

NOTES

9-9-74. Walls up - see change ~~RD~~

~~RD~~ Exit light. }

(2nd floor storage)

Permit No. 74/788
Location 80 Central St
Owner City of Lowell
Date of permit 8/20/74
Approved

Wilson

Two large rectangular areas with horizontal lines, likely for drawing or additional notes.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, April 17, 1970

PERMIT ISSUED
MAY 11 485 1970
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 20 Carroll St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address City of Portland, (School Dept.) Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Service Oil Company, 315 Cumberland Ave. Telephone 772-6525
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ school _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install (1)-4000 gallon fuel oil storage tank, outside underground.

Tank bears Und.Label.
Vent pipe-2"
Tank will be buried 3' underground and covered with asphaltum.

Notes for tanks on #34 Forest Ave.

10/2/70
4/17/70
Sent to Fire Dept
Rec'd from Fire Dept 3/11/70

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractors

Details of New Work

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

If a Garage

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

APPROVED:

Gene C. O'Neil 5-11-70

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 301

INSPECTION COPY

Signature of owner

by:

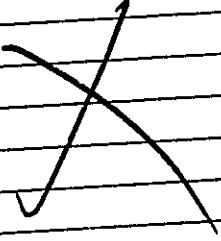
Service Oil Company

Charles W. Chen

FM

NOTES

7/28/70: Inspections
made by
Fire Dept. Dept
Capt. Kerber.



Permit No. 70/485
Location 20 Campbell St
Owner C. E. ...
Date of permit 5/11/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

Empty lined area for additional notes or signatures.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *59521*
 Issued *2/18/70*

Portland, Maine Feb. 17, 1970 .19

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address *McLellan School Carroll Street* Tel.

Contractor's Name and Address *York Electric* Tel.

Location *20 Carroll St.* Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Change from 100A to 200A Service

Pipe	Cable	Metal Molding	BX Cable	Plug Molding (No. of feet)	
No. Light Outlets		Plugs	Light Circuits	Plug Circuits	
FIXTURES: No.			Fluor. or Strip Lighting (No. feet)		
SERVICE: Pipe	Cable	Underground	No. of Wires	Size	
METERS: Relocated		Added	Total No. Meters		
MOTORS: Number	Phase	H P.	Amps	Volts	Starter
HEATING UNITS: Domestic (Oil)		No. Motors		Phase	H.P.
Commercial (Oil)		No. Motors		Phase	H.P.
Electric Heat (No. of Rooms)					
APPLIANCES: No Ranges		Watts	Brand Feeds (Size and No.)		
Elec. Heaters		Watts			
Miscellaneous		Watts	Extra Cabinets or Panels		
Transformers	Air Conditioners (No. Units)		Signs (No. Uni's)		
Will commence	19	Ready to cover in	19	Inspection	19
Amount of Fee \$ <i>2.-</i>					

Signed *York Electric*

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY *F.W. Hunter*
 (OVER)

LOCATION *Carroll St 290*
 INSPECTION DATE *3/3/70*
 WORK COMPLETED *3/3/70*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	\$ 2.00
1 to 30 Outlets	3.00
31 to 60 Outlets	.05
Over 60 Outlets, each Outlet	
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	2.00
Single Phase	4.00
Three Phase	
MOTORS	3.00
Not exceeding 50 H.P.	4.00
Over 50 H.P.	
HEATING UNITS	2.00
Domestic (Oil)	4.00
Commercial (Oil)	.75
Electric Heat (Each Room)	
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	1.00
Temporary Service, Single Phase	2.00
Temporary Service, Three Phase	10.00
Circuses, Carnivals, Fairs, etc.	1.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	2.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	
ADDITIONS	1.00
5 Outlets, or less	
Over 5 Outlets, Regular Wiring Rates	



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 5, 1970

PERMIT ISSUED
FEB 5 1970 112
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 14 Carroll St. Use of Building School No Stories ~~New Building~~ Existing "
 Name and address of owner of appliance City of Portland (McLellan School)
 Installer's name and address Service Oil Company 319 Cumberland Ave. Telephone 772-2525

General Description of Work

To install Oil burning equipment in connection with existing steam heat (conversion from coal)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Kind of fuel?
 Minimum distance to burnable material, from top of appliance or casing top of furnace
 From top of smoke pipe From front of appliance From sides or back of appliance
 Size of chimney flue Other connections to same flue
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner ~~Altham-Dynajet-gun~~ type Labeled by underwriters' laboratories? yes
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 1 1/2"
 Location of oil storage basement area in coal bins Number and capacity of tanks 2-275 gals. *
 Low water shut off yes Make McD-miller temporary-Approx. 3 months period
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? No. 31-2
 Total capacity of any existing storage tanks for furnace burners

Sent to Fire Dept 2/5/70
Rec'd from Fire Dept

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Height of Legs, if any
 Skirting at bottom of appliance? Distance to combustible material from top of appliance?
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented? Forced or gravity?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

*At a future date (1)-4000 gallon fuel oil storage tank will be located outside underground.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

Line, C. O. Wells 2-6-70
RELS- 2/6/70
TIME 6:17 TO MAY 1, 1970

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Service Oil Company Inc.

by: *Edward J. Wells*

Signature of Installer

CS 303

INSPECTION COPY

77M

Permit No. 70/412
Location 14 Quince St.
Owner Walter B. Williams
Date of permit 4/6/70
Approved _____

NOTES

1	Fill Pipe	
2	Vent Pipe	
3	Kind of Heat	
4	Flue	
	Am...	
	Loc...	
	Wh...	
	Address	
	Phone	
	Address	
	City	
	Instruction Dept.	
	Code, Water Shut-off	

4/29/70 OK NA&W.



V - Verify

LOCATION <u>14 CARROLL ST.</u>		INSPECTION DATE <u>4/29/78</u> <u>M.G.W.</u>	
		V	OK
1	FILL PIPE _____		
2	VENT PIPE _____		✓
3	RED PLATE EMERGENCY SWITCH _____		✓
4	NUMBER & CAPACITY OF TANKS _____		✓
5	TANK RIGIDITY & SUPPORT _____		✓
6	TANK DISTANCE _____		✓
7	VENT ALARM _____		✓
8	FUEL GAUGE _____		✓
9	FIREMATIC FUEL VALVES _____		✓
10	BURNER RIGIDITY & SUPPORT _____		✓
11	PIPING SUPPORT & PROTECTION _____		✓
12	NAME & LABEL _____		✓
13	PRIMARY SAFETY CONTROL _____		✓
14	LIMIT CONTROL _____		✓
15	LOW WATER CUT-OFF _____		✓
16	SERVICE SWITCH _____		✓
17	CONDUIT OR GREENFIELD _____		✓
18	THERMAL CUT-OFF SWITCH _____		✓
19	PRESSURE RELIEF VALVE _____		✓
20	DRAFT REGULATOR _____		✓
21	ADEQUATE VENTILATION _____		✓
22	ANY INDICATION OF OIL LEAKS <u>AT BURNER.</u>	✓	✓
23	KIND OF HEAT _____		✓
24	INSTRUCTION CARD _____		✓
25	TANKLESS HOT WATER HEATER _____		✓
26	TEMPERING VALVE _____		✓
27	PRESSURE RELIEF VALVE _____		✓
28	CONDITION OF CHIMNEY _____		✓
29	NUMBER & TYPE OF CONNECTIONS TO CHIMNEY _____		✓
30	FIRESTOPPING _____		✓
31	STACK DISTANCE TO COMBUSTIBLE MATERIAL _____		✓

A. P. - 10-24, Carroll Street

June 17, 1966

Mr. Fred H. West
School Buildings Director
City of Portland

cc to: Corporation Counsel

Dear Mr. West:

Permit to erect six foot high chain link fence from Carroll Street at the above named location is not issuable under the Zoning Ordinance because this fence will be more than four feet high within twenty-five feet of the street line from Carroll Street which is not allowable under Section 19-E of the Ordinance applying to the R-4 Residence Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office, Room 113, City Hall to file the appeal on forms which are available here.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM: ko



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 15 1966

PERMIT ISSUED
JUL 1 1966
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 20 Carroll St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address City of Portland (McLellan School) Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To erect 6 foot Chain Link Fence extending across the end of the area between the Church and School property.

This application is preliminary to get settled the question of zoning appeal.

Appeal sustained 6/30/66

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Mr. Fred West - 2 apt. School Bldgs.**

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? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

J. E. Mc

City of Portland (McLellan School)

CS 301

INSPECTION COPY

Signature of owner

by:

Fred West

FM

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Gerald E. Mayberry, Director Building Inspection DATE: June 13, 1966
FROM: Fred M. West, Superintendent School Buildings
SUBJECT: Appeal Request 6' Fences

The School Department wishes to extend the six (6) foot Chain Link Fence at the McLellan School play area. This Fence now runs along the sidewalk line of the play area and we wish to extend it across the end of the area between the Church and School property.

At Reed School on Homestead Avenue we wish to run a 6' Chain Link Fence from Homestead Avenue to Libby Street on the Forest Avenue side of the building.

I believe the Code calls for 25 feet of not over 4' high fence from the street line/ A 4' fence at a school is a waste of money, it becomes a hurdle to be jumped over and has no effect as a barrier, thus the request for an appeal.

If you will prepare the Appeal forms I will gladly sign them.

FMW/mfh

Fred M. West
Fred M. West
Supt. School Bldgs.

*20 Carrall - McLellan
78 Homestead Ave. - Reed.
(Thomas B Reed)*



Granted 4/30/66
66/57

DATE: June 30, 1966

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF City of Portland
AT 10-24 Carroll Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

	YES	VOTE	NO
Franklin G. Hinckley	(x)		()
Ralph L. Young	(x)		()
Harry M. Shwartz	(x)		()

Record of Hearing

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

City of Portland, owner of property at 10-24 Carroll Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to permit: erection of a 6-foot high chain
link fence from Carroll Street. This permit is presently not issuable under the Zoning
Ordinance because this fence will be more than four feet high within 25 feet of the
street line from Carroll Street which is not allowable under Section 19-E of the Ordinance
applying to the R-4 Residence Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and desirable relief
may be granted without substantially departing from the intent and purpose of the Ordinance.

City of Portland

By: Paul M. West

APPELLANT

DECISION

After public hearing held June 30, 1966 the Board of Appeals finds that enforcement
of the terms of the Ordinance would result in undue hardship and desirable relief
may be granted without substantially departing from the intent and purpose of the
Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Franklin S. Hurdley
Harry M. Bennett
Adelbert J. Gray

A. P. - 10-24 Carroll Street

June 17, 1966

Mr. Fred N. Stone
General Building Director
City of Portland

cc to: Corporation Counsel

Dear Mr. Stone:

I have to advise you that the chain link fence from Carroll Street at the above named location is not feasible, under the existing conditions because this fence will be more than 700 feet long. The approximate cost of the fence line from Carroll Street to the location of the fence is about \$10,000.00. The City of Portland is not authorized to pay for this fence.

It is suggested that you may wish to consider the possibility of this fence being paid for by the property owner. If you have any questions regarding this matter, please contact the Corporation Counsel at 10-24 Carroll Street.

Sincerely,
[Signature]

[Signature]
[Title]

cc to

Granted 8/3/61
61/72

DATE: August 3, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF City of Portland
AT 14-20 Carroll Street

Public Hearing on the above appeal was held before the Board of Appeals.

VOTE

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

Yes	No
(3)	()
(2)	()
(2)	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

July 17, 1961

City of Portland, owner of property at 14-20 Carroll Street,
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to permit: Erection of a chain link fence six
feet high extending for a distance of 83½ feet along the line of Carroll Street bordering
the play area of the McLellan School and 15 feet at right angles to the street line along
the side of a walkway. This permit is presently not issuable because the height of a
fence along a street line or within 25 feet of a street line is limited to 4 feet by
Section 19-E of the Ordinance applying to the R-4 Residence Zone in which the property
is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and desirable relief
may be granted without substantially departing from the intent and purpose of the Ordinance.

City of Portland
By: Wesley M. West
APPELLANT
Supt. of School Bldgs.

DECISION

After public hearing held Aug 3, 1961, the Board of Appeals finds that enforcement
of the terms of the Ordinance would result in undue hardship and desirable relief may
be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

Franklin G. Hinckley
Harry W. Smart
John H. Jones
BOARD OF APPEALS



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure: Installation
Portland, Maine, November 23, 1948

PERMIT ISSUED
02192
NOV 24 1948
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect or repair~~ install the following ~~building structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 20 Carroll Street Within Fire Limits? yes Dist. No. _____
Owner's name and address City of Portland (McLellan School) Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Grinnell Company, c/o Everett N. Sweetser Telephone _____
Architect 38 Green St., Gorham Specifications _____ Plans yes No. of sheets 3
Proposed use of building School No. families _____
Last use " No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install wet sprinkler system to cover portion of building as per plans.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Everett N. Sweetser

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

City of Portland
Grinnell Company

Signature of owner by: Et. N. Sweetser

INSPECTION COPY

Permit No. 4812192

Location 20 Canwell St.

Owner City of Portland

Date of permit 11/24/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOT COMPLETE

NOTES

Large area of horizontal lines for notes, with a large 'X' drawn across the top portion.



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, June 28, 1954

PERMIT ISSUED

00008
JUL 2 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ ~~add~~ ~~to~~ the following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 20 Carroll St. Within Fire Limits? yes Dist. No. _____
Owner's name and address McLellan School Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Peter Dascanio, 61 Mayland St. Telephone 4-2388
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building _____ School _____ No. families _____
Last use _____ " _____ No. families _____
Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 340.

General Description of New Work

To provide flat roof over bulkhead. 2x8 notched into brick wall, 16" on centers, 6' span.
To remove existing rear exit door, to be closed in with sash approximately 3' square.
To remove stairs and platform outside of door.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Peter Dascanio 6/30/54
Rec'd from Fire Dept. 7/1/54

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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Dressed or full size? _____
Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____ Size _____
Corner posts _____ Size _____ Column under girders _____ Size _____ Max. on centers _____
Girders _____ 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 _____
height? _____
If one story building with masonry walls, thickness of walls? _____

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? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

City of Portland

APPROVED:

H. W. Mann
City of Portland

Signature of owner by: Peter R Dascanio

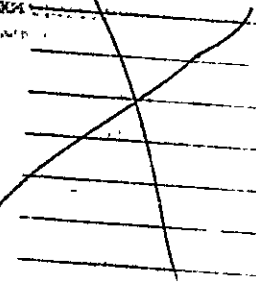
INSPECTION COPY

NOTES

7-19-52

Job Completed

W.C.



7-19

Permit No. 541908

Location 20 Carroll St

Owner City of Oakland

Date of permit 7/2/54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Main body of the document consisting of multiple horizontal lines for writing notes.

July 2, 1954

AP 20 Carroll Street

Copies to

Fred M. West, Supt. of Public School Buildings

Philip J. Lurnham, Public
Building Engineer

Warren McDonald, Inspector of Buildings

Harry W. Parr, Acting Chief
of the Fire Department

Building permit for closing exit doorway at McLellan School, 20 Carroll St.

As this building permit is issued to the contractor who applied for it, I feel that I should call your attention to the fact that judging from the plan which I borrowed from your office, the rear exit doorway, which the permit allows to be closed, is the nearest exit to the foot of the rear stairs from second floor.

In arranging and conducting fire drills, the principle is often overlooked that in case of a real emergency some of the exit stairways or doors may not be usable on account of the emergency.

As I see the plans should any emergency, the character of which we could not foresee now, take place at the front of first or second story or involve the intersection of main corridors in the first story before the children in the second story got out, they would have a far better chance of all of them going down the rear stairs and getting out through this rear exit if this exit door now to be removed were fixed up and the platform outside rehabilitated instead of closing it.

WHC2/B

Inspector of Buildings

File: AP 20 Carroll St.

June 30, 1954

Fred H. West, Supt. of School Buildings
Philip S. Burnham, Public Building Engineer

Warren McDonald, Inspector of Buildings Copy to: Acting Fire Chief

Closing exit door at McLellan School

Referring to contractor's application for permit to remove one rear exit door at McLellan School and permanently close the doorway, it is my feeling that this means of egress is of sufficient importance so that it ought not to be closed.

It is true that the decision to issue or not to issue this permit is not mine, and the application for permit is being sent to Acting Fire Chief Marr for his consideration.

If I understand the situation correctly, the means of egress from all of the classrooms in the building are quite faulty in that all of the pupils would have to come to a comparatively small area at the center of first story before using any of the exterior doors. This means that safety hangs almost entirely upon the sprinkler system in a case where there is no particular protection between the basement and the first story.

So many things could happen to make me all wish that this existing exit had not been closed, that I would like to be registered as protesting against it even if I have to issue the permit upon approval of the Acting Fire Chief.

Inspr. of Bldgs.

WMCD/G Harry: I am not trying to question your judgment in this case for I believe that you probably have more authority over it than I do. It does seem to me a serious matter to close up any existing exit door in a school however remote its use may be.

Warren McDonald

File: AP 20 Carroll St.

June 30, 1954

Harry W. Marr, Acting Chief of Fire Department

Warren McDonald, Inspector of Buildings

Closing up of rear exit doorway of McLellan School at 20 Carroll St.

Does the discontinuance of this means of egress meet with your approval?
We have been given to understand that approval was received from your department
two years ago for closing up of this opening, but the work was not done at that
time.

Insptr. of Bldgs.

AJS/G



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filed

Date April 8, 1983
 Receipt and Permit number B 09729

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: 10-24 Carroll Street
 OWNER'S NAME: Roger Ingalls ADDRESS: _____

3700
 JOURNAL
 05211900
 JAC

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____ FEES _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate unit) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters 12
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____

✓ 18.00

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 _____

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: 18.00

INSPECTION: Will be ready on done, 1983; or Will Call _____
 CONTRACTOR'S NAME: Mancini Electric
 ADDRESS: 179 Sheridan St.
 TEL.: 774-5829
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filed

Date August 18, 19 82
 Receipt and Permit number A78765

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: 10-24 Carroll St. - 12 apts
 OWNER'S NAME: Roger Ingalls ADDRESS: _____

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 324 **29.40**

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL 120 **15.00**
 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) 12 **12.00**

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges 12 Water Heaters _____
 Cook Tops _____ Disposals 12
 Wall Ovens _____ Dishwashers 12
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____

TOTAL _____ **54.00**

MISCELLANEOUS: (number of) Branch Panels _____ **54.00**
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ... DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: **110.40**

INSPECTION: Will be ready on _____, 19 ____; or Will Call XX
 CONTRACTOR'S NAME: Mancini Elec
 ADDRESS: 179 Sheridan St.
 TEL.: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: *[Signature]*
 LIMITED LICENSE NO.: _____

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

