

Bramhall Street

1-11 BRAMHALL STREET

319-056

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

2263  
 Permit No. 10/4/74  
 Issued 10/4/74  
 Portland, Maine .....

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 MR. WATERMAN - RHODE ISLAND Tel. ....  
 Contractor's Name and Address Richard A. Milton Tel. 854-9164  
 Location 7 Bramhall St. Use of Building Medical Building  
 Number of Families ..... Apartments 8 Stores ..... Number of Stories 2  
 Description of Wiring: New Work  Additions ..... Alterations .....  
New piece of electric heat + one light fixture  
 Pipe ..... Cable  Metal Molding ..... BX Cable ..... Plug Molding (No. of feet) .....  
 No. Light Outlets ..... Plugs ..... Light Circuits ..... Plug Circuits .....  
 FIXTURES: No. 2 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) 1 .....  
 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. Units) .....  
 Will commence ..... 19... Ready to cover in ..... 19... Inspection Oct. 7, 1974  
 Amount of Fee \$ ..... Signed Larry W. Jackson

DO NOT WRITE BELOW THIS LINE

SERVICE ..... METER ..... GROUND .....  
 VISITS: 10-7-74 2 ..... 3 ..... 4 ..... 5 ..... 6 .....  
 ..... 8 ..... 9 ..... 10 ..... 11 ..... 12 .....

REMARKS:

ok

INSPECTED BY

Dilly

(OVER)

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 5836  
 Issued 12-3-69  
 Portland, Maine Dec 3, 1969

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 A. Walthman Tel. \_\_\_\_\_  
 Contractor's Name and Address Murray Dev Tel. \_\_\_\_\_  
 Location 7 Brunswick St Use of Building Professional Building  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Description of Wiring: New Work \_\_\_\_\_ Additions  Alterations \_\_\_\_\_

Pipe \_\_\_\_\_ Cable  Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets 90 Plugs 120 Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
 FIXTURES: No. 7 Fluor. or St \_\_\_\_\_ Lighting (No feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable  Underground  of Wires \_\_\_\_\_ Size \_\_\_\_\_  
 METERS: Relocated \_\_\_\_\_ Added 7 No. Meters 7  
 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) 30

APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
2 Miscellaneous \_\_\_\_\_ Watts 5kw Extra Cabinets or Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_ Air Conditioners (No. Units) 2 Signs (No. Units) \_\_\_\_\_  
 Will commence \_\_\_\_\_ 19... Ready to cover in \_\_\_\_\_ 19... Inspection \_\_\_\_\_ 19...  
 Amount of Fee \$ \_\_\_\_\_ Signed \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE

SERVICE  METER \_\_\_\_\_ GROUND   
 VISITS: 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4 \_\_\_\_\_ 5 \_\_\_\_\_ 6 \_\_\_\_\_  
 7 \_\_\_\_\_ 8 \_\_\_\_\_ 9 \_\_\_\_\_ 10 \_\_\_\_\_ 11 \_\_\_\_\_ 12 \_\_\_\_\_

REMARKS:

INSPECTED BY GA Herbert  
 (OVER)

B.T. 12/3/69

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Allen Waterman  
160 Mary Ann Brown Drive  
Warwick Rhode Island

June 16, 1969


Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #9 Bramhall-St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

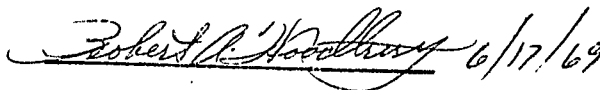
Very truly yours,



R. Lovell Brown  
Director

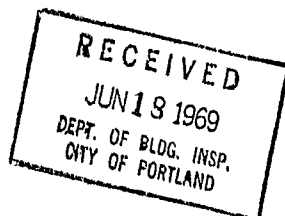
h

Eradication of this building has been completed.



Contractor: Sanvino J Viola

84 Payson St.





R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 16, 1969

PERMIT ISSUED

JUN 18 1969 525

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 9 Bramhall Street Within Fire Limits? Dist. No. 799-1950
Owner's name and address Allen Waterman, 160 Ann Mary Brown Drive, Warwick, R.I. 02888 Telephone
Lessees name and address
Contractor's name and address Santino Viola, 84 Payson St. Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use 2nd floor apt. bldg. No. families 5
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 2 1/2 story frame apt. building

Do you agree to tightly and permanently close all sewers or drains connecting public or private sewers from this bldg., under supervision and approval of the Dept. of Public Works of the City of Portland? yes

to use land for addition for No. 7 Bramhall St. for doctor offices

Sent to Health Dept. 6/16/69

Rec'd from Health Dept. 6/18/69

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 owner - Allen Waterman, 7 Bramhall St.

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

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
Allen Waterman

CS 301

INSPECTION COPY

Signature of owner

By: Allen Waterman Mac

7-11 Bramhall Street

June 16, 1969

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, Rhode Island

cc to: Goodepeed & Gibson  
92 Exchange Street

Dear Mr. Waterman:

Building permit to construct a 2-story brick veneer addition,  
46' x 57' to existing building is being issued subject to plans received with the  
application and in compliance to Building Code restrictions as follows:

Before form inspection is called for we will need:

- S.K. ✓
1. A certificate of design which is enclosed to be signed by a qualified designer who is willing to take the responsibility for the structural steel.
  2. The plans show trusses will be used and as such we will need to know who is to supply these trusses. If these trusses are not approved or on file here, then we will need additional information as to size, species of lumber and design load adequate to meet Building Code requirements. This design information will need to be certified by a qualified engineer or structural designer.

The following conditions will also have to be met to meet the Building Code requirements:

1. Separate permits taken out by the actual installer are required for any mechanical ventilation or any additional heating equipment.
2. All toilet rooms where there are not to be windows to the outside are required to be vented as required by the Plumbing Inspector.
3. Vestibule latchesets are to be provided on outside entrance door to this addition. If these doors are to be aluminum, it is important that the right type of locking devices are installed at the factory.
4. Exit signs are to be installed to indicate that location and means of egress, not ordinarily used for entrance purposes.
5. A separate permit is needed to demolish the building now existing on the land where this addition is to go. If 3½" lally columns are not to be used in the basement to support the girders then information will need to be provided to this office telling us the type of post to be used.

Allen Waterman

Page 2

June 16, 19

6. The corrugated metal ties that are to be used to tie the brick veneer to the woodframing of this building shall have two ties nested one on top of the other at each location as required under the Building Code (1202.7.6).
7. One row of cross bridging or block bridging shall be installed at mid-span of all tiers of floor joists exceeding 8 feet of clear span so that the distance between rows of bridging or between support and bridging shall not exceed 8 feet. This building shall be provided with gutters and metal leaders for conducting the water from the roof in such a manner as to protect all walls and foundation from water damage. In no case shall water from the roof be allowed to flow directly upon any public sidewalk. (Sec. 1702.)

Very truly yours,

A. Allan Soule

Assistant Director, Building Inspection Department

AAS:12



9-11 Bramhall Street

March 4, 1969

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, Rhode Island

cc to: Edward T. Richardson, Jr.  
103 Exchange Street  
cc to: Corporation Counsel

Dear Mr. Waterman:

Building permit to construct a 2-story brick veneer addition, 42' x 55' to the side of existing building for housing five doctors offices, three on the first floor, and two on the second floor at the above named location is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 602.7A.7.c of the Ordinance.

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 in Room 113, City Hall to file the appeal on forms which are available here.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AAS:m

*No fee necessary  
Granted 4/17/69  
69/31*

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Allen Waterman, owner of property at 9-11 Bramhall Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: construct a 2-story brick veneer addition 42' x 55' to the side of existing building for housing five doctors offices. This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 602.7A.7c of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

*Edward W. Richardson Jr.*  
APPELLANT  
*Atty for Allen Waterman*

DECISION

After public hearing held April 3, 1969, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should        be issued in this case, waiving the requirement of six additional parking spaces and provided that no use shall be made any of the adjoining property now or formerly owned by lotes.

*[Signature]*  
*[Signature]*  
*[Signature]*  
BOARD OF APPEALS

Granted April 17, 1969



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, June 11, 1969

PERMIT ISSUED
JUN 11 1969
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 7 Bramhall St. Within Fire Limits? Dist. No.
Owner's name and address Allen Waterman, 160 Ann Mary Brown Drive, Warwick Rhode Island Telephone
Lessee's name and address Telephone
Contractor's name and address A. Waterman, 160 Ann Mary Brown Drive Warwick Rhode Island Telephone
Architect Specifications Plans yes No. of sheets 3
Proposed use of building Doctor's Offices (5) No. families
Last use No. families
Material br. veneer No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 53,000 Fee \$ 106.00
Fee pd. 6-9-69

General Description of New Work

To construct 1-story and basement brick veneer addition 46' x 57' as per plans.

Appeal sustained 4/17/69

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

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? yes
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 see plan. 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:
O.K. 6/11/69 [Signature]

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

Allen Waterman

CS 301

INSPECTION COPY

Signature of owner by: [Signature]

7M

NOTES

7/11/69 - Not ready  
for form work. *AD*

7-15-69 Forms all  
poured. *AD*

7-22-69 Plumbing  
only going on *AD*

10-16-69 Bldg ready  
for wiring, windows  
etc *AD*

11-24-69 Same *AD*

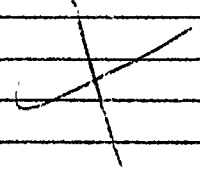
12-16-69 OK to close  
in outside walls.

Inside need  
Five step run of stairs

1. " Bearing part.  
Vent. toilets etc

3-26-70 First floor  
ready for occupancy *AD*

4-30-70  
Completed *AD*



Permit No. 69/515  
 Location 7 Green Hall St  
 Owner R. W. McManis  
 Date of permit 6/17/69  
 Notif. closing-in 11/5/69  
 Inspn. closing-in  
 Final Notif.  
 Final - ispn.  
 Cert. of Occupancy issued  
 Staking Out Notice  
 Form Check Notice

Exec. Meet. }  
 Briggs to install  
 air cond. & toilets

Ventilating permit?

DATE: April 3, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Allen Waterman

AT 9-11 Bramhall Street

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

BOARD OF APPEALS

William B. Kirkpatrick  
~~Franklin Goodwin~~  
Ralph L. Young  
Harry M. Shwartz

VOTE

YES	NO
(x)	)
(x)	)
(x)	)

Record of Hearing

GRANTED April 17, 1969

9-11 Brazhall Street

March 4, 1969

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, Rhode Island

cc to: Edward T. Richardson, Jr.  
103 Exchange Street  
cc to: Corporation Counsel

Dear Mr. Waterman:

Building permit to construct a 2-story brick veneer addition, 42' x 55' to the side of existing building for housing five doctors offices, three on the first floor, and two on the second floor at the above named location is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 602.7A.7.c of the Ordinance.

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 in Room 113, City Hall to file the appeal on forms which are available here.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AAS:m



# Portland Water District

225 DOUGLASS ST., PORTLAND, ME. 04104

March 27, 1969

WILLIAM D. MONIE  
TREASURER AND  
GENERAL MANAGER

TELEPHONE (207) 774-5861

**TRUSTEES**

JAMES J. CONLEY, PRESIDENT  
JOHN E. NORTON, VICE PRESIDENT  
CLIFFORD P. HAWKES, JR.  
MICHAEL J. GOULDING  
HAROLD E. RICHARDSON

Franklin G. Hinckley, Chairman  
Board of Appeals  
City of Portland  
Portland, Maine

Dear Mr. Hinckley:

I wish to acknowledge receipt of your letter dated March 24, 1969, regarding a public hearing in the Council Chamber, City Hall, Portland, on Thursday, April 3, 1969, to hear the appeal of Allen Waterman for an exception to the zoning ordinance on Bramhall Street.

Very truly yours,

PORTLAND WATER DISTRICT

*W. D. Monie*

W. D. Monie  
General Manager

WDM:r

Serving PORTLAND SOUTH PORTLAND WESTBROOK CAPE ELIZABETH CUMBERLAND FALMOUTH GORHAM SCARBOROUGH STANDISH WINDHAM

PIERCE, ATWOOD, SCRIBNER, ALLEN & MCKUSICK

EDWARD W. ATWOOD  
FRED C. SCRIBNER, JR.  
CHARLES W. ALLEN  
JOTHAM D. PIERCE  
SIGRID E. TOMPKINS  
VINCENT L. MCKUSICK  
WILLIAM C. SMITH  
RALPH I. LANCASTER, JR.  
JEREMIAH D. NEWBURY  
DONALD W. PERKINS  
GERALD M. AMERO  
DONALD A. FOWLER, JR.  
BRUCE A. COGGESHALL  
S. MASON PRATT, JR.  
PETER L. MURRAY

ATTORNEYS AT LAW  
465 CONGRESS STREET  
PORTLAND, MAINE 04111

CHARLES L. HUTCHINSON  
1888-1960  
LEONARD A. PIERCE  
1885-1960

AREA CODE 207  
773-6411

April 2, 1969

Mr. Charles G. Hinkley, Chairman  
Board of Appeals  
City of Portland  
c/o The Office of Corporation Counsel  
City Hall  
Portland, Maine

Dear Mr. Hinkley:

This has reference to the public hearing in the appeal of Alan Waterman scheduled for 4:00 p.m. on April 3, 1969.

As the Board is aware from prior hearings, Mary L. Lancaster, my wife, is the owner of the residence at 111 West Street contiguous to part of the property which is the subject of the appeal. The Board will recall that this is but the most recent of a series of appeals by Mr. Waterman relative to the present professional building on Bramhall Street and the former Crane property now occupied by Mr. Lutes. The Board is also familiar with the fact that the driveway which services the Lutes property and the property owned by my wife is a common driveway servicing both properties and is owned by them as tenants in common.

My wife and I, and others in the neighborhood, have consistently opposed any expansion of the Waterman property which affects the R-4 zone. Our opposition has been premised upon our opinions as to the effect on the zone itself and residential property values in the area and, of course, also premised upon our personal concern for our own property and the use to which the common driveway will ultimately be put.

Since the last Board hearing, we have been informed by counsel for Mr. Waterman that an understanding exists between Mr. Lutes and Mr. Waterman relative to the ultimate return of the Lutes property to Mr. Waterman and to its ultimate use as part of his overall professional enterprise.



Mr. Charles G. Hinkley, Chairman

Page 2

April 2, 1969

This, of course, would be intolerable to all abutting owners and would make further residence in our home impossible.

I have repeatedly talked to counsel for Mr. Waterman in an attempt to resolve this matter and have been singularly unsuccessful.

I regret that I will be unable to attend the hearing because of prior professional commitments. Please note our objections to Mr. Waterman's proposal. I hope that the Board will not act hastily in this matter and that it will consider the interests of all of the neighbors and residents of the area in this proposal.

Sincerely,



RIL/del

March 25, 1969

Mr. Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, R. I.  
Dear Mr. Waterman:

cc: Edward T. Richardson, Jr.  
203 Exchange Street

April 3, 1969

#15 Pd 7/24/68

Granted 10/17/68

68/80

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Allen Waterman, owner of property at 9 Bramhall Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: constructing a <sup>1 1/2</sup> ~~1 1/2~~-story brick veneer addition 42' x 55' to side of existing building for housing five doctors offices. This permit is presently not issuable under the Zoning Ordinance because: (1) The proposed use is not allowable in the R-6 Residential Zone in which this property is located; (2) Five parking spaces are being provided instead of the required eleven spaces needed under Section 602.14.B.10 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Allen Waterman  
APPELLANT

DECISION

After public hearing held October 17, 1968, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, on the condition that the total number of required parking spaces shall be provided as set forth on plan presented to the Board of Appeals on October 17, 1968

Franklin J. Hillley  
Harry M. Schwartz  
William J. [unclear]  
BOARD OF APPEALS

Granted October 17, 1968

DATE: August 1, 1968

Grand October 17, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Allen Waterman

AT 9 Bramhall Street

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

BOARD OF APPEALS

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

Record of Hearing

Opposed: Ralph I. Lancaster, representing owner of  
property at 111 West Street  
Mrs. Abraham Simonds, 104 West Street

9 Bramhall Street

July 25, 1968

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, R. I.

cc to: Corporation Counsel

Dear Mr. Waterman:

Building permit to construct <sup>1 1/2</sup> 2-story brick veneer addition, 42' x 55' to side of existing building for housing five doctors offices, three on the first floor, and two on the second at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 602.6A.5.d of the Ordinance.

2. Five parking spaces are being provided for this addition which is six spaces shy of the required eleven spaces needed under Section 602.14.B.10 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office in Room 113, C<sup>o</sup> Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
City Director of Building Inspection

AAS:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: A. Allan Soule, Building Inspection Department      DATE: October 18, 1968  
FROM: Barnett I. Shur, Corporation Counsel  
SUBJECT: Appeals

Attached please find files in connection with appeals heard by the Board of Appeals on October 17, 1968:

Guy Henderson - 69 Woodford Street - Zoning - Granted

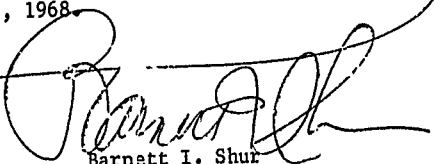
Payson Park Evangelical Free Church - 420-424 Ocean Avenue - Zoning - Granted

Waynflete School - 348-358 Spring Street - Zoning - Granted

Arthur P. Girard - 1000-1010 Forest Avenue - Zoning - Denied

Arthur P. Girard - 224-227 Iffley Street - Zoning - Granted

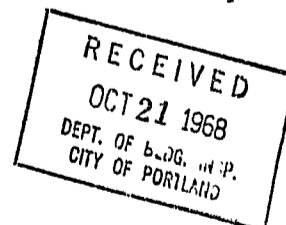
Allen Waterman - 9 Bramhall Street - Zoning - Granted, on condition that the total number of required parking spaces shall be provided as set forth on plan presented to the Board of Appeals on October 17, 1968.

  
Barnett I. Shur  
Corporation Counsel

mm

Enclosures

cc: City Clerk w/copies of decisions  
Planning Board w/copies of decisions



ROBERT G. SOMMER, M.D.  
DERMATOLOGY  
47 DEERING STREET  
PORTLAND, MAINE 04101  
TELEPHONE 773-5311

August 23, 1968

Franklin J. Hinkley  
Chairman, Board of Appeals  
Room 208, City Hall  
Portland, Maine

Dear Mr. Hinkley:

It has come to my attention that you currently have an appeal before your Board concerning new office construction in the vicinity of Maine Medical Center. Since I have been living in the area for approximately one year, I am certainly not qualified to speak on such problems as parking, zoning, etc. However, I do consider myself an expert in the availability of suitable office space in the Portland area.

A little over one year ago, I conducted a four to six months' search for suitable office space for my dermatology practice. I was shocked to find that there was at that time no office space available which would have been considered adequate even by standards of thirty to forty years ago. I looked at approximately six different available offices before finally settling on the best of the lot, my current office on Deering Street. This office is situated on the second floor in a building which I assume was built in the late 1880's to replace one burned down in the "great fire". Since the time of construction of this building, no structural changes have been made inside. In other words, the same apartment layout for which the building was constructed in the late 1880's exists. To be true, an occasional sink has been added, a closet here or there, but essentially the current office was made family living; and, therefore, is grossly inefficient as office space. The wiring is inadequate, and although an air conditioner is desperately needed, the electrical system in the building will not tolerate one additional amp. This is an office which I consider at best marginal; and yet, as I have mentioned before, it was by far the best of any I have seen. The landlord is unwilling to make major changes in the building, which is quite understandable, since the building is extremely old, and the neighborhood, to say the least, is decaying slowly but definitely. Patients frequently do

ROBERT G. SOMMER, M.D.  
DERMATOLOGY  
47 DEERING STREET  
PORTLAND, MAINE 04101  
TELEPHONE 773-5311

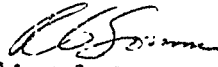
Mr. Franklin J. Hinkley

Page 2.

August 23, 1968

need laboratory examinations. The most reliable examinations are performed not in the physician's office but in a hospital laboratory. Therefore, I am forced to send the patients from Deering Street up to Maine Medical Center to have their laboratory tests performed. Efficient medical practice ideally would consist of having one's office in close proximity to a hospital. Desperate need for available modern office space exists in the vicinity of Maine Medical Center. <sup>that</sup> a desperate need for office space also exists in the general area is evident by the fact that several physicians in the South Portland area are considering putting up an office building, and I have recently received a prospectus from a South Portland based Realty Company concerning a proposed large medical office building in South Portland. Should convenient modern office space not be available in the Portland City area, there will probably be a gradual exodus of physicians to such outlying areas as Falmouth and South Portland. This will result in a great inconvenience not only to the physicians but also to the patients. The only reason that I am now practicing in Portland is that I was committed to buy a house before I began to search for office space. Had I looked for office space before I purchased my house, I most definitely would not have come to this area, because no suitable space was available.

Very truly yours,

  
Robert G. Sommer, M.D.

RGS:EDP

cc: Mrs. Chris Lutes



BUELL A. MILLER, M. D.  
7 BRAMHALL STREET  
PORTLAND, MAINE 04102  
—  
TELEPHONE 774-8241

August 23, 1968

Mr. Franklin G. Hinckley  
Chairman Board of Appeals  
Room 208, City Hall  
Portland, Maine

Dear Mr. Hinckley:

I understand that there are certain members of this local area who are seeking to block Mr. Allen C. Waterman in the expansion of his present facility. With the expansion of my practice I certainly do need additional facilities. There are other competent physicians who would like to move into this Community and are much needed, however, the existing facilities in the Community preclude their coming in many instances, because there is a real lack of efficiently designed modern office facilities. Certainly the facilities here adjacent to the Maine Medical Center can be of more beneficial value to physicians and their patients than many of the existing dwellings ~~are~~ to their occupants. I would think it very much behind the times that people would consider blocking such a forward move in a rapidly expanding medical community; to do so would only force the Medical Center in the future to go into competition with local enterprising individuals by putting up a building of their own and renting it to physicians. Certainly I was very much influenced in my coming from the Midwest into this Community by finding modern office facilities adjacent to the Medical Center. There is really no other modern medical facility that is this closely available for the needs of many of us who are specialists here in this Community - to make us more available to the patients and the facilities we serve.

I would hope therefore, that you and the Board would certainly reconsider Mr. Waterman's request for further construction in addition to this very well designed and modern facility. I can assure you that the patients have favorably commented upon the facility with which they are handled and cared for in such a modern building.

Mr. Franklin G. Hinckley

I understand that the big complication or hold up is that you are concerned about parking facilities for the number of patients who might be seen here. The parking facilities my patients find are plenty adequate in our own lot which is well protected and zoned; however, the biggest problem with parking in this area is regarding the Medical Center and this is an overwhelming problem that I do not conceive how Mr. Waterman can alone solve in this local area.

Respectfully yours,

*Buell A. Miller, M.D.*

Buell A. Miller, M.D.

BAM:ess

C. PHILIP LAPE, M. D.  
FERRIS S. RAY, M. D.  
CHRIS A. LUTES, M. D.  
RICHARD C. DILLIHUNT, M. D.  
7 BRAMHALL STREET  
PORTLAND, MAINE 04102  
TELEPHONE 774-6368

August 20, 1968.

Mr. Franklin G. Hinckley  
Chairman Board of Appeals,  
Room 208, City Hall  
Portland, Maine

Dear Mr. Hinckley:

On behalf of the interested physicians in the Portland Medical Community, I urge that you take positive action on the building proposal of Mr. Allen C. Waterman now under consideration by your Board. Doctors need well designed efficient offices in close proximity to hospitals and at the present time these facilities are not available in Portland. As already demonstrated by his present building, facilities meeting the doctors requirements can be both of financial and aesthetic value to the Portland Community.

Respectfully yours,

*Chris A. Lutes*  
Chris A. Lutes, M.D.

CAL:elr

TELEPHONE 772-8861

OFFICE HOURS: 2 TO 4 P. M.

HUGH P. ROBINSON, M. D.  
UROLOGY  
27 DEERING STREET  
PORTLAND, MAINE 04101


22 August 1968

Mr. Franklin G. Hinckley  
Board of Appeals, Room 208  
City Hall  
Portland, Maine

Dear Mr. Hinckley:

Regarding the appeal by Mr. Waterman in connection with projected plans for construction of a medical office building at 9 Bramhall Street, I wish to state that I am strongly in favor of such plans and would consider the proposed building to be a great asset to the area.

Sincerely,

  
Hugh P. Robinson, M.D.

HPR/p

August 19, 1968

Mr. Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, Rhode Island

Dear Mr. Waterman:

The Board of Appeals has continued for further consideration your appeal to construct an addition to your existing building on Bramhall Street.

The Board is particularly concerned about the need for off-street parking spaces, and they have asked that we advise you of this fact with the thought that perhaps you might wish to submit to them a further proposal which could provide the minimum additional number of spaces required.

The Board will take no further action on your appeal until they have had a response to this request.

Very truly yours,

Barnett I. Shur  
Corporation Counsel

M:b

November 22, 1968

Mr. Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, Rhode Island

Dear Mr. Waterman:

We are notifying you that an appeal has been brought in Superior Court by Mary L. Lancaster, asking that the Court reverse, rescind and set aside the decision of the Board of Appeals permitting an exception to the Zoning Ordinance with respect to the addition which you propose to construct on the side of the existing doctor's office at 9 Bramhall Street, Portland, Maine.

Notice of this action was served on the Board of Appeals on November 18, 1967, and this office will file an Answer on behalf of the Board of Appeals. However, it would appear to be in your best interest for you to have independent counsel to either intervene in the case or join with this office as co-counsel.

If you are to become a party to this action, it will be necessary for you to engage counsel without delay so that he may contact this office before the end of this month, as the Answer to the Complaint must be filed with the Court before December 7.

Very truly yours,

Robert W. Donovan  
Assistant Corporation Counsel

M:b

9 Bramhall Street

July 25, 1968

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, R. I.

cc to: Corporation Counsel

Dear Mr. Waterman:

Building permit to construct <sup>2-story + basement</sup> brick veneer addition, 42' x 55' to side of existing building for housing five doctors offices, three on the first floor, and two on the second at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 602.6A.5.d of the Ordinance.

2. Five parking spaces are being provided for this addition which is six spaces shy of the required eleven spaces needed under Section 602.14.B.10 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Deputy Director of Building Inspection

AA3:m

*O.K. calculated*

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 57467  
 Issued 11/2/68

Portland, Maine Dec 31, 1968

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 M. A. Watterman "Doctor Office" Tel. \_\_\_\_\_  
 Contractor's Name and Address Murray Burr CE Tel. 7994108  
 Location 7 Bramhall St Use of Building Doctor Office  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Description of Wiring: New Work \_\_\_\_\_ Additions  Alterations \_\_\_\_\_  
 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.) \_\_\_\_\_  
Water Heaters \_\_\_\_\_ Watts 4500 \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
 Will commence Dec 26 1968 Ready to cover in Dec 28 1968 Inspection \_\_\_\_\_ 19\_\_\_\_  
 Amount of Fee \$ 1.50

Signed Bryce M. Murray

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY

[Signature]  
 (OVER)



PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1454**

Date Issued **June 4, 1970**  
 Portland Plumbing Inspector  
 By **ERNOLD R. GOODWIN**

App. First Insp. **6/11/70**  
 Date **WALTER H. WALLACE**  
 By **DEPUTY PLUMBING INSPECTOR**

App. Final Insp. **6/16/70**  
 Date **WALTER H. WALLACE**  
 By **DEPUTY PLUMBING INSPECTOR**

- Type of Bldg.
- Commercial
  - Residential
  - Single
  - Multi Family
  - New Construction
  - Remodeling

Address			
Installation For		<b>5 Dracmill Pt</b>	
Owner of Bldg.		<b>tr. line</b>	
Owner's Address:		<b>App. 600 Lodge</b>	
Plumber:		<b>24 Dracmill St.</b>	
Date:		<b>June 4, 1970</b>	
NEW	REPLACEMENT	NO	FEE
	<b>Portland Gas Light</b>		
	SINKS		
	LAVATORIES		
	TOILETS		
	BATH TUBS		
	SHOWERS		
	DRAINS	FLOOR	SURFACE
	HOT WATER TANKS		<b>1</b>
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
		TOTAL	<b>1 2.00</b>

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

4/17/69  
17/4/69

PERMIT NUMBER 586

Date Issued **August 5, 1969**  
 Portland Plumbing Inspector  
 By **ERNOLD R. GOODWIN**

Address **9 Bramhall Street**  
 Installation For: **Office**  
 Owner of Bldg.: **Alan Waterman**  
 Owner's Address: **365 Spring Street**  
 Plumber: **William H. Carr**

Date: **August 5, 1969**

App. First Insp.  
 Date **WALTER H. WALLACE**  
 By **RESIDENT PLUMBING INSPECTOR**

NEW	REPL		NO.	FEE
10		SINKS	10	13.00
9		LAVATORIES	9	5.40
9		TOILETS	9	5.40
		BATH TUBS		
		SHOWERS		
4		DRAINS FLOOR SURFACE	4	2.10
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 32	26.20

App. Final Insp.  
 Date **4/29/70**  
 By **WALTER H. WALLACE**  
 By **RESIDENT PLUMBING INSPECTOR**

- Type of Bldg.
- Commercial
  - Residential
  - Single
  - Multi Family
  - New Construction
  - Remodeling

Building and Inspection Services Dept., Plumbing Inspection

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 54650  
 Issued 1/27/71  
 Portland, Maine Jan 14 1971

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 M. A. Watterman Tel. ....  
 Contractor's Name and Address Murray Benz Tel. ....  
 Location 7 Bramhall St Use of Building Office  
 Number of Families .. Apartments .. Stores .. Number of Stories 2  
 Description of Wiring: New Work .. Additions .. Alterations ..  
 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.) ..  
800 gal Water Heaters .. Watts 4500 ..  
 Miscellaneous .. Watts .. Extra Cabinets or Panels ..  
 Transformers .. Air Conditioners (No. Units) .. Signs (No. Units) ..  
 Will commence Jan 13 1971 Ready to cover in Jan 14 1971 Inspection .. 19..  
 Amount of Fee \$ 150

Signed Boyer M Murray

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 .. 2 .. 3 .. 4 .. 5 .. 6 ..		
..... 7 .. 8 .. 9 .. 10 .. 11 .. 12 ..		

REMARKS.

INSPECTED BY [Signature]  
 (OVER)



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation  
Portland, Maine, April 10, 1970

**PERMIT ISSUED**  
344  
APR 10 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 7 Bramhall St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Allen Waterman, 7 Bramhall St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owner Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans on file No. of sheets \_\_\_\_\_  
Proposed use of building Professional Bldg. with original permit. No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material 2nd fl. No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

### General Description of New Work

To install Air-Conditioning system on first and second floors as per plans on file.

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** own. ex.

### 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: BELATOR  
0.15 - 4-10-70

### 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

Allen Waterman

INSPECTION COPY by: Allen Waterman

7M

A.P.- 1-11 Bramhall Street

Dec. 20, 1967

Mr. Allen Waterman  
160 Mary Ann Brown Drive  
Warwick, R. I.

cc to: Corporation Counsel

Dear Mr. Waterman:

At this time we are unable to process your building permit application for a zoning ordinance appeal to construct a one-story 42' x 55' addition to your medical offices building at the above location for reasons as follows:

As your zoning ordinance appeal to construct a three story addition at 9-11 Bramhall Street to adjoin the existing medical building at 1-7 Bramhall Street was denied on May 11, 1967, we find your new application to construct a one story addition 42' x 55' at the same location to be of a similar nature and therefore cannot be heard for a period of one year as per zoning ordinance Section 25<sup>M</sup>.

As stated above your appeal was denied on May 11, 1967 and therefore you will need to appear at the scheduled zoning board hearing of May 16, 1968. In the meantime it will be necessary for you to provide a floor layout and any other information which you feel would enlighten the zoning board and aid them in making their decision. As notices are required to be sent out to all property owners within a radius of 500 feet ten days prior to this hearing, the above information should be at this office before the first day of May.

Very truly yours,

Gerald E. Mayberry  
Director Building & Inspection Services

GEM:m

A.P. 1-11 Bramhall St.  
corner Western Promenade

April 25, 1947

Allan Waterman  
280 Ann Mary Brown Drive  
Marriott, R. I.

cc to: Corporation Counsel

Dear Mr. Waterman:

Building permit to construct 9-story brick veneer addition 22' x 55' to side of existing building for housing nine doctor's offices, three on each floor, at the above named location is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residence Zone in which this property is located unless authorized by the Board of Appeals as specified by Section 6-A-7 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Gerald E. Mayberry  
Director of Building & Inspection Services

GMH:G

DATE: May 12, 1967

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Allen Waterman

AT 1-11 Bramhall 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	NO
	( )	(x)
	( )	(x)
	( )	(x)

Record of Hearing Opposed: Ralph Lancaster, 111 West Street  
Mrs. Edward Atwood, 223 Western Promenade  
Irving Maxwell, 125 Chadwick Street  
Mrs. Abraham Simonds, 104 West Street

*Ed  
me  
Eric*

A.P.- 9 Bramhall Street

April 11, 1967

Allen Waterman  
160 Ann Mary Brown Drive  
Warwick, R. I.

Dear Mr. Waterman:

We are unable to continue processing your application for permit in regards to the Zoning Ordinance until further information is provided on a new plot plan as follows:

This plan will need to show all the lot area involved, the proposed addition and existing building, the distances from the new addition to the side lot line and front lot line.

This plan will also need to show parking for at least 39 cars (8'x18' per parking space). Area for 22 cars is required for the present building under the appeal on October 10, 1963. 17 parking spaces is required for the new addition under Section 14-10 of the Zoning Ordinance.

Very truly yours,

A. Allan Soule  
Inspector

AAS:m



PERMIT TO INSTALL PLUMBING

14396

PERMIT NUMBER

Date Issued: 3/21/64  
 PORTLAND PLUMBING INSPECTOR

Address: 1-7 ramhall Street  
 Installation For: Mr. Waterman  
 Owner of Bldg.: Alan Waterman  
 Owner's Address: ramhall Street  
 Plumber: William H. Carr Date: 3/21/64

By: J.P. Welch  
 APPROVED FIRST INSPECTION

Date: Aug. 21-64

By: JOSEPH P. WELCH  
 APPROVED FINAL INSPECTION

Date: JOSEPH P. WELCH  
 CHIEF PLUMBING INSPECTOR

By: TYPE OF BUILDING  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
1		HOUSE SEWERS	1	\$2.00
		ROOF LEADERS (Conn. to house dra'n)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$2.00

PERMIT TO INSTALL PLUMBING

*June 11, 1965, Goodwin Street*

14373

PERMIT NUMBER

Date Issued: 8/17/64

PORTLAND PLUMBING INSPECTOR

By: J. U. Welch

APPROVED FIRST INSPECTION

*Call for first*

Date: 2-64

*Mr. 30-64 R*

By: *Full complete*

APPROVED FINAL INSPECTION

By: JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

By:

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

NEW	APPL	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	52.00
22		LAVATORIES	22	55.00
8		TOILETS	8	1.60
		BATH TUBS		
		SHOWERS		
2		DRAINS	2	1.20
		HOT WATER TANKS	1	1.20
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
10		Other Fixtures	10	6.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ 833.40

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

*Granted Conditionally*  
11/26/63

CONDITIONAL USE APPEAL

63/107  
October 18, 1963

Sumner S. Clark, Esq., owner of property at Western Promenade  
1-11 Bramhall Street, corner of  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit construction of a one-story and basement building 45 feet by 100 feet for the housing of 16 doctor's offices at 1-11 Bramhall Street, corner of Western Promenade. This permit is presently not issuable for the following reasons: 1) The greater part of the property is located in an R-6 Residence Zone, with the smaller part in an R-4 Residence Zone, and the proposed use is not allowable in either Zone unless authorized by the Board of Appeals as specified by Sections 7-A-7C and 5-A-4d of the Ordinance; 2) One rear corner of the building is to be only about 14 feet from the rear lot line instead of the minimum of 20 feet required by Section 7-B-1; 3) There is to be only about 15 feet between the side of the proposed building and an existing dwelling on the same property instead of the 20 feet (10-foot side yard for each building) required by Section 7-B-2; 4) One front corner of the building is to be only about seven feet from the street line of the Western Promenade instead of 10 feet being provided as required by Section 7-B-3.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

*Sumner S. Clark*  
APPELLANT

DECISION

After public hearing held October 31, 1963, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance, provided that said building be reduced in size to 80 feet by 45 feet, shall be located wholly within the R-6 Zone, and shall have yard spaces as shown on amended plan, and provided that parking shall be provided on the premises for at least 22 cars, said parking area to be asphalt paved. It is, therefore, determined that permit should be issued in this case, provided that said building shall be reduced in size to 80 feet by 45 feet, shall be located wholly within the R-6 Zone, and shall have yard spaces as shown on amended plan, and provided that parking shall be provided on the premises for at least 22 cars, said parking area to be asphalt paved, all in accordance with plan attached to original copy of this appeal and decision form.  
Signed on November 26, 1963

*Franklin*  
*Harvey M. Jr.*  
*Ralph*  
BOARD OF APPEALS

DATE: November 26,

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Sumner S. Clark, pro se  
AT 1-11 Bramhall Street, corner of Western Promenade  
Public Hearing on the above appeal was held before the Board of Appeals;

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

Record of Hearing --Granted, provided that said building shall be reduced in size to 80 feet by 45 feet, shall be located wholly within the R-6 Zone, and shall have yard spaces as shown on amended plan, and provided that parking shall be provided on the premises for at least 22 cars, said parking area to be asphalt paved.

Opposed: Letters in file.  
John E. Willey, Esq., representing Percival P. Baxter, 92 West Street  
Mrs. Abraham Simonds, 104 and 107 West Street  
Edward W. Atwood, 223 Western Promenade  
William C. Burrage, M. D., 53 Chadwick Street  
Mrs. William B. Ward, Jr., 150 Vaughan Street

MRS. CHARLES B. HINDS  
27 CHADWICK STREET  
PORTLAND, MAINE

October 30<sup>th</sup> 1963

To Whom It May Concern: -

As a citizen of Portland and a taxpayer in the Western part of the city I would like to enter an appeal to whatever would be the proper branch of the City Government in regard to the parking situation on the Western Promenade and also the street pavement of West Street as well as the sidewalks around that part of the city. Portland is the principal and largest city in Maine

- 2 -

MRS. CHARLES B. HINDS  
27 CHADWICK STREET  
PORTLAND, MAINE.

and we have a right to be proud of it. We have always felt that both the Eastern and Western Promenades were great assets to our city and were worthy to be shown to strangers. Now for a person to ride up or down West Street would make them think they had a ride on a camel's back and the parking on the Western Promenade is perfectly disgraceful.

I realize that visitors at the hospital must have some

- 9 -  
MRS. CHARLES S. HINDS  
17 CHADWICK STREET  
PORTLAND, MAINE

place to park but there is  
land back of the hospital  
that could be made available  
for parking and either the  
hospital or the city might  
do this and charge a small  
sum per hour as has been  
done in other large cities and  
must pay for itself.

This part of the city has paid  
high taxes for a long period and  
we have hardly been treated fairly.  
I realize everything cannot be done  
at once but I wish to call these  
facts to your attention as a  
very present problem  
Yours truly  
Augusta Hinds

Dear Mr. Hinkley,

Both my husband and I  
wish to go on record as being  
very opposed to the Clark appeal  
for a building for doctor's offices  
at Broadhall St. and the Promenade.

We reside at 89 West St. and  
feel there is already too much  
traffic here for a residential  
section.

Yours truly,

Her & Mrs. Elie Balsham.

owner

89 W. 1st St.