128 Chadwick Street

(Owner)
Dr. Richard A. Levy

Things required for permit at this location.

1. Handrails full length of stairways from second to third floor.

2. About 9 feet to the side lot line on the right side of this building.

3. Captain Gerber would like to see plans for fire escape before they are issued.

4. Permit required for fire alarm system that Captain Gerber asked for fire alarm and detective system to compensate for location of apartment on the third floor and the location of ~~the~~ ~~offices~~ two doctors' offices coming together on the second.

128-130 Chadwick Street

June 9, 1969

cc to: Corporation Counsel

Richard A. Levy, M. D.
128 Chadwick Street

Dear Mr. Levy:

Building permit and a certificate of occupancy for changing use of this dwelling and doctor's office to dwelling and three doctors offices with one doctor's office on the first floor, two on the second and dwelling on the third floor at the above named location are not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-6 Residence Zone where the proposed use is not allowable unless authorized by the Board of Appeals under provisions of Section 602.7A.7c of the Ordinance.

2. The fire escape on the right side of this building will be located with outer edge on the side lot line instead of providing the required 10 feet as stated under Section 602.7B.2.

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. A fee of $15.00 shall be paid at this office at the time the appeal is filed.

If this appeal is sustained, it will be necessary to provide a hand rail the full length of the stairway from the second to the third floor.

Fire alarm system is required by the Fire Department to be taken out by the actual installer to compensate for the location of the doctors offices on the second floor and the arrangement of the apartment on the third.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:im

128 Chadwick St - 6/3/69 - Allen

Change of Use from
Dwelling & doctor's office to
Doctor's Office & Apartment

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - House before 6/15/57 (Present use 5/19/69)

✓ Zone Location - R6

~~Interior or corner Lot -~~

~~40 ft setback area? (Section 21) -~~

→ Use - 3 doctor's office & 1 apartment

~~Sewage Disposal -~~

~~Rear Yards -~~

~~Side Yards -~~

~~Front Yards -~~

~~Projections -~~

~~Height -~~

✓ Lot Area - 5,000 sq'

~~Building Area -~~

✓ Area per Family - Same - 1 family

~~Width of Lot -~~

~~Lot Frontage -~~

✓ Off-street Parking - 1 Space

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 2 1969

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 128 Chadwick St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Richard A. Levy, M.D. 128 Chadwick St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building Doctor's Offices & One Apartment No. families 1

Last use " " and Dwelling No. families 1

Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ _____ Fee $ _____

General Description of New Work

TO CHANGE USE OF BUILDING FROM DWELLING AND DOCTOR'S OFFICE TO DOCTOR'S OFFICES AND APARTMENT.
One doctor's office-first floor.
Two " " -second floor
One apartment, third floor. (with alterations).

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal Sustained conditionally 7/31/69

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

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

Richard A. Levy, M.D.

Signature of owner by: Richard A. Levy, M.D.

APPROVED:

INSPECTION COPY

CS 301

Permit No. 691

Location 128 Chadwick St

Owner Richard A. Day, M.D.

Date of permit 7/ /69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

Appeal

#15-Pd 2/3/70
Denied 3/12/70
70/9

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Richard A. Levy, M.D., owner of property at 128-130 Chadwick Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: change use of building from a dwelling and two doctors office (one home occupation) to four doctors offices and a dwelling unit with two offices on the first floor and two on the second floor with an apartment on the third floor. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The proposed use is not allowable unless authorized by the Board of Appeals in the R-6 Residential Zone in which the property is located; (2) the porch which serves as a means of egress from the upper floors on the right side of this building will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Section 602.7B2 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.

Richard A. Levy, MD.
APPELLANT

DECISION

After public hearing held March 12, 1970, the Board of Appeals finds that such use of the premises will ____ adversely affect property in the same zone or neighborhood and will ____ be contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should not be issued in this case.

BOARD OF APPEALS

128-130 Chadwick Street

Feb. 13, 1970

Richard A. Levy, M.D.
128 Chadwick Street

cc to: Corporation Counsel

Dear Mr. Levy:

Building permit and a certificate of occupancy for the change of use of the building at the above location from a dwelling and two doctors offices (one a home occupation) to four doctors offices and a dwelling unit with two offices on the first floor and two on the second with an apartment on the third, are not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable unless authorized by the Board of Appeals in the R-6 Residential Zone in which the property is located.

2. The porch which serves as a means of egress from the upper floors on the right side of this building will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Sec. 602.7B2 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter as provided by Sec.602.7A.7.c of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file your appeal on forms which are available here. A fee of $15.00 shall be paid at this office at the time the conditional use appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

AASLm

C. PHILLIP LAPE, M. D.
FERRIS S. RAY, M. D.
RICHARD C. DILLIHUNT, M. D.
7 BRAMHALL STREET
PORTLAND, MAINE 04102

TELEPHONE 774-6366

March 9, 1970

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

Dear Mr. Hinckley:

I am aware of the present plans concerning Dr. Levy's request for appeal to permit alterations to his building at 128 Chadwick Street. In point of actual fact it is our conviction that this entire immediate neighborhood is already strongly oriented toward the Maine Medical Center and that the buildings in this area will inevitably and appropriately be oriented toward the Medical Center in their function. Many of us who live in this neighborhood do so because we work in the hospital.

We would strongly resist changes which would permit the development of frankly commercial enterprises in this area, but we have no objection to the changes which Dr. Levy proposes, including the construction of a porch on the north side of the building.

Sincerely,

C Philip Lape

Dr. & Mrs. C. Philip Lape

CPL:elr
Copy Dr. Levy

March 9, 1970

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Board of Appeals
City Hall
Portland, Maine

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We would strongly resist changes which would permit the development of frankly commercial enterprises in this area, but we have no objection to the changes which Dr. Levy proposes, including the construction of a porch on the north side of the building.

Sincerely,

Dr. & Mrs. C. Philip Lape

CPL:elr
Copy Dr. Levy

Dr. Levy is requesting the Zoning Board to grant a variance allowing his building at 128 Chadwick St. to be used as follows:

1. Two doctors' offices on first floor.
2. Two doctors' offices on second floor.
3. One rental apartment on third floor.
4. Exclusion of Dr. Levy's residence.

It would be appreciated if the board would consider the following points:

1. The neighborhood has experienced an ever increasing professional population due to the proximity of the Maine Medical Center.

2. Directly across the street from 128 Chadwick, at 131, there are 13 doctors' offices on the first two floors and rental apartments above the second.

3. At 95 West Street, less than 150 feet from 128 Chadwick and directly across from the late Gov. Baxter's residence, Dr. Irving Poliner was recently granted a variance allowing physicians' offices and a rental apartment. Dr. Poliner's residence was not required. Dr. Levy hopes the board will allow him the same privilege.

4. Ten doctors' offices are located at 72 West Street and 233 Vaughan St. Residence is not required. Both buildings are approximately twice the distance from the Medical Center as 128 Chadwick.

5. Directly abutting the rear yard of 128 Chadwick St. is 7 Bramhall St., currently containing the offices of 11 doctors and now under expansion to several more.

6. At the corner of Chadwick and Bramhall Sts. are 25 and 31 Bramhall both doctors' office buildings. 25 has an apartment (rental) on 3rd floor.

7. There is a shortage of medical offices in the neighborhood.

8. The first two floors of 128 Chadwick are exceedingly commodious and amply fit the needs of two physicians per floor (especially psychiatrists). Single physician use (per floor) presents wasted and needed space.

9. The third floor rental apartment (previously approved at last Board hearing) is urgently needed for married interns and residents, there being few available in the neighborhood.

10. In reference to the parking problem, the additional two physicians requested have available to them parking privileges at the Maine Medical Center parking lot, directly across the street from 128 Chadwick. The additional patients incidental to these two additional physicians would enjoy the same facilities as the patients of the 13 doctors located at 131 Chadwick, and would constitute a minor addition to an acknowledged impossible parking situation.

Thank you for considering this matter.

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Thank you for considering this matter.

128-130 CHADWICK STREET

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1274

Date Issued 9-6-77

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date

By

App. Final Insp.

Date

By

SEP 6 1977 ERNOLD R. GOODWIN CHIEF PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☒ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Address 128 Chadwick St

Installation For

Owner of Bldg Joseph H. Edgar

Owner's Address same

Plumber Scribner & Iverson

P. O. Box 27

Date 9-6-77

NEW	REPL		NO	FEE
	x	SINKS	1	2.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
	x	HOUSE SEWERS	1	2.00
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS base fee		3.00
		OTHER		
			TOTAL	7.00

Building and Inspection Services Dept.: Plumbing Inspection

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Sept. 13 19 77
Receipt and Permit number A03196

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: 128 Chadwick St.

OWNER'S NAME: Dr. Edgar ADDRESS: same

		FEES
OUTLETS (number of) 31-60		
Lights	11	
Receptacles	20	
Switches	7	
Plugmold	____ (number of feet)	
TOTAL		5.00
FIXTURES. (number of)		
Incandescent		
Fluorescent	(Do not include strip fluorescent)	
TOTAL		
Strip Fluorescent, in feet		
SERVICES:		
Permanent, total amperes	100	3.00
Temporary		
METERS: (number of)	1	.50
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)	5	5.00
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric (total number of kws)		
APPLIANCES: (number of)		
Ranges	x	
Cook Tops		
Wall Ovens		
Dryers		
Fans		
Water Heaters		
Disposals		
Dishwashers		
Compactors		
Others (denote)		
TOTAL		1.50
MISCELLANEOUS: (number of)		
Branch Panels		
Transformers		
Air Conditioners		
Signs		
Fire/Burglar Alarms		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Heavy Duty, 220v outlets		
Emergency Lights, battery		
Emergency Generators		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)		
TOTAL AMOUNT DUE:		15.00

INSPECTION:
Will be ready on _____, 19__; or Will Call xx

CONTRACTOR'S NAME: South Portland Electric
ADDRESS: 48 High St. So. Portland
TEL.: 772-9820

MASTER LICENSE NO.: 2020
LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Richard Christensen

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS—

Permit Number 03196

Location 128 Chadwick St.

Owner Dr. Edgar

Date of Permit 9-13-77

Final Inspection 11-2-77

By Inspector Libby

Permit Application Register Page No. 113

INSPECTIONS: Service ✓ by Libby

Service called in 10-17-77

Closing-in 9-20-77 by Libby

PROGRESS INSPECTIONS: 10-3-77 / /

11-2-77 / /

/ / /

/ / /

/ / /

/ / /

CODE COMPLIANCE COMPLETED

DATE 11-2-77

DATE:	REMARKS:
10-17-77	Changes to be made:
	Take gr on range,
	Eg. gr strip.
	Remove 2nd gr.

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Sept. 23, 1975, 19__
Receipt and Permit number A 03266

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: 128 Chadwick St.
OWNER'S NAME: Dr. Richard Levy ADDRESS: same

		FEES
OUTLETS: (number of)		
Lights		
Receptacles		
Switches		
Plugmold	(number of feet)	
TOTAL		
FIXTURES: (number of)		
Incandescent		
Fluorescent	(Do not include strip fluorescent)	
TOTAL		
Strip Fluorescent, in feet		
SERVICES:		
Permanent, total amperes	200	3.00
Temporary		
METERS: (number of)	2	1.00
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)	14	14.00
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric (total number of kws)		

APPLIANCES. (number of)			
Ranges		Water Heaters	
Cook Tops		Disposals	
Wall Ovens		Dishwashers	
Dryers		Compactors	
Fans		Others (denote)	
TOTAL			

MISCELLANEOUS: (number of)		
Branch Panels		
Transformers		
Air Conditioners		
Signs		
Fire/Burglar Alarms		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Heavy Duty, 220v outlets		
Emergency Lights, battery		
Emergency Generators		
	INSTALLATION FEE DUE:	
	DOUBLE FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT		
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)	TOTAL AMOUNT DUE:	18.00

INSPECTION:
Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Clayton E. Skillings Jr.
ADDRESS: 199 Spurwink Rd. Scarborough
TEL.: 799-5807

MASTER LICENSE NO.: 2501
LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Clayton E. Skillings Jr.

INSPECTOR'S COPY

iak

ELECTRICAL INSTALLATIONS

Permit Number F3266

Location 128 Chadwick St.

Owner Dr. Richard Levy

Date of Permit 9-23-75

Final Inspection 10-2-75

By Inspector Libby

Permit Application Register Page No. 31

INSPECTIONS: Service ✓ by Libby

Service called in 10-2-75

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE COMPLIANCE COMPLETED

DATE 10-2-75

DATE:	REMARKS:
10-2-75	Make changeover on Wed. - 8th.

Date Issued June 4, 1970

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date JUN 4 - 1970

By

App. Final Insp.

Date 6/12/88

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☒ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1438

Address

Installation For: 128 Chaucer St.

Owner of Bldg: dwelling

Owner's Address. Doctor's Office

Plumber Doctor Richard Levy

Fred Miller, Jr.

Date: June 4, 1970

NEW	REPL.		F.O	
		SINKS		
*		LAVATORIES		
*		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS	1	
		HOT WATER TANKS	1	
		FLOOR SURFACE TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	2	4.00

Building and Inspection Services Dept.; Plumbing Inspection

APPLICATION FOR PERMIT

PERMIT ISSUED
SEP 2 1977
CITY of PORTLAND

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

B.O.C.A. TYPE OF CONSTRUCTION ..... 6-7-2 .....

ZONING LOCATION R-6 PORTLAND, MAINE, Sept. 1, 1977

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 128 Chadwick St. ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Dr. Edgar - same ..... Telephone .....
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address F. P. & C. H. Murray - P. O. Box 2297 So. Portland Telephone 799-8136
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building Doctor Offices ..... No. families .....

Last use same ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $ 11,000 ... Fee $. 44.00

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

This application is for:

Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other alterations to bldg.

GENERAL DESCRIPTION

Permit to make alterations to already building as per plans. 2 sheets of plans.
(~~Home occupation~~)

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 ☐
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: ok m.a.w. 9/1/77
BUILDING CODE: O.K. E.L. 9/1/77
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 Robert E. Murray ..... Phone # ... same .....

Type Name of above Robert Murray ..... 1 ☐ 2 ☐ 3 ☒ 4 ☐
Other .....
and Address .....

FIELD INSPECTOR'S COPY

Permit No. 77/9.779

Location 128 Goodrich St.

Owner Chas. Edgar

Date of permit 8-19-77

Approved 9-2-77 Dis. Alice [illegible]

Home occupation [illegible]

NOTES

9-9-77 Work started - headed off bearing weight from out all partitions - [illegible]

9-16-77 Still working - Sheetrocked hallway on 1st floor to stairway - Some Sheetrocking on stairs - Elec. working to be used as an apt. not doctors office - [illegible]

11-8-77 Not completed yet - still has some plumbing to complete - [illegible]

5-16-78 The plumbing inspector informed me that the plumbing has been completed - issue C.O. [illegible]

Granted 4/16/70
70/23

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Richard A. Levy, M.D., owner of property at 128-130 Chadwick St. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: constructing an entrance porch about 6'x6' on the right side of this dwelling. This permit is presently not issuable under the Zoning Ordinance because the porch is proposed only 1' from the side lot line instead of providing the required 10' as stated under Sec. 602.7B.2 of the Ordinance in the R-6 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find 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.

Richard A. Levy MD
APPELLANT

DECISION

After public hearing held April 16, 1970, 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 G. Hawkins
Harry M. Thomas
Joseph L. Young

128-130 Chadwick St.

April 3, 1970

cc to: Corporation Counsel

Richard A. Levy, M. D.
128 Chadwick Street

Dear Dr. Levy:

We are unable to issue a permit to construct entrance porch about 6' x 6' on the right side of this dwelling at the above named location in the R-6 Residential Zone in which this property is located because the porch will be located only about 1' from the side lot line instead of providing the required ten feet as stated under Sec.602.7B.2 of the Zoning 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 your appeal on forms which are available here.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

AAS:m

RICHARD A. LEVY, M. D.
128 CHADWICK STREET
PORTLAND, MAINE 04101
TELEPHONE 772-1515

April 4, 1970

Building Inspection Department &
Corporation Counsel's Office
Portland, Maine

Gentlemen:

This letter is to authorize Patricia M. Park as my representative in filing an appeal for the purpose of constructing a porch on the north side of 128 Chadwick Street adjacent to the Lape property. I also authorize her to appear at the appeal hearing before the zoning board to present our request.

~~Yours~~ truly,

Richard A. Levy, MD.

Richard A. Levy, M.D.

RAL/pp

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 13, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at Cityhall, Portland, Maine on Thursday, April 16, 1970 at 4:00 p.m. to hear the appeal of Dr. Richard A. Levy requesting an exception to the Zoning Ordinance to construct an entrance porch 6'x6' on the right side of the dwelling at 128-130 Chadwick Street.

This permit is presently not issuable under the Zoning Ordinance because the porch will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Sec. 602.V.D.2 of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin O. Hinckley

Chairman

h

cc: Dr. Charles Philip Lape
132 Chadwick St.

Richard W. Jendrasko
105 West Street

Ruth Simonds
107 West Street

Mary Lou Lancaster
111 West St.

DATE: April 16, 1970

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Richard A. Levy, M.D.

AT 128-130 Chadwick Street, Portland, Maine

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

BOARD OF APPEALS

	VOTE	
	YES	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

March 6, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, March 12, 1970 at 4:00 p.m. to hear the appeal of Dr. Richard A. Levy requesting an exception to the Zoning Ordinance to change the use of the building at 128-130 Chadwick Street from a dwelling and two doctors offices (one a home occupation) to four doctors offices and a dwelling unit with two offices on the first floor and two on the second floor with an apartment on the third floor.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the proposed use is not allowable unless authorized by the Board of Appeals in the R-6 Residential Zone in which the property is located; (2) the porch which serves as a means of egress from the upper floors on the right side of this building will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Section 602.7B2 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

File

Re: 128-130 Chadwick Street

April 17, 1970

Dr. Richard A. Levy
128 Chadwick Street

Dear Dr. Levy:

On April 16, 1970 the Appeal Board granted your appeal to construct a 6'x 6' platform on right side of the building at the above location.

It is now necessary for you to have your carpenter come to this office and give us the framing information, cost of work and pay the permit fee.

Very truly yours,

h

A. Allan Soule
Assistant Director

128-130 Chadwick Street

Feb. 13, 1970

cc to: Corporation Counsel

Richard A. Levy, M.D.
128 Chadwick Street

Dear Mr. Levy:

Building permit and a certificate of occupancy for the change of use of the building at the above location from a dwelling and two doctors offices (one a home occupation) to four doctors offices and a dwelling unit with two offices on the first floor and two on the second with an apartment on the third, are not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable unless authorized by the Board of Appeals in the R-6 Residential Zone in which the property is located.

2. The porch which serves as a means of egress from the upper floors on the right side of this building will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Sec. 602.7B2 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter as provided by Sec.602.7A.7.c of the Ordinance. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file your appeal on forms which are available here. A fee of $15.00 shall be paid at this office at the time the conditional use appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

AASEm

Chadwick St - 2/12/70 - Allen

Change of use

RG

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - New use

✓ Zone Location - RG

Interior ~~or corner~~ Lot -

40 ft ~~setback area~~? (Section 21) -

→ Use - Appeal + decl. appeal & living quarters on 3rd flr

~~Sewage Disposal~~ -

✓ Rear Yards - O K

→ Side Yards - 1' from porch

~~Front Yards~~ -

~~Projections~~ -

~~Height~~ -

✓ Lot Area - 5000 ft²

~~Building Area~~ -

~~Area per Family~~ -

~~Width of Lot~~ -

~~Lot Frontage~~ -

✓ Off-street Parking - Sec. 602 14 B.1 - 0.4 - Lot 5,000 ft²

RICHARD A. LEVY, M. D.
128 CHADWICK STREET
PORTLAND, MAINE 04101
TELEPHONE 772-1515

Feb. 9, 1970

Mr. A. Allan Soule
Asst. Director, Building Inspection
City of Portland

Dear Mr. Soule:

Enclosed are the new set of plans you requested in your letter of Feb 6th, showing doctors' offices and the proposed location of the fire escape leading from third floor.

During his inspection this past summer, Capt. Gerber asked us to change the swing of the door on the second floor rear landing leading to rea. staircase. If he feels it will be safer to totally remove the door I shall do so. A handrail extending the length of the rear staircase shall also be installed, as will a firedoor per your specifications leading from rear stairs to third floor apartment. A firealarm system, with sensor heads in basement, second floor hall closet, and rear staircase (as requested by Capt. Gerber during his first inspection) has been planned, and I believe George Stanford's electrician has recently gone over the plan with Capt. Gerber.

I wish to do everything possible to avoid fire, and therefore am having the entire house rewired as well.

Access to the rear staircase on first floor will be through a new entrance to be constructed on the North side, adjacent to the Lape property. The rear door currently leading off the first floor kitchen will serve as exit to the proposed child psychiatrist's office (# 2). Current entry to rear staircase from kitchen will be sealed.

The ceiling the the rear room of basement shall be repaired. All violations noted by the inspector on May 2, 1969 (in conjunction with my application to the Bramhall Hill Conservation Office for financing) shall be corrected. Mr. Georege Stanford, general contractor, has submitted detailed specs. to the Bramhall Hill Conservation office involving a complete renovation of 128 Chadwick, as part of my application for financing. That application is in final stages of processing. When approved, and I know I will be able to proceed with rennovation of the building, building permits will be applied for.

Parking for the additional physicians is available directly across the street in the Maine Medical Center Staff Parking lot. The additional two psychiatrists requested in this new appeal, will involve two patients per hour, when the doctors are not in hospital, at Pineland or other community agency. I have thought it reasonable that these additional patients use the same facilities as the patients of the 13 doctors located in 131 Chadwick St.

~~Yours~~ truly,

Richard A. Levy, M.D.

128 Chadwick St.

Feb. 6, 1970

Richard Levy, M. D.
120 Chadwick Street

cc to: Capt. Gerber,
Fire Prevention Bureau

Dear Dr. Levy:

Inspection as of this date by Capt. Gerber of the Fire Prevention Bureau and myself reveals a problem in providing the proper required exits from the third floor.

We will need a new set of plans drawn to detail showing each floor with rooms labeled as to use and the doctors offices numbered. Plans will need to show where you propose to install the new fire escape on the third floor.

The stairway serving the third floor at the present time goes through what once was a kitchen on first floor. Will this room remain vacant, or will you provide a new entrance from the outside to this stairway? The landing at the second floor level for this stairway serving the third floor has a door that opens into the hallway. We question the swing of this door or the advisibility of having a door here at all. I would also mention at this time that we would require a fire door at the top of the stairs on the third floor. A self-closing solid core plywood door having a nominal uniform thickness of not less than 1-3/4 inches may be used. Hand rails will be required to run the full length of the stairs on at least one side.

Separate permits are required to be taken out by the actual installers of the fire escape and of the proposed fire alarm system.

The plastered ceiling in the rear room in the basement has a number of openings in it which must be made solid by more plaster or sheetrock or to be removed altogether.

We are concerned over the means of egress from the third floor and will need to know how this is to be provided for before we take this change of use to the Board of Appeals. Another question that also comes up, and we were unable to answer until we see complete plans is the number of parking places required for this increase in use. It would seem that at least two or three parking places will be required and as such we will need to put this also into the appeal.

Very truly yours,

AAB:m

A. Allan Soule, Assistant Director Building Insp.

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, February 3, 1970

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 128 Chadwick Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Richard A. Levy, M.D., 128 Chadwick Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 3

Proposed use of building Doctors' Offices (4) and apt. No. families 1

Last use Doctor's office and apt. No. families 1

Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ _____ Fee $ _____

General Description of New Work

To construct a 6'x6' platform right side of building.

To change use from doctor's office (home occupation) and dwelling to 2 4 doctors' office and dwelling *appeal denied 3/12/70*

2-offices on 1st floor; 2 offices on second floor d 1 apt. on third floor as per plans *appeal denied 3/12/70*

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal sustained 4/16/70 Appeal Denied 3/12/70

Sent to Fire Dept 2/9/70
Rec'd from Fire Dept 2/11/70

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*** owner

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? _____ 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:
C O Wall Fire 2-11-70

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

CS 101

INSPECTION COPY

Signature of owner Richard A. Levy M.D.

P41

Permit No. 70

Location 128 Chadbourne Rd.

Owner Richard A. Perry, MD

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

2/23/71 - Work not done -

Allen

File 128-130 Chadwick St

April 3, 1970

COPY

Richard A. Levy, M. D.
128 Chadwick Street
Portland, Maine

Dear Dr. Levy:

The Board of Appeals on April 2, 1970 authorized another hearing on the question of a new entrance on the north side of the house adjacent to the Lape property.

You should, therefore, contact the Building Inspection Department and make arrangements for the filing of the necessary papers.

Very truly yours,

(Mrs.) Patricia E. Meally
Secretary to Board of Appeals

M
cc: Building Inspection Department

RECEIVED
APR - 3 1970
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

AP - 128 Chadwick St.

August 6, 1909

Dr. Richard A. Levy,
128 Chadwick Street

Dear Dr.Levy:

The Appeal Board has granted your appeal provided that there shall be only one doctor's office as a home occupation on the first floor and one doctor's office on the second and an apartment on third floor.

It is necessary for you to come to this office, Room 113, City Hall, and give us the estimated cost of the work and pay the required permit fee before we can continue to process this application.

Very truly yours,

AAS/h

A. Allan Scale,
Assistant Director

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 6, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, March 12, 1970 at 4:00 p.m. to hear the appeal of Dr. Richard A. Levy requesting an exception to the Zoning Ordinance to change the use of the building at 128-130 Chadwick Street from a dwelling and two doctors offices (one a home occupation) to four doctors offices and a dwelling unit with two offices on the first floor and two on the second floor with an apartment on the third floor.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the proposed use is not allowable unless authorized by the Board of Appeals in the H-6 Residential Zone in which the property is located; (2) the porch which serves as a means of egress from the upper floors on the right side of this building will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Section 602.7B2 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 6, 1970

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, March 12, 1970 at 4:00 p.m. to hear the appeal of Dr. Richard A. Levy requesting an exception to the Zoning Ordinance to change the use of the building at 128-130 Chadwick Street from a dwelling and two doctors offices (one a home occupation) to four doctors offices and a dwelling unit with two offices on the first floor and two on the second floor with an apartment on the third floor.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) the proposed use is not allowable unless authorized by the Board of Appeals in the R-6 Residential Zone in which the property is located; (2) the porch which serves as a means of egress from the upper floors on the right side of this building will be located only about one foot from the side lot line instead of providing the required ten feet as stated under Section 602.7B2 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

DATE: March 12, 1970

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Richard A. Levy, M.D.

AT 128-130 Chadwick Street

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

BOARD OF APPEALS

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

Record of Hearing

#15Pa 6/13/69
Granted Cond 7/31/69
69/61

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Dr. Richard A. Levy, owner of property at 128-130 Chadwick Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Change Use of dwelling and doctor's office (home occupation) to dwelling and three doctors offices,-1 on first floor; 2 on second floor and apt. on third floor. This permit is presently not issuable under the Zoning Ordinance because: (1) the property is located in an R-6 Residence Zone where the proposed use is not allowable unless authorized by the Board of Appeals under provisions of Section 602.7A.7c of the Ordinance; (2) the fire escape on the right side of this building will be located with outer edge on the side lot line instead of providing the required 10 feet as stated under Section 602.7B.2 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.

Richard A. Levy, MD.
APPELLANT

DECISION

After public hearing held July 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, provided that there shall only be one doctor's office as home occupation on the first floor, one doctor's office on second floor and an apartment on third floor.

BOARD OF APPEALS

DATE: July 3, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Dr. Richard A. Levy

AT 128-130 Chadwick Street

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

BOARD OF APPEALS

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

Record of Hearing

Opposed: Ralph Lancaster, 111 West Street
Mrs. Abraham Simonds, 107 West

Granted provided that there shall only be one doctor's office as home occupation on the first floor, one doctor's office on second floor and an apartment on third floor.

128-130 Chadwick Street

June 9, 1969

Richard A. Levy, M. D.
128 Chadwick Street

cc to: Corporation Counsel

Dear Mr. Levy:

Building permit and a certificate of occupancy for changing use of this dwelling and doctor's office to dwelling and three doctors offices with one doctor's office on the first floor, two on the second and dwelling on the third floor at the above named location are not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-6 Residence Zone where the proposed use is not allowable unless authorized by the Board of Appeals under provisions of Section 602.7A.7c of the Ordinance.

2. The fire escape on the right side of this building will be located with outer edge on the side lot line instead of providing the required 10 feet as stated under Section 602.7B.2.

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. A fee of $15.00 shall be paid at this office at the time the appeal is filed.

If this appeal is sustained, it will be necessary to provide a hand rail the full length of the stairway from the second to the third floor.

Fire alarm system is required by the Fire Department to be taken out by the actual installer to compensate for the location of the doctors offices on the second floor and the arrangement of the apartment on the third.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Dept.

AAS:m

C. PHILIP LAPE, M. D.
FERRIS S. RAY, M. D.
RICHARD C. DILLIHUNT, M. D.
7 BRAMHALL STREET
PORTLAND, MAINE 04102

TELEPHONE 774-6368

July 2, 1969

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

Dear Mr. Hinckley:

Mrs. Lape and I occupy the residence at 132 Chadwick Street which is directly to the north and adjacent to the building owned by Dr. Levy. It is our belief that the property in this immediate area is geographically so close to the hospital that it seems entirely appropriate and inevitable that its uses will be largely related to hospital business. We in fact live here because it is so convenient to both the Medical Center and the Mercy Hospital. We are therefore completely sympathetic to the proposed changes in function stated in your letter of June 23rd, concerning Dr. Levy's appeal. In addition we have no objection to the construction of an outside fire escape on this building, as described in your letter.

Sincerely,

C. P. Lape

C. Philip Lape, M.D.

CPL:elr
Copy Dr. Levy

BERNSTEIN, SHUR, SAWYER AND NELSON
443 CONGRESS STREET
PORTLAND, MAINE
04111

ISRAEL BERNSTEIN (1890-1967)
BARNETT I. SHUR
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN
HERBERT H. SAWYER
LEONARD M. NELSON
WILLIAM W. WILLARD
GEORGE M. SHUR
CUSHMAN D. ANTHONY

AREA CODE 207
TELEPHONE 774-6291

July 7, 1969

Board of Appeals
% Mrs. Patricia Meally
City Hall
389 Congress Street
Portland, Maine

Re: Dr. Richard A. Levy
128 Chadwick Street
Portland, Maine

Gentlemen:

Mrs. Meally was kind enough to advise Dr. Levy and me, upon our inquiry, of the result of the hearing held on July 3rd. We would appreciate the opportunity to discuss with the Board its decision, and perhaps to clarify the decision.

Thank you for your consideration and reply.

Very truly yours,

Sumner T. Bernstein

STB/cs
cc:
Franklin G. Hinckley
Harry M. Shwartz
Ralph Young
Richard Levy

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 23, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, July 3, 1969 at 4:00 p.m. to hear the appeal of Dr. Richard A. Levy requesting an exception to the Zoning Ordinance to permit changing the use of dwelling and doctor's office (home occupation) to dwelling and three doctors offices,-1 on first floor; 2 on second floor and apartment on third floor at 128-130 Chadwick Street.

This permit is presently not issuable under the Zoning Ordinance because: (1) the property is located in an R-6 Residence Zone where the proposed use is not allowable unless authorized by the Board of Appeals under provisions of Section 602.7A.7c of the Ordinance; (2) the fire escape on the right side of this building will be located with outer edge on the side lot line instead of providing the required 10 feet as stated under Section 602.7B.2 of the Ordinance.

This appeal is taken under Section24 of the Zoning Ordinance which provides that 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 Zoning Ordinance.

Persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Loc. [illegible]
Loc w/i S [illegible]
Bldg # Fire Elec Other
Issued [illegible]
Expires [illegible]

Mr. Richard A. Levy
[illegible] Chadwick Street
Portland, Maine [illegible]

Dear Sir:

On May 3, [illegible] an examination was made of the premises located

at [illegible] Chadwick Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

[illegible]

[illegible] in good order all exteriorated and hazardous parts of the structure as follows:

[illegible] of [illegible] -

1. The loose, worn, exteriorated and hazardous parts of front porch.
2. Paint on the loose bricks on the right side of the front porch.
3. Be required that you make the exterior walls of the structure weather-tight and water-tight by painting or any other suitable means.
4. Paint on the front foundation wall.
5. Paint on the bricks on the rear chimney.
6. The loose cracked or missing plaster on the walls in the pantry, the third floor middle closet and the rear right bedroom on the second floor.
7. The loose cracked or missing plaster on the ceilings in the kitchen.
8. The loose cracked or missing plaster on the ceilings and walls in the third floor front bedroom and the middle left bedroom.
9. The loose and missing bricks on the fireplace hearth in the living room on the first floor.

STRUCTURAL - continued

k. Determine the reason and remedy the condition which causes the ceiling to show signs of leakage in the third floor bathroom and the right rear bedroom on the third floor.

ELECTRICAL

Check and have repaired all defective electrical wiring and electrical equipment throughout the structure.

REPAIR or REPLACE -

a. The illegal wiring to the ceiling light fixture in the pantry.

PLUMBING

REPAIR or REPLACE -

a. The defective wasteline in the water closet in the second floor bathroom.

HEATING

a. We suggest that you have the entire heating system inspected by a competent licensed heating engineer.

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before June 15, 1969.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #128 Chadwick St.

Issued to Richard A. Levy, M.D.
128 Chadwick St.

Date of Issue May 19, 1969

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 69/402, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Dwelling and Doctor's Office (two rooms on first floor) HOME OCCUPATION.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: Nelson F. Cartwright

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

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

Application for Permit for Alterations, etc.

Portland, May 8, 1915. 191

To the
INSPECTOR OF BUILDINGS:

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

Location, 128 Chadwick St. Ward, 7 In fire-limits? No

Name of Owner or Lessee, J. T. Schoffield Address, 128 Chadwick St.

" " Contractor, George A. Martin " 74 Washington Ave rear

" " Architect, "

Description of Present Bldg.

Material of Building is Wood Style of Roof, hip Material of Roofing, slate

Size of Building is 45 feet long; 30 feet wide. No. of Stories, 2

Cellar Wall is constructed of stone is 16 inches wide on bottom and batters to 12 inches on top.

Underpinning is brick is 8 inches thick; is 2 feet in height.

Height of Building, 16' Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? dwelling No. of Families? 1

Building to be occupied for dwelling Estimated Cost, $300

DETAIL OF PROPOSED WORK

build on a dormer.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? 8; No. of feet wide? 20; No. of feet high above sidewalk?

No. of Stories high?; Style of Roof?; Material of Roofing? slate

Of what material will the Extension be built? wood Foundation?

If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.

How will the Extension be occupied? dwelling How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? Proposed Foundations?

No. of feet high from level of ground to highest part of Roof to be?

How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative G. A. Martin

Address Rear 74 Wash Ave

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

1-15-500. P. 8481.

Ward 7 Permit No. 34/481

Location 128 Chadwick St

Owner Fidelity Trust Co.

Date of permit 5/1/34.

Notif. closing in

Inspn. closing-in

Final Notif.

Final Inspn. 6/13/34

Cert. of Occupancy issued

NOTES

6/13/34 - Final Inspection made OJ

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1481
MAY 1 1934

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May, 1, 1934

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 128 Chadwick St Use of Building Residence

Name and address of owner Fidelity Trust Co Ward 7

Contractor's name and address E. N. Cunningham Co. Telephone 3-9671

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

General Description of Work

To install Install water heater in basement

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel coal

Material of supports of heater or equipment (concrete floor or what kind) sets on legs -iron & asbesto

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 5 ft.

from top of smoke pipe 18", from front of heater 4 ft from sides or back of heater 3 ft.

IF OIL BURNER

Name and type of burner _____ Approved by Underwriters' Laboratories? _____

Location of storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? _____ ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor E.N. Cunningham Co.
F. V. Hancock

175/B

INSPECTION COPY

Ward 7 Permit No 35/1340

Location 121 Chadwick St.

Owner Fidelity Trust Co

Date of permit 8/28/35

Post Card sent 9/28/35

Notif. for inspn. None

Approval Tag issued 9/11/35

Oil-Burner Check List (date)

1. Kind of heat Steam
2. Label
3. Anti-siphon
4. Oil storag.
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES

9/11/35 O.T. given with provision that former warm air ducts be closed up in the cellar. Carpenter during the work for the Fidelity Trust Co said he would fix these up. Took this up with Mr Goodwin of the Gloucester Office. CEC

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1340

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED AUG 28 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. *Portland, Maine,* August 28, 1935

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 128 Gladwick Street Use of Building dwelling house

Name and address of owner Fidelity Trust Co. 488 Congress St. 2-6357 Ward 7

Contractor's name and address Arnold Fossett, 120 Brackett St. Westbrook Telephone 693

General Description of Work

To install steam heating system in place of existing hot air

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED
NOTIFICATION BEFORE LATHING OR PLASTERING IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story Kind of Fuel coal

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 5'

from top of smoke pipe 2' from front of heater 4' from sides or back of heater 4'

Size of chimney flue 14x16 Other connections to same flue fireplace

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

Amount of fee enclosed? 1.00 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc. in same building at same time.)

INSPECTION COPY

Signature of contractor Arnold Fossett 5/16

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location Chadwick St. 128-130 Date investigation commenced

2. References: Complaints C-40-132 Appl. BP Inq.

3. Present Owner and Address James E. Fay - 128 Chadwick St.

4. Present Lessee and Address

5. Building Permit Record: 5/8/4 Alt. - 34/451 5/11/34 Heater HW. 35/1345 8/26/35 Heat.

Assessors' Record

6. Survey 1924: Owner John T. Skolfield No. tenants

No. rooms ; Class of Use Dwelling - Single

7. Assessors' change record since 1924

8. Change of Owners, 1924 to date 1892 Skolfield, John T 1934 Robert Brown Conservator 1943 James E. Fay.

9. City Directory Record

1926		1936	Hugh L. Bond (Kathryn D)
1927	John T. Skolfield (Josephine D)	1937	Hugh L. Bond (Kathryn D)
1928	Wallace E. Parsons (Ludia C)	1938	Hugh L. Bond (Kathryn D)
1929	John T. Skolfield (Josephine P)	1939	Raffaele Romano (Maria) Raffaele Jr
1930	John T. Skolfield (Josephine P)	1940	Raffaele Romano (Maria) Raffaele Romano Jr.
1931	John T. Skolfield (Josephine P)	1941	Raffaele Romano (Maria) Raffaele Jr.
1932	John T. Skolfield (Josephine P) Charles H Willey	1942	Vacant
1933	Mrs. Bertha L. Chapman	1943	James E. Fay (Alice H)
1934	Mrs. Bertha L. Chapman	1944	Same
1935	Hugh L. Bond (Kathryn D)	1945	

10. Miscellaneous

Conclusions and Action

APPLICATION FOR PERMIT

Class of Building or Type of Structure [illegible]

Portland, Maine, April 4, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter demolish the following building structure in accordance with the laws of the State of Maine, the Building Code of the City of Portland, plans and specifications filed herewith and the following specifications:

Within Fire Limits? [illegible] Dist. No. [illegible]

Location 108 Chadwick Street

Owner's or Lessee's name and address Fidelity Trust Co., 465 Congress St. Telephone

Contractor's name and address Telephone

Plans filed by [illegible]

Architect

Proposed use of building Rooming house (11 rooms to be let for lodging) No families

Other buildings on same lot

Estimated cost $

Fee $ [illegible]

Description of Present Building to be Altered

Material wood No. stories 2½ Heat steam Style of roof gable Roofing asphalt

Dwelling house No families 1

General Description of New Work

To change the use of the building from single family dwelling house to rooming house

[illegible]

Re: Parking space - 128 Chadwick Street

April 15, 1968

cc to: William Dow
Bramhall Hill Project

Mr. James E. Fay
128 Chadwick Street

Dear Mr. Fay:

In answer to your inquiry over the telephone to have a parking space at the above named location. We have now on file a plan of this lot and parking space in regard to the building made by the Bramhall Hill Project.

This parking area is not allowable under the Zoning Ordinance, Section 602.14.f, because this parking space will be closer than 5 feet to the side lot line and less than 50' from the street line as required.

This parking area may be appealed. If you so desire to do so you would have to come to this office and file for certificate of occupancy to park one car at this location. You would have to receive permission from the Public Works Department for any curb cuts and permission from the Park Department before the tree can be removed from this driveway. If these requests are approved and the appeal board grants you variance, it would also be necessary when the driveway is installed that all surface drainage would not allow any water run-off over or across the public sidewalk or street.

Very truly yours,

A. Allan Soule
Acting Deputy Director of Building & Inspections
Department

AAS:m

Re: Parking space - 128 Chadwick Street

April 15, 1968

Mr. James E. Fay
128 Chadwick Street

Dear Mr. Fay:

In answer to your inquiry over the telephone to have a parking space at the above named location. We have now on file a plan of this lot and parking space in regard to the building made by the Bramhall Hill Project.

This parking area is not allowable under the Zoning Ordinance. Section 602.14.f, because this parking space will be closer than 5 feet to the side lot line and less than 50' from the street line as required.

This parking area may be appealed. If you so desire to do so you would have to come to this office and file for certificate of occupancy to park one car at this location. You would have to receive permission from the Public Works Department for any curb cuts and permission from the Park Department before the tree can be removed from this driveway. If these requests are approved and the appeal board grants you variance, it would also be necessary when the driveway is installed that all surface drainage would not allow any water run-off over or across the public sidewalk or street.

Very truly yours,

A. Allan Soule
Acting Deputy Director of Building & Inspections Department

AAS:m

Memorandum from Department of Building Inspection, Portland, Maine

April 25, 1968

Mr. Berman:

If this driveway is OK will you please sign your name or initials and return to us. Thank you.

A. Allan Soule

Don't see how a driveway could be put in with 9' between buildings. Should this go to Board of Appeals JB + DS

CS-27

Permit No. 69/402

Location 1280 Underwood St.

Owner R. Richey Agency

Date of permit 5/13/69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 5/19/69 D. Powell Brown

Staking Out Notice

Form Check Notice

NOTES

5-16-69 OK to issue C of O.

6/9/69 - Not doing this work per application

R6 RESIDENCE ZONE

PERMIT ISSUED
402
MAY 8 1969
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 6, 1969

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 128 Chadwick Street Within Fire Limits? Dist. No.

Owner's name and address Richard A. Levy M. D., 128 Chadwick Street Telephone

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Dwelling and Doctor's Office No. families 1

Last use Dwelling No. families 1

Material frame No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 2.00

General Description of New Work

to dwelling

To change use of building from dwelling ~~to~~ and Doctor's Office. No alterations
To use two rooms on first floor for doctor's office as per plan.

An occupation conducted within a dwelling unit which such use does not occupy more than 25% of the dwelling unit devoted to living quarters, except that the area devoted to living quarters shall not be reduced below 900 sq. ft..

(over)

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

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:
Che Ell 5/8/69

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 201

INSPECTION COPY

Richard A. Levy, M. D.

Signature of owner Richard A. Levy, M.D.