

129-133 CHADWICK STREET



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date May 14, 19 79
 Receipt and Permit number A 24094

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: Rt 131 Chadwick Street
 OWNER'S NAME: Metropolitan Apts. ADDRESS: same FEES

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft TOTAL _____	_____
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____	_____	_____
SERVICES:	Strip Flourescent _____	ft. _____	_____	_____	_____
	1- 200 amp - 1 - 100 amp.				6.00
	Overhead <input checked="" type="checkbox"/> Underground _____	Temporary _____	TOTAL amperes <u>200</u>		2.00
METERS: (number of)	_____	_____	_____	_____	1.00
MOTORS: (number of)	Fractional _____	_____	_____	_____	_____
	1 HP or over _____	_____	_____	_____	_____
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	_____	_____	_____	_____
	Electric (number of rooms) _____	_____	_____	_____	_____
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	_____	_____	_____	_____
	Oil or Gas (by separate units) _____	_____	_____	_____	_____
	Electric Under 20 kws _____	Over 20 kws _____	_____	_____	_____
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____	_____	_____
	Cook Tops _____	Disposals _____	_____	_____	_____
	Wall Ovens _____	Dishwashers _____	_____	_____	_____
	Dryers _____	Compactors _____	_____	_____	_____
	Fans _____	Others (denote) _____	_____	_____	_____
	TOTAL _____	_____	_____	_____	_____
MISCELLANFOUS: (number of)	Branch Panels _____	_____	_____	_____	_____
	Transformers _____	_____	_____	_____	_____
	Air Conditioners Central Unit _____	_____	_____	_____	_____
	Separate Units (windows) _____	_____	_____	_____	_____
	Signs 20 sq. ft. and under _____	_____	_____	_____	_____
	Over 20 sq. ft. _____	_____	_____	_____	_____
	Swimming Pools Above Ground _____	_____	_____	_____	_____
	In Ground _____	_____	_____	_____	_____
	Fire/Burglar Alarms Residential _____	_____	_____	_____	_____
	Commercial _____	_____	_____	_____	_____
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____	_____	_____	_____
	over 30 amps _____	_____	_____	_____	_____
	Circus, Fairs, etc. _____	_____	_____	_____	_____
	Alterations to wires _____	_____	_____	_____	_____
	Repairs after fire _____	_____	_____	_____	_____
	Emergency Lights, battery _____	_____	_____	_____	_____
	Emergency Generators _____	_____	_____	_____	_____
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: _____	DOUBLE FEE DUE: _____	_____	_____
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	TOTAL AMOUNT DUE: <u>7.00</u>	_____	_____	_____

INSPECTION: Will be ready on _____, 19 ____; or Will Call
 CONTRACTOR'S NAME: R.D. Electric
 ADDRESS: 94 Allen Ave.
 TEL: _____
 MASTER LICENSE NO.: 2812
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: Robert J. Wollanen

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



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

131 Chadwick Street
 -JPH

INSPECTION COPY

COMPLAINT NO. 78-5

Date Received Jan. 18, 1978

Location 131 Chadwick Street Use of Building Apt. House

Owner's name and address Bowdoin Apt. Same Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

Description: **Constructing elevator shafts without permit.**

NOTES:

*1-26-78 Some evidence of work being done -- No one working --
 Manager of bldg being repaired -- tried to get hold of Mr. Osker
 who knows about the job -- tell call me back --
 Owner to come in for a permit*

February 6, 1978

Metropolitan Corporation
439 Congress Street
Portland, Maine

Gentlemen:

RE: 129-133 Chadwick Street

Following is the decision of the Board of Appeals regarding your petition to change the use of third floor from 6 apartments to 6 doctors offices. Please note that your appeal was denied.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

APPLICATION FOR PERMIT

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

ZONING LOCATION PORTLAND, MAINE, .. Oct. 27, 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 **131 Chadwick St.**
1. Owner's name and address **Metropolitan Corp.- 439 Congress St.** Fire District #1 #2
2. Lessee's name and address Telephone **773-1358**
3. Contractor's name and address Telephone **799-0597 Home**
4. Architect Telephone
Proposed use of building **doctors offices** Specifications Plans No. of sheets
Last use **apts. & doctors offices** No. families
Material No. stories Heat Style of roof No. families
Other buildings on same lot Roofing
Estimated contractual cost \$
Fee \$ **15.00**
appeal fee

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION **Change of use from apartments to doctors offices with no structural changes, 3rd floor to have 6 individual doctors offices**
This application is for: @ 775-5451 Ext. 234
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
Stamp of Special Conditions

Appeal Dated 2-2-78

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 MISC. ANEONS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturber any tree on a public street? ..
ZONING:
BUILDING CODE:
Fire Dept.: *Ruth Colello* Will there be in charge of the above work a person competent
Health Dept.: to see that the State and City requirements pertaining thereto
Others: are observed?

Signature of Applicant *Ruth E. Colello* Phone #. **8129**
Type Name of above **Ruth Colello**
FIELD INSPECTOR'S COPY
Other
and Address

129-133 Chadwick Street

January 9, 1978

an Corporation
ress Street
Portland, Maine

Gentlemen:

Building Permit and Certificate of Occupancy to Change the Use of the third floor at the above named location from 6 apartments to 6 doctors offices are not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals under the provisions of Section 602.7.A.8.c.
2. 8 additional off-street parking spaces required by Section 602.14.B.10 will not be provided.

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, Rm. 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.D.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/x

12 ST.

11/15/16 M.G. CO.

LIST AGAINST ZONING ORDINANCE

115TING

- Location - R-6
- Interior or corner lot -
- 40-ft setback area (section 21) -
- Use - ~~3rd~~ ^{1st & 2nd} = 12 DOCTORS OFFICES
6 DOCTORS OFFICES
- Sewage Disposal - ~~4th & 5th~~ = 10 APARTMENTS
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage
- Off-street Parking - 14 SPACES REQ.
- Loading bays -

603.14.1410

14 REQ.
 - 6 FOR ARTS.
 ———
 8 NEW SPACES REQ.

PORTLAND, MAINE

MEMORANDUM

DATE: 1/19/78

..

Approval is hereby given for a building permit
from this Department subject to the following requirements/reasons:

- 1) All vertical openings shall be enclosed with a minimum of one hour fire rated partitions and one hour fire doors with self-closers.
- 2) An automatic alarm system shall be installed to provide coverage for all public areas and the basement. The installation of the alarm system shall be approved by this department
- 3) Emergency lighting shall be provided for all exits and paths to reach same.
- 4) The boiler room and any other area of hazard shall be enclosed with a minimum of one hour fire rated partitions and one hour fire doors with self-closers.

James P. Collins
Lt. James P. Collins
Fire Prevention Bureau

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Metropolitan Corporation, owner of property at 129-133 Chadwick St.
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: Change the Use of the third floor from 6 apartments to 6 doctors offices. The proposed use is not allowable in the R-6 Residence Zone where property is located unless authorized by Board of Appeals under provisions of Sec. 602.7.A.8.c. 8 additional off-street parking spaces required by Sec. 602.14.B.10 will not be provided.

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

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


APPELLANT

602.24 D (3) Conditions for Conditional Uses.

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

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

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

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

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

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Conditional Use appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 2, 1978 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Metropolitan Corporation, owner of property at 129-133 Chadwick St. under the provisions of Section 602.24 D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit Change the Use of the third floor at the above named location from 6 apartments to 6 doctors offices. This permit is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals under the provisions of Section 602.7.A.8.c.
2. 8 additional off-street parking spaces required by Section 602.14.B.10 will not be provided.

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

James F. O'Malley
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Metropolitan Corporation and he is interested in the property located at 129-133 Chadwick Street as doctors offices. The owner of the property is Metropolitan Corporation and his address is 439 Congress Street. The property is located in a R-6 Zone. The present use of the property is apartments.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit Change the Use of the third floor from 6 apartments to 6 doctors offices. The proposed use is not allowable in the R-6 Residence Zone where property is located unless authorized by Board of Appeals under provisions of Sec. 602.7.A.8.c. 8 additional off-street parking spaces required by Sec. 602.14.B.10 will not be provided.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mrs. Colello - lives in South Portland
Mgr. of building

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

Mrs. Ruth Simons West Portland Me.
Mrs. Joseph H. Field Portland Me.
James Lansing letter written from Neighborhood Association
1204 300 M. M. S.

Exhibits

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

Photo - Overlay - Sanborn Map - 2 letters
against the Conditional use

REASONS FOR DECISIONS

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

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

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

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

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

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

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

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

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

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

SPECIFIC RELIEF GRANTED

After a public hearing on 2/2/78, the Board of Appeals find that all of the conditions required by the Ordinance (~~do~~/do not) exist with respect to this property and that a conditional use should NOT be granted in this case.
~~granted~~

It is therefore determined that a conditional use NOT be granted
in this case by:

APPEAL DENIED

Thomas J. Murphy

Merrell Helgeson

Case E. Snow

James O'Malley

W. Carl Eskola

PERMIT ISSUED
DEC 9 1974
1180
CITY of PORTLAND

Bowdoin Apartments
131 Chadwick Street
Portland, Maine

Control Panel-

Ademco 508 with dry cell standby batteries

Remote zone Annunciator-

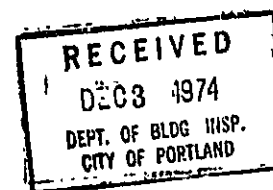
A four (4) zone annunciator will be located
in the front lobby.

Heat Detectors-

New heat detectors will be located in the
hallways on floors 1 through 5. The
detectors presently in the cellar will be
tied into the system.

Alarm Bells-

Alarm bells will be provided for each floor.





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

1180

DEC 9 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Dec. 2, 1974.

CITY OF PORTLAND

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

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

LOCATION: 131 Chadwick St. Fire District #1 [] #2 []
1. Owner's name and address Bowdoin Apts. same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Eastern Fire Equip. 175 Commercial St. Telephone 774-1421
4. Architect Specifications Plans No. of sheets
Proposed use of building apt. bldg. No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 15.

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To install Ademco 508 fire alarm system as per specifications. (5 floors)

Stamp of Special Conditions

sent to Fire Dept 12/3/74
rec'd from Fire Dept 12/6/74

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 [x] 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 Sill's
Size Girder Columns under girders Size Max on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: a.k.a. 12/16/74

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

Fire Dept.: J. Williams T. PB

Health Dept.:

Others:

Eastern Fire Equip.

Signature of Applicant [Signature] Phone # 774-1421

Type Name of above 1 [] 2 [] 3 [] 4 []

Other and Address

FIELD INSPECTOR'S COPY

PERMIT TIMERS

NOTES

6811

1-2-75 Not started *SD*

1-20-75 Anun. panel going in
Front hall *SD*

1-31-75 Completed *SD*

Permit No. 74/1150

Location 15/Chalenger St

Owner *Davidson's*

Date of permit 12/1/74

Approved

Weldon

Permit for new
ceiling *SD*

APPROVED

DATE

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0010

JAN 7

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Jan. 7, 1975

CITY of PORTLAND

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

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

LOCATION 121 Chadwyck St Fire District #1 #2
1. Owner's name and address Dr Alfred Osher, same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Ralph Aceto, Woodmore Rd, So Portland Telephone 7997-7941
4. Architect Specifications Plans No of sheets
Proposed use of building No families
Last use No families
Material Heat Style of roof Roofing
Other buildings on same lot Fee \$ 5.00
Estimated contractual cost \$ 900.00

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

GENERAL DESCRIPTION

to install a suspended ceiling in the corridors of the first and second floor.

- Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
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 1/7/75

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: O.K. N.F.E. 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
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Phone # above

Type Name of above 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

1-20-75 Ceilings mostly up *(H)*
 1-31-75 Complete *(M)*

Permit No. 75/10
 Location 131 Oldenburg St
 Owner Dr. Ophelia
 Date of permit 1/27/75
 Approved _____

Wolman

Large blank lined area for notes, partially obscured by a dark stain on the left side.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **55759**
 Issued **3/10/72**
 19**72**

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 **Charlwick Realty** Tel.
 Contractor's Name and Address **H. Mancini, Inc.** Tel.
 Location **131 Charlwick St.** Use of Building
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
work in kitchen (Damage by Fire) at apt #41
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence **3/10/72** Ready to cover in **3/10/72** Inspection **3/10/72**
 Amount of Fee \$ **2.00**
 Signed **Anthony Mancini**

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 **G. W. Hebert**
 (OVER)

LOCATION *Chedwick ST 131*
 INSPECTION DATE *3/15/72*
 WORK COMPLETED *3/15/72*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

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

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55805
 Issued May 11, 1967

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 Chadwick Realty Co. Tel. _____
 Contractor's Name and Address L.W. Cleveland Co. Tel. _____
 Location 131 Chadwick St Use of Building Apt House
 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.	Light Switches	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
HEATING UNITS: Domestic (Oil)		No. Motors	Phase	H.P.
Commercial (Oil)		No. Motors	Phase	H.P.
Electric Heat (No. of Rooms)				

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence .. 5/11/67 Ready to cover in 5/11/67 Inspection _____ 19 _____
 Amount of Fee \$ 1.00

Signed L.W. Cleveland Co.
W. H. H. H.

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 J. W. Herbert
(OVER)

LOCATION Chadwick ST 131
 INSPECTION DATE 5/23/67
 WORK COMPLETED 5/23/67
 TOTAL NO INSPECTIONS 1
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 40 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformers, per unit		2.00
Air Conditioners, per unit		2.00
Signs per unit		2.00
ADDITIONS		
5 Outlets, or less		1.00
Over 5 Outlets, Regular Wiring Rates		

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No.
Issued
Portland, Maine Apr. 28, 1965

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 DR. HAROLD OSHER Tel.
Contractor's Name and Address R. BARTO Tel.
Location 131 CHADWICK ST Use of Building OFFICES
Number of Families _____ Apartments _____ Stores _____
Description of Wiring: New Work _____ Additions _____ Alterations ✓
FISH JOB

Pipe _____ Cable ✓ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
No. Light Outlets 7 Plugs 12 Light Circuits 2 Plug Circuits 3
FIXTURES: No. 7 Light Switches 5 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.) 4/3
Elec. Heaters _____ Watts _____
Miscellaneous _____ Watts _____
Transformers _____ Air Conditioners (No. Units) _____ Extra Cabinets or Panels 1
Will commence 19 Ready to cover in _____ Signs (No. Units) _____
Amount of Fee \$ 3.00 Inspection 4/29 1965

Signed Ralph P. DeBoutin

DO NOT WRITE BELOW THIS LINE

4/29/65
NOT Ready

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

REMARKS:

INSPECTED BY J.W. Hartman
(OVER)

LOCATION Chadwick ST. 131
 INSPECTION DATE 5/16/65
 WORK COMPLETED 5/16/65
 TOTAL NO. INSPECTIONS 1
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		
Three Phase		
MOTORS		
Not exceeding 50 H.P.		2.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		3.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		2.00
		.75
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.50
Service, Three Phase		
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		2.00
Circuses, Carnivals, Fairs, etc.		1.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		.02
Transformers, per unit		10.00
Air Conditioners, per unit		
Signs, per unit		1.00
ADDITIONS		
5 Outlets, or less		2.00
Over 5 Outlets, Regular Wiring Rates		2.00
		1.00

Memorandum from Department of Building Inspection, Portland, Maine

AP - 131 Chadwick Street

February 18, 1964

Maine State Builders, Inc.
181 Craigie Street

cc to: Chadwick Realty Co.
439 Congress Street

Gentlemen:

Permit for alterations in rear of first story of building at the above named location to combine two existing suites of doctor's offices into one is issued herewith based on plan filed with application for permit but subject to condition that adjustments are to be made to existing automatic fire detection and alarm system where necessary to provide proper coverage in relation to new partition arrangement.

Very truly yours,

Albert J. Sasse
Director of Building Inspection

AJS/h

CS-27



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, February 18, 1964

PERMIT ISSUED

FEB 18 1964

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 131 Chadwick St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Chadwick Realty Co. 439 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Maine State Builders Inc. 181 Craigie St. Telephone 773-5504
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Doctor's Offices and Apt. Building. No. families 30
Last use _____ " " " " No. families _____
Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 4,000.00 Fee \$ 8.00

General Description of New Work

To remove several non-bearing partitions.
To erect several non-bearing partitions-2x4 studs 16" o.c. covered with sheetrock.
To provide new accoustical and plaster ceilings.
To partition off for new bathroom, all on first floor as per plan.
2x4 studs 16" o.c. -sheetrock.

Permit Issued with Memo

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 contractor

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 paritions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Chadwick Realty Company
Maine State Builders Inc.

Signature of owner by: Stew Skoobin

CS 301

INSPECTION COPY

77/

NOTES

2-19-64 Part-out
 Room opened. *HP*
 2-23-64 O.K. to class
 in stove *HP*
 3-4-64 Finishing
 Five locators going in
 3-25-64 Same *HP*
 4-17-64 Completed *HP*

X

3-11-64

Permit No. 641173

Location 131 Alameda St

Owner *David R. Bell*

Date of permit 2/18/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

PERMIT TO INSTALL PLUMBING *Sept. 11, 1963*

Date Issued

PORTLAND PLUMBING INSPECTOR

By *J. Welch*

APPROVED FIRST INSPECTION

Date *Aug 28, 1963*

By *Allen & Welch*

APPROVED FINAL INSPECTION

Date *Oct 23, 1963*

By JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

Address **131 Chadwick Street**
 Installation For: **Rowden Apartments**
 Owner of Bldg. **Chadwick Realty Company**
 Owner's Address: **Same**

13270
PERMIT NUMBER

Plumber: **Richard P. Walters** Date: **A-28-63**

NEW		REPL	PROPOSED INSTALLATIONS	PLUMBER	FEE
6			SINKS		
4			LAVATORIES	6	\$10.60
2			TOILETS	4	2.40
			BATH TUBS	2	1.20
			SHOWERS		
			DRAINS		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (Conn. to house drain)		
		3	Dental Chairs		
		2	Other Fixtures	3	1.80
				2	1.20

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ **6:7.20**

PERMIT TO INSTALL PLUMBING

12202

Address 131 Chadwick Street PERMIT NUMBER

Date Issued 11-1-62

Installation For Dr. Lape

PORTLAND PLUMBING INSPECTOR

Owner of Bldg Dr. Lape

Owner's Address 131 Chadwick Street

Plumbers Donald R. Stanley Date: 11-1-62

By J. P. Welch

APPROVED FIRST INSPECTION

Date Nov 6, 1962

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Nov 6, 1962

By JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	TEE
		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 drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL \$ 2.00

PERMIT NUMBER

9748

PERMIT TO INSTALL PLUMBING

Address: 131 Chadwick St.

Date Issued: 2/9/61

Installation For: Chadwick Realty Co.

PORTLAND PLUMBING INSPECTOR

Owner of Bldg.: Chadwick Realty Co.

By: J. P. Welch

Owner's Address: 131 Chadwick Co.

Plumber: Richard P. Walter Date: 2/9/61

APPROVED FIRST INSPECTION

Date: Feb. 10-61

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: Feb. 28-61

By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	\$2.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			1	\$2.00
			Total	

5M 12-53 PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, December 17, 1963

PERMIT ISSUED

DEC 18 1963

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 63/926 pertaining to the building or structure comprised in the original application 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 131 Chadwick St. Within Fire Limits? Dist. No.

Owner's name and address Chadwick Realty Company, 439 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address Joseph Boulanger, 107 May St. Telephone

Architect Plans filed yes with permit 63/926 No. of sheets

Proposed use of building Apts and Offices No. families

Last use No. families

Increased cost of work 100. Additional fee 2x 50.

Description of Proposed Work

take ~~add~~ Office-in
 To ~~add~~ (2) rooms from/Apt. 25 to Dental Office in Apt. 23
 To cut in door between reception room and new office space
 To ~~erect two non-bearing partitions in new office~~
 To close up door in Apt. 25

Details of New Work *permit to Owner*

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

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

Approved: 12/18/63 - agj

Signature of Owner Albert J. Sean

Approved: Albert J. Sean Inspector of B.

INSPECTION COPY
CS-105



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 31, 1963

Completed 8/5/63

PERMIT ISSUED

AUG 5 1963

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect alter repair demoiish 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 specif. -tions:

Location 131 Chadwick Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Chadwick Realty, 439 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address concre Joseph Boulanger, 107 May St., Biddeford, Maine Telephone _____
 Architect _____ Telephone _____
 Proposed use of building Apts. and offices Plans yes No. of sheets 1
 Last use _____ No. families _____
 Material brick No. stories 5 Heat _____ Style of roof _____ No. families _____
 Other buildings on same lot _____ Roofing _____
 Estimated cost \$ 150. Fee \$ 3.00

General Description of New Work

To remove existing non-bearing partition in office on 2nd floor (Apt. 23)

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** Dr. Alfred Osher, Main St., Biddeford

Details of New Work Ruth Colella, 439 Cong St

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

APPROVED:

O.R. - 8/5/63 - agf

CS 301

INSPECTION COPY

Signature of owner Ruth B. Colella

P.H.

NOTES

8-19-63 Plans to confer with Dick Muller *DM*

8-22-63 Partitions opened up *DM*

9-4-63 No header yet *DM*

11-21-63 Header 4x6" solid OK Finishing off Door opened to adjoining apt? *DM*

12-10-63 Lett word for Dr. to get amend' to add 2 rooms of adjoining apt to dentist office *DM*

1-20-64 Ready for dental equipment *DM*

X

9-11 8-2-64 74

Permit No. 631 936

Location 131 Chestnut St.

Owner Charles H. Kelly

Date of permit 9 5 1 63

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Sinking Out Notice

Form Check Notice

Blank lined area for notes.

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

To: Mr. Albert J. Sears, Building Inspector

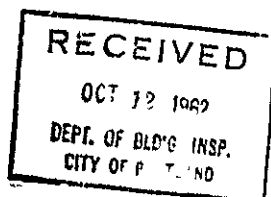
DATE: October 12, 1962

FROM: Robert H. Flaherty, Chief Inspector

SUBJECT: Installation of oil burning equipment at 131 Chadwick Street

This application is approved for the installation of (1) 6280 gallon storage tank at 131 Chadwick Street provided that when excavation is completed and signs of seepage appears, then this tank must be anchored. This precaution is very important for this particular location because of water reservoir, and the ground may be sufficiently porous to allow leakage to reach this tank.

R. H. F.



MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

October 12, 1962

Location: 11 Gladwick St.

Before tank and piping is covered from view, installer is required to notify the Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters (1)

This tank of 6260 gallons capacity is required to be of steel or wrought iron no less in thickness than # 4 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resistant paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

AP - 131 Chadwick Street

October 12, 1962

Randall & McAllister,
84 Commercial Street

cc to: Mr. Alfred Osher,
169 Main St., Hildeford

cc to: Chief of Fire Dept.

Gentlemen:

Permit for installation of one (1) 6280 gallon underground fuel oil storage tank at the above named location has been approved by the Fire Dept. on the condition that when excavation is completed and signs of seepage appears, then this tank must be anchored. This precaution is very important for this particular location because of water reservoir, and the ground may be sufficiently porous to allow leakage to reach this tank. If tank needs to be anchored then plans of such anchorage will need to be approved by that department before it is done. Permit is issued on the basis of compliance with this condition.

Very truly yours,

Albert J. Sears
Director of Building Inspection

H



R6 REFINANCE ZONE

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, .. October 8, 1962.....

PERMIT ISSUED 10-12-62 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 131 Chadwick St. Use of Building Apt. & House No. Stories 6 New Building Existing " Name and address of owner of appliance Dr. Alfred Osher, 169 Main St., Biddeford Me. Installer's name and address Randall & McAllister 84 Commercial St. Telephone

General Description of Work

To install Oil burning equipment in connection with existing steam heat. central heating system.

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

Name and type of burner Sunray-guntype Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 2" Location of oil storage outside underground Number and capacity of tanks 6280 gal. Low water shut off yes Make McD-Miller No. 47-2 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

Signature of Chief of Fire Dept. Carl P. Johnson

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 Randall & McAllister

CS 300

INSPECTION COPY

Signature of Installer

by: M. Kelgore

721.

~~1030~~

11-16-62

Permit No. 621 1342

Location 13, Cleveland St

Owner Dr. Robert Doherty

Date of permit 11/8/62

Approved 11-16-62 [Signature]

NOTES

- 1. Vent type
- 2. Vent type
- 3. Vent type
- 4. Vent type
- 5. Vent type
- 6. Vent type
- 7. Vent type
- 8. Vent type
- 9. Vent type
- 10. Vent type
- 11. Vent type
- 12. Vent type
- 13. Vent type
- 14. Vent type
- 15. Vent type
- 16. Vent type

~~10.30-62~~ Syn. Kallatun
 started. Ripping run
 to inside for all.

~~11.8.62~~ Working on
 fire for 2 days.
 RTH

Large section of lined paper for notes, mostly blank.

AP-129-133 Chadwick Street

March 19, 1962

Chadwick Realty Corp.
131 Chadwick Street

cc to: Sumner T. Bernstein, Esq.
97a Exchange Street
cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy for changing use of two apartments in third story of building at the above named location from living quarters to two suites of doctor's offices is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance.
2. The three additional off-street parking spaces required because of the change of use as specified by Section 14-B-10 are not to be provided.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office your authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

Change of no. of Two Apts in Third Story at 131 Chadwick St

3/19/62

1 - Area (including public halls) of two front apartments:

$$35 \times 51 = 1785'$$

$$12.5 \times 20 = 250'$$

$$\underline{2035'}$$

$$\frac{2000}{400} = 5 \text{ spaces}$$

The two apts require 2 spaces

$$5 - 2 = 3 \text{ additional spaces required}$$

51

35

250

153

1785



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, March 19, 1962

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 131 Chadwick St. Within Fire Limits? _____ Dist. No _____
 Owner's name and address Chadwick Realty Corp., 131 Chadwick St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Apts. & doctors' offices No. families _____
 Last use _____ " _____ No. families _____
 Material masonry No. stories 5 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00 (paid)

General Description of New Work

To Change Use of Part of Third Floor to permit offices for two doctors

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

Appeal denied 4/12/62

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? _____
 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? 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

Chadwick Realty Corp.

[Signature]

CS 101

INSPECTION COPY

Signature of owner By: _____

P.H.

*Denial 4/12/62
62/23*

DATE: April 12, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Chadwick Realty Corp.

AT 129-133 Chadwick Street

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	()	()
Ralph L. Young	()	()
Harry M. Shwartz	()	()

Record of Hearing:

enied

in favor: Dr. and Mrs. Jerome Bergman - 253-257 W. Prom.
James D. McKenzie - 89-91 Carleton St.

Opposed: Mr. and Mrs. Irving Maxwell - 125 Chadwick
Arthur A. Leveronne - 74 West Street
Dr. and Mrs. Louis . Bove - 95 West Street
Mrs. A. H. Simonds - 104 West Street
Dr. Francis Fox - 83 West St.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 26, 1962

Chadwick Realty Corp., owner of property at 129-133 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: ~~A. Grant a variance from the provisions of said Ordinance to permit: Changing use of two apartments in third story of building at this location from living quarters to two suites of doctors' offices. This permit is presently not issuable because of the change of use as specified by Sec. 14-B-10 are not to be provided. B. The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals, as provided by Sec. 7-A-7c of the Ordinance.~~

B. Permit

LEGAL BASIS OF APPEAL COVERING VARIANCE (A ABOVE): 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.

LEGAL BASIS OF APPEAL COVERING CONDITIONAL USE (B ABOVE): 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.

By: [Signature] Attorney
Chadwick Realty Corp.
APPELLANT

DECISION

After public hearing held April 12, 1962, the Board of Appeals finds that the conditions set forth under A and B above do not exist with respect to this property and that the petition should not be granted.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted and that permit for such conditional use should not be issued.

Franklin D. Hurdley
[Signature]
[Signature]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 2, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, April 12, 1962, at 4:00 P. M. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit changing use of two apartments in third story of building at 129-133 Chadwick Street from living quarters to two suites of doctors' offices.

This permit is presently not issuable for the following reasons:

- (A) The three additional off-street parking spaces required because of the change of use are not to be provided as specified by Section 14-B-10.
- (B) The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

(A) above of this appeal relating to the three off-street parking spaces is taken under Section 24 of the Zoning Ordinance which provides 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.

(B) above of this appeal relating to changing the use of the two apartments in the third story is taken under Section 24 of the Zoning Ordinance which provides 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.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

MEMBERS
C. JORDAN, PRESIDENT
N. D. EDDY
L. B. McLELLAN
W. BURLEY SMITH
JOHN E. NORTON

Portland Water District

16 Casco Street
Portland, Maine

April 12, 1962

HERMAN BURGI, JR.
TREAS. & GEN. MGR.

Telephone SPruce 2-4557

Mr. Franklin A. Hinkley
Chairman, Board of Appeals
City Hall
Portland, Maine

Gentlemen:

Reference is made to an appeal for an exception to the Zoning Ordinance to permit certain changes in the use of a portion of the building situated at 129-133 Chadwick Street.

This letter is written to advise that the Portland Water District, owner of property located within 500 feet of the mentioned premises, does not express any opinion relative to the matter.

Yours very truly,

PORTLAND WATER DISTRICT

Herman Burgi, Jr.

Herman Burgi, Jr.

EN:r

IRVING W. MAXWELL
ATTORNEY AT LAW
443 CONGRESS STREET
PORTLAND, MAINE
SPRUCE 3-5695

April 11, 1962

Board Of Appeals
Franklin G. Hinckley, Esq., Chairman
City Hall
Portland, Maine

Gentlemen:


I wish to register my opposition to the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit changing use of apartments on the third story of the building at 129-133 Chadwick Street from living quarters to doctor's offices. My home property is adjacent to this property in question known as the Bowdoin Apartment property.

I do not wish to see this locality commercialized any more than it now is. If the requested action is permitted it will tend to depreciate further the value of surrounding property.

The parking situation has become a serious matter in this locality. Already on account of this apartment house and the Maine Medical Center, persons owning private property in the vicinity can not park near their property during the day. I have a driveway between my property and this apartment house property and patients coming to doctor's offices do not respect driveway rights as permanent tenants in the apartment house generally do. In addition to the doctors' and patients' cars, their nurses and secretaries also have cars.

I hope that the provisions of the Zoning Ordinance will be adhered to in this matter and this appeal denied.

Respectfully yours,


Irving W. Maxwell

IWM/p

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 2, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, April 12, 1962, at 4:00 P. M. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit changing use of two apartments in third story of building at 129-133 Chadwick Street from living quarters to two suites of doctors' offices.

This permit is presently not issuable for the following reasons:

- (A) The three additional off-street parking spaces required because of the change of use are not to be provided as specified by Section 14-B-10.
- (B) The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

(A) above of this appeal relating to the three off-street parking spaces is taken under Section 24 of the Zoning Ordinance which provides 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.

(B) above of this appeal relating to changing the use of the two apartments in the third story is taken under Section 24 of the Zoning Ordinance which provides 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.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

By all means our Dse.
Elizabeth L. Linnell 66 West St
Portland Maine

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 2, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, April 12, 1962, at 4:00 P. M. to hear the appeal of Chadwick Realty Corp, requesting an exception to the Zoning Ordinance to permit changing use of two apartments in third story of building at 129-133 Chadwick Street from living quarters to two suites of doctors' offices.

This permit is presently not issuable for the following reasons:

- (A) The three additional off-street parking spaces required because of the change of use are not to be provided as specified by Section 14-B-10,
- (B) The proposed use is not allowable in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

(A) above of this appeal relating to the three off-street parking spaces is taken under Section 24 of the Zoning Ordinance which provides 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.

(B) above of this appeal relating to changing the use of the two apartments in the third story is taken under Section 24 of the Zoning Ordinance which provides 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.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

3/29/62

Appeal 131 Chadwick St

75

Chadwick St.	88-160 87-167
Pine St.	167-199
Western Prom.	233-277
Arsenal St.	none
Bramhall St.	1- 41 2-40
Brackett St.	284-330
Marshall St.	2-44 1-43
Neal St.	114-148
Vaughan St.	170-246 171-245
West St.	58-124 57-123

(copies from list used 12-7-61)

Withdrawn

61/102

DATE: December 28, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHADWICK REALTY CORP.

AT 129-133 Chadwick Street

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	()	()
Ralph L. Young	()	()
Harry M. Schwartz	()	()

Record of Hearing:

Appellant given leave to withdraw without prejudice.

Oposed: Dr. Louis G. Bove, 95 West Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

CONDITIONAL USE APPEAL

December 12, 1961

Chadwick Realty Corp.

owner of property at 129-133 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: Permit changing the use of the six apartments in the third-story of the building at this location to six suites of doctor's offices, thus making eighteen such suites in the building with twelve apartments remaining in the two upper stories. This permit is presently not issuable for the following reasons: (1) The office use is not allowable under Section 7-A-7c of the Ordinance applying to the R-6 Residence Zone where the property is located without authorization of the Board of Appeals. (2) The fourteen additional off-street parking spaces required by Section 14-B-10 are not to be provided.

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 Zoning Ordinance.

Chadwick Realty Corp.

J. S. Sweeney, et al.
APPELLANT

January 2, 1962 - Appellant given leave to withdraw without prejudice.

DECISION

~~After public hearing held December 28, 1961, 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.~~

~~It is, therefore, determined that permit should be issued in this case.~~

Franklin V. Hillery
Henry M. Stewart
Richard Young
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 18, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 28, 1961, at 4:00 P. M. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit changing the use of the six apartments in the third-story of the building at 129-133 Chadwick Street to six suites of doctors' offices, thus making eighteen such suites in the building with twelve apartments remaining in the two upper stories.

This permit is presently not issuable for the following reasons:
(1) The office use is not allowable under Section 7-A-7c of the Ordinance applying to the R-6 Residence Zone where the property is located without authorization of the Board of Appeals. (2) The fourteen additional off-street parking spaces required by Section 14-B-10 are not to be provided.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

*Our Drs
Elizabeth Cornell
66 West St
Portland
Maine*

JEROME W. BERGMANN, M. D.
255 WESTERN PROMENADE
PORTLAND, MAINE

NEUROLOGY AND PSYCHIATRY

BY APPOINTMENT

December 19, 1961

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

Dear Sir:

This will acknowledge receipt of the notice of a public hearing by the Board of Appeals to hear the request of the Chadwick Realty Corporation for an exception of the present ordinance so that they will be permitted to convert the six apartments on the third floor at 131 Chadwick Street into six doctors' offices; said hearing to take place in the City Council chamber on December 28, 1961 at 4.00 p. m. On February 19, 1960 in spite of an overwhelming majority of objections by adjacent property owners, this same Chadwick Realty Corporation was given permission by your Board to convert the first and second floors of this apartment in question into doctors' offices, and since this time several other inequalities have stemmed from your Board's decisions in this area.

At this time I would like to voice an objection to the granting of the request of the Chadwick Realty Corporation on the grounds of discrimination. However, I would be very strongly in favor of re-zoning the entire area which has already been almost completely converted by your Board's decisions into various forms of business activities.

Very truly yours,

Jerome W. Bergmann, M.D.
Jerome W. Bergmann, M.D.

JWB:RJ

Copies: Corporation Counsel
Portland Press Herald
Maine Industrial Development Comm.
State Attorney General

TRUSTEES
LUREN D. EDDY, PRESIDENT
PAUL B. McLELLAN
W. BURLEY SMITH
JOHN E. NORTON
EDWARD C. JORDAN

Portland Water District

16 Casco Street
Portland, Maine

December 19, 1961

HERMAN BURGI, JR.
TREAS & GEN MGR

T. Bone Spruce 2-6357

Mr. Franklin A. Hinkley
Chairman, Board of Appeals
City Hall
Portland, Maine

Dear Mr. Hinkley:

Reference is made to an appeal for an exception to the Zoning Ordinance to permit certain changes within the building at 129-133 Chadwick Street.

This letter is written to advise that the Portland Water District, owner of property within 500 feet of the mentioned premises, does not express any opinion concerning the matter.

Yours very truly,

PORTLAND WATER DISTRICT

Herman Burgi, Jr.
Herman Burgi, Jr.
Treasurer & General Manager

HB, Jr./r

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 18, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 28, 1961, at 4:00 P. M. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit changing the use of the six apartments in the third-story of the building at 129-133 Chadwick Street to six suites of doctors' offices, thus making eighteen such suites in the building with twelve apartments remaining in the two upper stories.

This permit is presently not issuable for the following reasons: (1) The office use is not allowable under Section 7-A-7c of the Ordinance applying to the R-6 Residence Zone where the property is located without authorization of the Board of Appeals. (2) The fourteen additional off-street parking spaces required by Section 14-B-10 are not to be provided.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 22, 1961

Sumner T. Bernstein, Esquire
97 Exchange Street
Portland, Maine

Re: Appeal of Chadwick Realty Corp. - 129-133 Chadwick Street

Dear Sumner:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 28, 1961 at 4:00 P. M. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN
LEONARD M. NELSON

BERNSTEIN AND BERNSTEIN
ATTORNEYS AND COUNSELORS AT LAW
97 EXCHANGE STREET
PORTLAND, MAINE

December 29, 1961

Board of Zoning Appeals
Portland City Hall
Portland, Maine

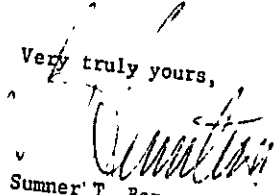
Gentlemen:

Re: Chadwick Realty Corp.

The Chadwick Realty Corp. herewith withdraws the appeal now pending before you relating to the conversion of the third floor of the building at 131 Chadwick Street to office use.

Thank you for your consideration.

Very truly yours,


Sumner T. Bernstein

STB:gm