

123-127 CHADWICK STREET

SHAW-WALKER

Full cut # 9205 • Half cut # 9202 • Fibre cut # 9203H • Finh cut # 9200R

PERMIT TO INSTALL PLUMBING

Date Issued **December 18, 1974**

Address **125 Chadwick Street**

PERMIT NUMBER **3962**

Portland Plumbing Inspector

Installation For **1 fam.**

Owner of Bldg **Joseph Field**

Owner's Address **apico**

By **ERNOLD R GOODWIN**

Plumber **Richard Waltz, Jr.**

Date **12-18-74**

NEW REPL **535 Washington Ave.**

NO FEE

App. First Insp.

Date

By

Date

By

App. of Insp. **ERNOLD R. GOODWIN**  
CHIEF PLUMBING INSPECTOR

Type of Bldg.

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

| NEW | REPL |                        | NO    | FEE    |
|-----|------|------------------------|-------|--------|
|     |      | SINKS                  |       |        |
| 1   |      | LAVATORIES             | 1     | 2.00   |
| 1   |      | TOILETS                | 1     | 2.00   |
| 1   |      | BATH TUBS              | 1     | 2.00   |
| 1   |      | SHOWERS                | 1     | 2.00   |
|     |      | DRAINS FLOOR SURFACE   |       |        |
|     |      | HOT WATER TANKS        |       |        |
|     |      | TANKLESS WATER HEATERS |       |        |
|     |      | GARBAGE DISPOSALS      |       |        |
|     |      | SEPTIC TANKS           |       |        |
|     |      | HOUSE SEWERS           |       |        |
|     |      | ROOF LEAKERS           |       |        |
|     |      | AUTOMATIC WASHERS      |       |        |
|     |      | DISHWASHERS            |       |        |
|     |      | OTHER                  |       |        |
|     |      | Base Fee               |       | 3.00   |
|     |      |                        | TOTAL | 3 9.00 |

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued **July 7, 1975**

Portland Plumbing Inspector  
By **ERNOLD R GOODWIN**

App. First Insp.  
Date **JUL 9 - 1975**  
By **ERNOLD R. GOODWIN**  
App. Final Insp.

Date **JUL 21 1975**  
By

- Type of Building
- Commercial
  - Residential
  - Single
  - Multi Family
  - New Construction
  - Remodeling

Address **125 Chadwick St.**

PERMIT NUMBER **4165**

Installation For **1 sum.**

Owner of Bldg **Joe Field**

Owner's Address **same**

Plumber **Philip Lourie**

Date **7-7-75**

215 Auburn St.

| NEW | REPL |                        | INO     | FEE  |
|-----|------|------------------------|---------|------|
|     |      | SINKS                  |         |      |
| 1   |      | LAVATORIES             |         |      |
| 1   |      | TOILETS                | 1       | 2.00 |
| 1   |      | BATH TUBS              | 1       | 2.00 |
|     |      | SHOWERS                | 1       | 2.00 |
|     |      | DRAINS FLOOR SURFACE   |         |      |
|     |      | HOT WATER TANKS        |         |      |
|     |      | TANKLESS WATER HEATERS |         |      |
|     |      | GARBAGE DISPOSALS      |         |      |
|     |      | SEPTIC TANKS           |         |      |
|     |      | HOUSE SEWERS           |         |      |
|     |      | ROOF LEADERS           |         |      |
|     |      | AUTOMATIC WASHERS      |         |      |
|     |      | DISHWASHERS            |         |      |
|     |      | OTHER                  |         |      |
|     |      | Base Fee               |         | 3.00 |
|     |      |                        | TOTAL 3 | 9.00 |

Building and Inspection Services Dept.: Plumbing Inspection

123-127 Chadwick Street

Oct. 3, 1974

cc to: Corporation Counsel

William H. Austin, M. D.  
125 Chadwick Street

Dear Doctor Austin:

Building permit and certificate of occupancy to change the use of the two family dwelling at the above named location to two doctors offices, with one office on the first floor and one office on the second floor are not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.5.A.4.d.

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 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  
Plan Examiner

MGN:cm

PERMITS OF USE TWO FAMILY DWELLING

Date: 10/3/74

Applicant: WILLIAM H. AUSTIN, M.P.  
Address: 123-127 CHADWICK ST.  
Assessors #: 63-B-3

CHECK LIST AGAINST ZONING ORDINANCE

- Date - EXISTING
- COND.  Zone Location - R-1
- Interior or corner lot -
- 40 ft. setback area (Section 21) - NO
- 602.S.A.4  Use - TWO DOCTORS OFFICES
- Sewage-Disposal -
- Rear-Yards -
- Side-Yards -
- Front-Yards -
- Projections -
- Height -
- Lot Area - 6868  $\phi$
- Building Area - 1062  $\phi$  x 2 = 2124
- Area per Family -
- Width of Lot - 68'
- Lot Frontage - 68'
- Off-street Parking - 6 REP.
- Loading Bays -
- Site Plan - Yes

(602.14.D.)



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION .....  
 ZONING LOCATION                      PORTLAND, MAINE, .....

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 125 Chadwick Street ..... Fire District #1 , #2   
 1. Owner's name and address William H. Austin, M.D., same ..... Telephone 774-3364 .....  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address ..... Telephone .....  
 4. Architect ..... Specifications ..... Plans yes ..... No. of sheets 3 .....  
 Proposed use of building 2 doctors offices ..... No. families .....  
 Last use doctors office & dwelling ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ ..... Fee \$ .....

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451 To change use from dwelling and doctors office  
 Dwelling ..... Ext. 234 (home occupation) to office building for two  
 Garage ..... doctors  
 Masonry Bldg. ....  
 Metal Bldg. ....  
 Alterations .....  
 Demolitions .....  
 Change of Use .....  
 Other .....  
 NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

Stamp of Special Conditions  
 This application is preliminary to get settled the question of zoning appeal. In the event appeal is sustained the applicant will furnish complete information, estimated cost and fee.  
 Appeal Decided 10-16-74

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 MISCELLANEOUS  
 BUILDING INSPECTOR—PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? ..  
 ZONING: .....  
 BUILDING CODE: ..... Will the in charge of the above work a person competent  
 Fire Dept.: ..... to see the State and City requirements pertaining thereto  
 Health Dept.: ..... are observed? yes ..  
 Others: .....

Signature of Applicant William H. Austin Phone # .....  
 Type Name of above William H. Austin, M. D. 1  2  3  4   
 Other .....  
 and Address .....

FIELD INSPECTOR'S COPY

October 21, 1974

William H. Austin, M. D.  
125 Windwick Street  
Portland, Maine

RE: Appeal to Board of Appeals - 123-127 (handwritten initials)

Dear Mr. Austin:

On October 16, 1974, the Board of Appeals entertained your application for a conditional use appeal. A copy of the decision is enclosed herewith for your reference.

Please note that your appeal was denied.

Very truly yours,

Charles A. Lane  
Assistant Corporation Counsel

CAL/dll:

Enclosure



FRANCIS H. FOX, M.D.  
83 WEST STREET  
PORTLAND, MAINE - 04102

October 9, 1974

Thomas J. Murphy, Secretary  
Board of Appeals  
City of Portland, Maine 04101

Dear Mr. Murphy:

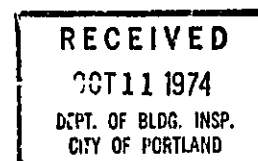
In the matter of the appeal of Dr. William H. Austin requesting an exception to the Zoning Ordinance to permit a change in the use of the two-family dwelling at 123-127 Chadwick Street to two doctors' offices, Mrs. Fox and I wish to go on record as not opposing such a change.

In the past this would be undesirable because of the parking problem in the area; since this problem has been solved by the time limit parking and by the fact that this ordinance is being properly enforced, it appears to us that Doctor Austin's request is not unreasonable.

Very truly yours,

*Francis H. Fox*  
Francis H. Fox, M.D.

FHF/cf





FRANCIS H. FOX, M.D.  
83 WEST STREET  
PORTLAND, MAINE - 04102



Mr. Thomas J. Murphy, Secretary  
Board of Appeals, City Hall  
City of Portland, Maine 04101

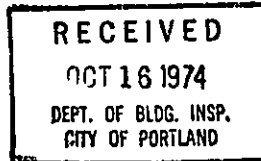
DRS. McCANN, BENNET, KNOWLES AND ZERNER, P.A.  
49 DEERING STREET  
PORTLAND MAINE 04101

EUGENE C. McCANN, M.D., FACOG, FACS  
EBEN T. BENNET, M.D., FACOG  
ROBERT M. KNOWLES, M.D., FACOG  
JOHN ZERNER, M.D., FACOG

AREA CODE 207  
TELEPHONE 773-7261

Thomas, J. Murphy  
Secretary  
Board of Appeals  
City of Portland Maine

10/14/74



Dear Mr. Murphy -

I hope you will excuse my writing, rather than attending  
The Board of Appeals hearing 10/16/74. I am writing specifically  
about the request to change the 2 family dwelling at 123-127 Chalmers  
street to 2 doctors' offices

I am advised that my wife and I must oppose this  
suggested change. First, we, as residents in this area, feel  
that such a physician's office will inevitably change the  
neighborhood from a residential area, rather than a residential area.  
Secondly, the "crisis" with parking is reaching new heights. On  
several occasions, visitors to the area have parked directly in  
front of my driveway, leaving their cars locked + unattended;  
in addition, crosswalks are frequently blocked

Basically, then, we wish to maintain the residential nature  
of our neighborhood

Sincerely

Elizabeth + John Zerner  
74 West Street Portland, ME

DRS. MCCANN, BENNET AND KNOWLES, P.A.  
49 DEERING STREET  
PORTLAND MAINE 04101

Board of Appeals Rm 112  
Thomas J. Murphy Secretary  
City of Portland, Maine  
City Hall  
Portland Me

PROPERTY OWNERS WITHIN THE IMMEDIATE VICINITY OF 125 CHADWICK ST.  
SUPPORTING THE PROPOSED ZONING VARIANCE.

- |     |                         |                       |
|-----|-------------------------|-----------------------|
| 1   | Dr. Alfred Osher        | 131 Chadwick St.      |
| 2.  | Mr. Robert Cheney       | 119 Chadwick St.      |
| 3.  | Dr. Richard Levy        | 128 Chadwick St.      |
| 4.  | Dr. Paul Minton         | 132 Chadwick St.      |
| 5.  | Mrs. Chris Lutes        | 7 Bramhall St.        |
| 6.  | Dr. Samuel Cope         | 265 Western Promenade |
| 7.  | Mr. Richard Jendrasko   | 105 West St.          |
| 8.  | Dr. Alphonse Telfeian   | 92 West St.           |
| 9.  | Dr. Irving Poliner      | 95 West St.           |
| 10. | Dr. Francis Fox         | 83 West St.           |
| 11. | Dr. Laban Leiter        | 175 Vaughan St.       |
| 12. | Dr. George Geer         | 208-212 Vaughan St.   |
| 13. | Dr. Charles Geer        | 208-212 Vaughan St.   |
| 14. | Mr./Mrs. Preston Miller | 294 Brackett St.      |
| 15. | Mrs. Eva Steele         | 296 Brackett St.      |

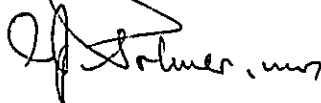
I. J. POLINER, M. D.  
95 WEST STREET  
PORTLAND, MAINE 04102  
—  
TELEPHONE 772-2825

October 16, 1974

TO WHOM IT MAY CONCERN:

As an abutting neighbor of Dr. William Austin I do not object to his property at 123-127 Chadwick Street, Portland, Maine, being re-zoned for doctors' offices.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "I. J. Poliner, M.D.", written in a cursive style.

Irving J. Poliner, M.D.

/gv

*Dear habe*

if you have no objection to my building at 125 Chadwick St.  
being re-zoned for two doctor's offices, would you be kind  
enough to sign your name and address and return to me in  
the enclosed envelope.

Many thanks,

*Bill & Judy*

William H. Austin, M.D.  
Judith C. Austin

*Oct. 11, 1974* *L. W. Leitch, MD* *195 U 24th St*  
-----  
date name address  
*L. W. Leitch, 140*

Dear Millers -

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctors' offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy Austin*  
William H. Austin, M.D.  
Judith C. Austin

| date    | name                    | address        |
|---------|-------------------------|----------------|
| 10-9-74 | <i>Lenore S. Miller</i> | 294 Buckle St. |
| 10-9-74 | <i>Lenore S. Miller</i> | 294 Buckle St. |



Dear Mrs. Steele

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctors' offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

Bill & Judy Austin  
William H. Austin, M.D.  
Judith C. Austin

11/10/74 date  
Mrs. Steele, 296 Buxton St. name  
Portland, Maine address

Dear Doctor Cope —

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctors' offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy Austin*  
William H. Austin, M.D.  
Judith C. Austin

10/9/74 *B. Samuel M. Cope* 265 Western Prom  
date name address

*Dear Doctor Telfer -*

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctors' offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy Austin*  
William H. Austin M.D.  
Judit C. Austin

*10/9/74*      *Alfred Telfer*      *92 West St Portland*  
-----  
date                      name                      address

Dear Frank

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

Bill & Judy

William H. Austin, M.D.  
Judith C. Austin

10/10/74  
date

Catherine & Roy 83 West St, Part 111e  
Frank H. H. 125 Chadwick St  
name address

Dear Bob & Barbara -

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy Austin*

William H. Austin, M.D.  
Judith C. Austin

10-9-74 *Bob & Barbara Cheney* 119 Chadwick St  
date name address

Dear Charlie

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy*

William H. Austin, M.D.  
Judith C. Austin

12/16/70      Lois Green (M.D.)      208-212 Vantage St  
date                      name                      address

*Dear George*

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy*

William H. Austin, M.D.  
Judith C. Austin

*10/10/74*

date

*George J. [unclear]*

name

address



*Dear Mrs. Sandrals*

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy Austin*

William H. Austin, M.D.  
Judith C. Austin

*Oct 9 1974*      *Mrs Richard Sandrals*  
date                      name                      address  
*105 West St. (corner Chadwick)*

Dear Dr. Oler

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctors' offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy Austin*  
William H. Austin, M.D.  
Judith C. Austin

October 7, 1974 *Appl Oler DDS* 131 Chadwick St.  
date name address Portland, Me.  
04102

Dear Paul-

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy*

William H. Austin, M.D.  
Judith C. Austin

10/9/74  
date

*Paul R. Minton*  
name  
PAUL R. MINTON

132 Chadwick St.  
address

*Dear Dick*

If you have no objection to my building at 125 Chadwick St. being re-zoned for two doctor's offices, would you be kind enough to sign your name and address and return to me in the enclosed envelope.

Many thanks,

*Bill & Judy*

William H. Austin, M.D.  
Judith C. Austin

*Jan 11 '74*      *Richard H. Levy, mo*      *128 Chadwick St*  
-----  
date                      name                      address

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS  
CONDITIONAL USE APPEAL.

Findings of Fact

The applicant is William H. Austin, M. D. and he is interested in the property located at 123-127 Chadwick Street as \_\_\_\_\_  
The owner of the property is same and his address is same. The property is located in a R-4 zone. The present use of the property is two family dwelling.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit and certificate of occupancy to change the use of the two family dwelling at the above-named location to two doctors' offices, with one office on the first floor and one office on the second floor.

Further Findings of Fact

two signers of the petition in support of Dr. Austin's application have their own property located at the same area up for sale.

Appearances

The names and addresses of those appearing in support of the application are: William H. Austin, M. D., prose

and the names and addresses of those appearing in opposition of the application are: Ralph I. Lancaster, Esquire 111 West Street; H Charles Remmel, Esquire, President Western Prom Association; Peter Murray, Esquire, 58 West Street; Ruth G. Simmons, 104 West Street; Mrs. William Ward, 150 Vaughn St.; Pat Voss, Secretary, Western Prom Owners Association.

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: Letters in support and opposed to the request, photograph of the

premises, and documents on file in the office of the Building Inspector

REASONS FOR DECISIONS

The proposed building or use (~~XXXX~~/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: Land Development Plan would eliminate Doctor's offices in the R-4 Zone

The proposed building or use (will/~~XXXXXXX~~) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters effecting the public health, safety and general welfare, because of the following: it would harm the essential residential quality of the neighborhood

The proposed building or use (will/~~XXXXXX~~) be ~~XXXXXXXXXXXXXXXXXXXX~~ operated so as ~~not~~ to interfere with the development in use of neighboring property in accordance with the applicable zone regulations as demonstrated by: The area is zoned for residential use.

The proposed building or use (~~XXXX~~/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: Not applicable

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

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: Not applicable

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: Not applicable

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 building would be vacant after regular office hours.

The public goals described above (can/can not) be met 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: Not applicable

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: Not applicable

SPECIFIC RELIEF GRANTED

After a public hearing on October 16, 1974, 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.



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

W Carl Cabotson

Thomas Murphy

Jacqueline Chen

Eric D. Sund

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

William H. Austin, M.D., owner of property at 123-127 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 and certificate of occupancy to change the use of the two family dwelling at the above named location to two doctors offices, with one office on the first floor and one office on the second floor. This permit is not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.5.A.4.d.

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.

*William H Austin MD*  
APPELLANT

DECISION

After public hearing held \_\_\_\_\_, 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 \_\_\_\_\_ be issued in this case.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BOARD OF APPEALS

11/1/30

123-127 Chadwick St  
William Austin M.D.

63-B-3  
69  
64  
54  
62

Chadwick St

83-167 ✓

84-160 ✓

Neal St

114-146 ✓

West St

57-123 ✓

56-124 ✓

Pine St (mostly reports)

161-209 ✓

Bramhall St

1-41 ✓

2-34 ✓

Beckett St

288-326 ✓

Vaughan St

161-241 ✓

162-246 ✓

Western Promenade

215-297 ✓

Arsenal St

1-5 ✓

Marshall St

1-43 ✓

2-14 ✓

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 3, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, October 16, 1974 at 4:00 pm to hear the appeal of William H. Austin, M.D. requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the two family dwelling at 123-127 Chadwick Street to two doctors' offices, with one office on the first floor and one office on the second floor.

This permit is not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.5.A.4.d.

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

Thomas J. Murphy  
Secretary

WILLIAM H AUSTIN, M.D.  
125 CHADWICK STREET  
PORTLAND, MAINE 04102  
—  
TELEPHONE (207) 774-1949

September 29, 1974

Mr. A. Alan Soule  
Portland City Hall  
Portland  
Maine 04101

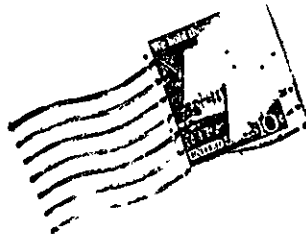
Dear Mr. Soule:

On Friday, 9/27/74, I made application for a variance in zoning to allow my dwelling at 125 Chadwick St. to be used for two doctors. I failed to mention at that time that I have been using the building for a dwelling and office for three and one-half years. In effect, this would mean only one more doctor would be added to the area.

Sincerely,

*William H. Austin*  
William H. Austin, M.D.

WILLIAM H. AUSTIN, M.D.  
125 CHADWICK STREET  
PORTLAND MAINE 04102



Mr. A. Alan Soule  
City Hall  
Portland  
Maine 04101

September 27, 1974

Zoning Appeal Board  
City of Portland  
Portland City Hall  
Portland, Maine

Sirs:

I am herewith requesting a zoning variance for my property located at 125 Chadwick St. so that the property might be zoned for two doctors.

Enclosed is a rough outline of the property, including land and building, with a general layout of proposed parking facilities and office plan.

*William H Austin*

William H. Austin, M.D.  
125 Chadwick St.  
Portland, Maine 04102





October 12, 1974

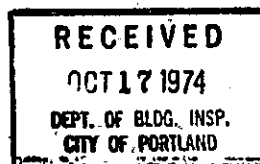
Board of Appeals  
City Hall  
Portland, Maine

Gentlemen:

The new parking regulations on Chadwick Street have been very helpful; however, unless offstreet parking can be provided for these new offices we strongly oppose this appeal.

Sincerely,

Dorothy H. Dixon  
(for Charles G.)



18 Smugglers Ave  
Sape & Elizabeth, Maine  
04107



Board of Appeals  
City Hall  
Portland, Maine  
04101





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 25, 1951

PERMIT ISSUED 00163 JAN 26 1951 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 125 Chadwick Street Use of Building 1-family dwelling No. Stories 1
Name and address of owner of appliance Irving Maxwell, 125 Chadwick Street
Installer's name and address Gould Farmer Co., 70 Free Street Telephone

General Description of Work

To install oil burning equipment in connection with existing forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible 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

IF OIL BURNER

Name and type of burner Scott Newcomb Labelled 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
Location of oil storage tank basement Number and capacity of tanks existing
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners 1-275 gal.

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or 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?
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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 1-26-51 R.M.J.

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

Gould Farmer Co.

Signature of Installer

[Handwritten signature]

INSPECTION COPY









(S) SINGLE RESIDENCE ZONE

# APPLICATION FOR PERMIT

PERMIT IS JED  
6504

Class of Building or Type of Structure Second Class

MAY 28 1929

Portland, Maine, May 25, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 125 Chadwick Street Ward 7 Within Fire Limits? Yes Dist. No. 5

Owner's or Lessee's name and address Irving Maxwell, 125 Chadwick Street Telephone \_\_\_\_\_

Contractor's name and address Blackstone & Smith, Fidelity Bldg. Telephone F 2145

Architect's name and address \_\_\_\_\_

Proposed use of building dwelling house No. families 2

Other buildings on same lot garage

### Description of Present Building to be Altered

Material brick No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use dwelling house No. families 2

### General Description of New Work

To change roof of <sup>portion of</sup> existing one story open piazza to flat roof with railing around for use of second floor tenant

(5'x10')

NOTIFICATION BEFORE LEAVING  
OR CLOSING IN IS WAIVED  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT EXEMPT

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof flat 5/4" to foot Roof covering Tar and gravel 5 ply

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_

If oil burner, name and model \_\_\_\_\_

Capacity and location of oil tanks \_\_\_\_\_

Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 5'

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_

Total 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 above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? yes No. sheets 1

Estimated cost \$ 250. Fee \$ .75

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

Irving Maxwell

Blackstone & Smith

Signature of owner \_\_\_\_\_

*R B Varney*

INSPECTION COPY

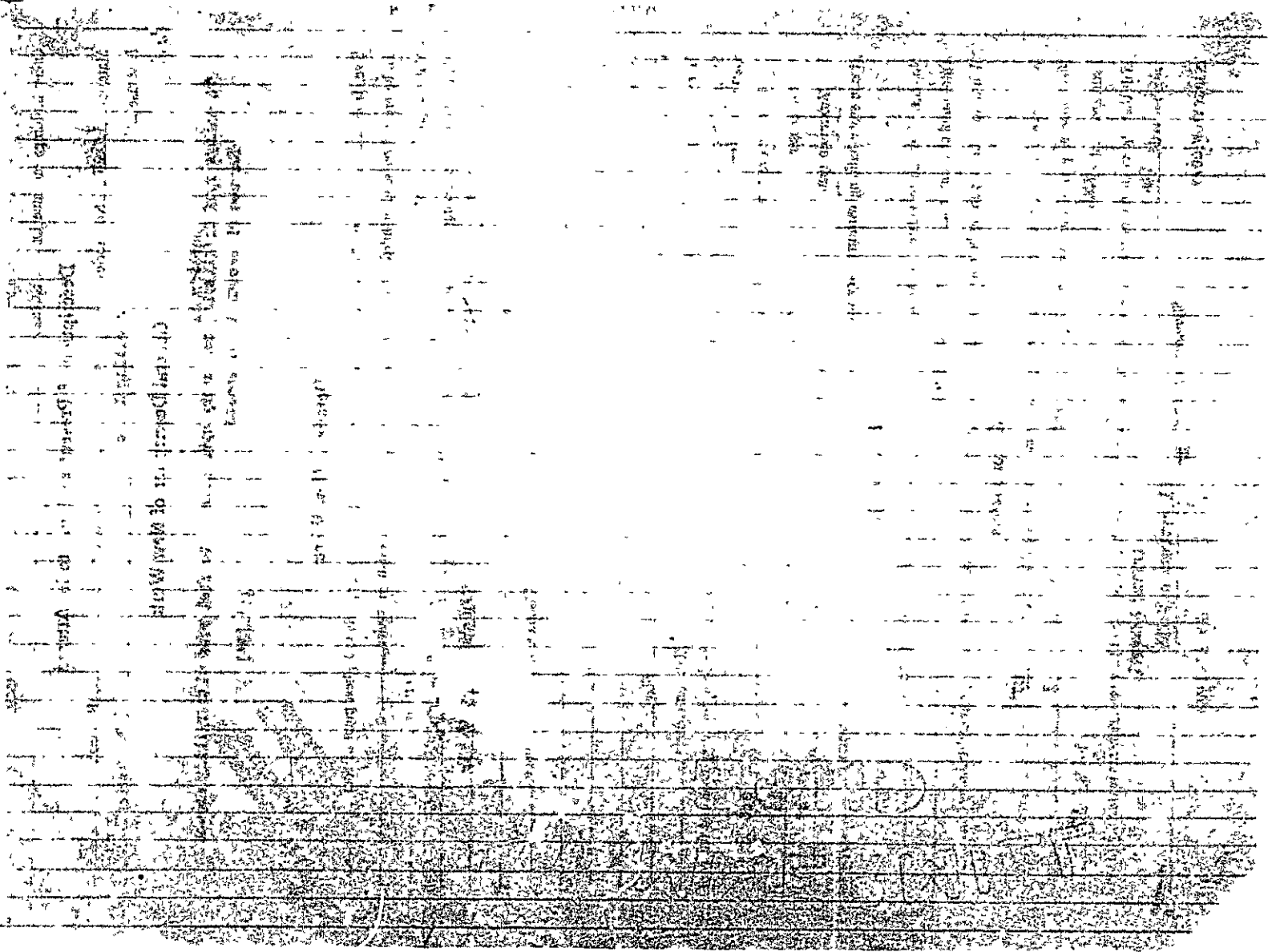
9317



Ward 7 Permit No. 29/904  
 Location 125 Chadwick St.  
 on Spring Maxwell  
 Date of permit 5/23/69  
 Notif. closing-in \_\_\_\_\_  
 asf. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued \_\_\_\_\_

• NOTES

No further inspection  
 necessary - MD





WARREN McDONALD  
INSPECTOR OF BUILDINGS

*File with  
my application  
of office*

City of Portland, Maine  
DEPARTMENT OF BUILDING INSPECTION

THE PUBLIC MAY CONSULT THE INSPECTOR  
12 TO 2 EASTERN STANDARD TIME EXCEPT SATURDAYS

August 11, 1927

Mr. S. S. Boyd  
Committee on Zoning Appeals

Dear Sir:

Attached are the papers on the appeal of Mrs. Emma Maxwell who seeks permission to make necessary alterations in her single family dwelling house of fourteen rooms at 125 Chadwick Street to provide for an additional family. The exact facts are that she has lived with her son in this large house some years, I believe, and now desires to provide on the second floor an apartment so that her son who is soon to be married may live on the second floor and maintain a separate establishment.

The building is located next to the Bowdoin Apartments, and the dividing line between the Single-Residence Zone in which is located this property and the Apartment House Zone in which the Bowdoin Apartments is located runs between the two buildings.

Mr. Maxwell gives the assurance that no changes will be made upon the outside of the building to give it in any way the aspect of a two family dwelling house.

It is my opinion that the appeal should be sustained.

Yours truly,

*Warren McDonald*  
Inspector of Buildings

WM/P

COPY

City of Portland, Maine



Appeal to the Municipal Officers to Change the Decision of the  
Inspector of Buildings Relating to the Property Owned  
by Mrs. Emma Maxwell at 125 Chadwick Street

August 8, 1927

To the Municipal Officers:

Your appellant Mrs. Emma Maxwell  
who is the owner of property at 125 Chadwick Street  
respectfully petitions the Municipal Officers of the City of Portland to change the decision of  
the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c  
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case  
involves unnecessary hardship and because relief may be granted without substantially der-  
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to make  
alterations in this single family dwelling house to provide for two  
families on the ground that the property is located in a Single res-  
idence Zone where a two family dwelling house is a non-conforming  
use.

The reasons for the appeal are as follows:

The building in question is located at the edge of a Single Res-  
idence Zone and stands next to an Apartment House Zone. On the next lot  
on the same side of the street is a 5 story brick apartment house housing  
30 families, and the appellant holds that by denial of this permit he suf-  
fers practically all of the disadvantages of being located in an Apartment  
House Zone, but due to the exact location of his house he is unable to in-  
crease the value and convenience of his property to the extent of providing  
accommodations for an additional family.

(Signed) Mrs. Emma Maxwell.....



City of Portland, Maine

IN THE CITY COUNCIL

August 15, 1927

ORDERED: That the appeal of Mrs Emma Maxwell from the decision of the Building Inspector be sustained and that a building permit be granted said Mrs. Emma Maxwell. as prayed for in her original appeal.

Read twice and passed.

A true copy of record.

Attest:

*N. Edmund Smith*

--- City Clerk.



(S, ST, LL) PERMIT NO. 1752

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

SEP 22 1927

Portland, Maine, August 6, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 125 Chadwick Street Ward 7 Within Fire Limits? Yes Dist. No. 3  
 Owner's or Lessee's name and address Mrs. Emma Maxwell, 125 Chadwick St. Telephone \_\_\_\_\_  
 Contractor's name and address not let Dickstone & Smith Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Dwelling house No. families 2  
 Other buildings on same lot garage, 1 car

### Description of Present Building to be Altered

Material Brick No. stories 2 1/2 Heat Hot Water Style of roof Pitch Roofing Slate  
 Last use Dwelling house No. families 1

### General Description of New Work

To make necessary alterations to building for occupancy by two families.

*Permit issued by direction of Municipal Officers Aug 11/27*

### Details of New Work

Size front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 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 \_\_\_\_\_  
 Total 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 above work require removal or disturbing of any shade tree on a public street? no  
 Plans filed as part of this application? no No. sheets \_\_\_\_\_  
 Estimated cost \$1000 Total 2500  
 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 Fee \$1.00  
 Signature of owner Mrs. Emma Maxwell

INSPECTION COPY

47  
42

Ward 7 Permit No. 27/475

Location 25 Ch. d'Arwick St.

of Mrs. Emma Marnell

Date of permit Sept 22/24

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn \_\_\_\_\_

Cert. of Occupancy issued \_\_\_\_\_

NOTES

~~Dist. in 4/11/24.  
This job (probably) all  
done & occupied no  
more work.~~

~~OIF~~

Department of Public Health and Safety



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

Separate appli-

# APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

To THE

Portland, Me., ... MAY 1, 1924 ... 19

INSPECTOR OF BUILDINGS

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

Location ..... 125 Chadwick Street ..... Fire Districts ..... no ..... Ward ..... 7  
Name of owner is? ..... IRVING W MAXWELL ..... Address 125 Chadwick Street  
Name of mechanic is? ..... JOHN SIMONDS ..... Address Exeter Street  
Proposes occupancy of building (purpose)? brick Private garage for ..... ans .....  
cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.  
A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 14ft .....; No. of feet rear? 14ft .....; No. of feet deep? 20ft  
No. of stories? ..... 1 .....

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft  
Floor to be? ... concrete .....

Will the roof be flat, pitch, mansard, or hip? ..... pitch ..... Material of roofing? asphalt  
Will there be a chimney? ..... no ..... Will the flues be lined? ..... No stoves to be used.

Will the building conform to the requirements of the law? ..... YES .....

Will the building be as good in appearance as other surrounding buildings? ..... YES .....

Have you or any person acting for you previously applied for a permit to build a private garage? ..... NO .....  
If so, state the particulars .....

Estimated Cost, .....

\$ 1500.

Signature of owner or authorized representative,

*Irving W Maxwell*

Address,

125 Chadwick St

2241



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

Date Feb. 3, 19 89  
 Receipt and Permit number 00010

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: 125 Chadwick st.

OWNER'S NAME: John O'Leary ADDRESS same

**FEES**

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

FIXTURES: (number of) Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_

Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES: Overhead  \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 200 .. 3.00

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) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) \_\_\_\_\_

Oil or Gas (by separate units) \_\_\_\_\_

Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of) Ranges \_\_\_\_\_

Cook Tops \_\_\_\_\_ Water Heaters \_\_\_\_\_

Wall Ovens \_\_\_\_\_ Disposals \_\_\_\_\_

Dryers \_\_\_\_\_ Dishwashers \_\_\_\_\_

Fans \_\_\_\_\_ Compactors \_\_\_\_\_

Others (denote) \_\_\_\_\_

TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of) Branch Panels \_\_\_\_\_

Transformers \_\_\_\_\_

Air Conditioners Central Unit \_\_\_\_\_

Separate Units (windows) \_\_\_\_\_

Signs 20 sq. ft. and under \_\_\_\_\_

Over 20 sq. ft. \_\_\_\_\_

Swimming Pools Above Ground \_\_\_\_\_

In Ground \_\_\_\_\_

Fire/Burglar Alarms Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_

over 30 amps \_\_\_\_\_

Circus, Fairs, etc. \_\_\_\_\_

Alterations to wires \_\_\_\_\_

Repairs after fire \_\_\_\_\_

Emergency Lights, battery \_\_\_\_\_

Emergency Generators \_\_\_\_\_

FOR-ADDITIONAL WORK NOT ON ORIGINAL PERMIT .....

FOR-REMOVAL OF A "STOP ORDER" (304-16.b) .....

INSTALLATION FEE DUE: .....

DOUBLE FEE DUE: .....

TOTAL AMOUNT DUE: 5.00 minimum

INSPECTION: (Previously called in )

Will be ready on Feb. 6, 1989; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: John Perry

ADDRESS: 391 Danforth St.

TEL: 773-5824

MASTER LICENSE NO.: 03695 SIGNATURE OF CONTRACTOR: \_\_\_\_\_

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

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN



