

91-95 CHADWICK STREET

Date Issued **3/2/69**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp. J
 Date **3/13/69**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR

App. Final Insp.
 Date **3/13/69**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR

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

PERMIT TO INSTALL PLUMBING **3/6/69** PERMIT NUMBER **119**

Address **97 Chadwick Street**
 Installation For: **Dwelling**
 Owner of Bldg: **Charles Dixon**
 Owner's Address: **18 Scuppernon Cove, Cape Elizabeth, Maine**
 Date: **3/7/69**

NEW	REPL		NG.	FEE
		SINKS	2	4.00
		LAVATORIES	4	6.60
		TOILETS	4	2.40
		BATH TUBS	4	2.40
		SHOWERS		
		DRAINS & FLOOR SURFACE	1	.60
		HOT WATER TANKS	1	.60
		TANKLESS WATER HEATERS	2	1.20
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS	1	.60
		DISHWASHERS	2	1.20
		OTHER		
			TOTAL	19.60

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57581
 Issued 2-21-69
 Portland, Maine 2/21/69, 1969

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address Charles E. Egan Tel. _____
 Contractor's Name and Address Same Tel. _____
 Location #7 Chadwick Street Use of Building Willing
 Number of Families 2 Apartments 2 Stores _____ Number of Stories 2
 Description of Wiring: New Work Additions _____ Alterations _____

68
 20
 20
 60
 20
 40
 30
 30
 15.40

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 20 Plugs 68 Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe Cable Underground No. of Wires 3 Size 2
 METERS: Relocated Added _____ Total No. Meters 3
 MOTORS: Number _____ 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 2 Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____
 Transformers _____ Air Conditioners (No. Units) _____
 Will commence 2/21 1969 Ready to cover in 2/21 1969 Inspection Amstrong
 Amount of Fee \$ 15-40
 Signed Charles E. Egan

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

B.P.
 3/3/69

INSPECTED BY Joe Hubert (OVER)

91-95
 LOCATION Chadwick ST RT
 INSPECTION DATE 7/14/67
 WORK COMPLETED 7/16/67
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.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, 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	1.00
Over 5 Outlets, Regular Wiring Rates	

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Dorothy H Dixon**
18 Baugher's Cove, Cape Elizabeth Me. Date of issue August 28 1969

LOCATION #91-95 Chadwick St.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 68/829, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Entire

APPROVED OCCUPANCY

Two apartments and Garage
One apartment—first floor.
One apartment—second floor.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F Cartwright
Inspector

[Signature]
Inspector of Buildings

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

A.P.- 91-95 Chadwick Street

August 2, 1968

Dorothy H. Dixon
18 Scuggler's Cove
Cape Elizabeth

cc to: Corporation Counsel

Dear Mrs. Dixon:

Building permit to change the use of this dwelling at the above named location from a 1-family to a 2-family dwelling (one family on each floor) is not issuable under the Zoning Ordinance in the R-4 Residential Zone in which this property is located because the area of the lot on which the building is located is only about 3,480 square feet instead of a minimum of 6,000 square feet (3,000 square feet per family) required by Section 602.5B.8.

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 \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Deputy Director of Building Inspection

AAS:im

with st

8/1/68-

Atla.

range of use - 2 family bldg.

R4

CHECK AGAINST ZONING ORDINANCE

✓ Date - Before 6/15/57

✓ Zone Location - R4

Interior or corner Lot -

40-ft setback-area? (Section 21)

✓ Use - 2 family

Sewage-Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

✓ Lot Area - 3,480^{sq}

Building Area -

→ Area per Family - 2 families - 3,000^{sq} per family is 6,000^{sq} needed

Width of Lot -

Lot Frontage -

✓ Off-street Parking - 2 spaces

✓ Check with planning after board approval



B4 PERMITS

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, July 30, 1968

PERMIT ISSUED 829

AUG 19 1968

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 91-95 Chadwick St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Dorothy H Dixon, 18 Smutler's Cove Cape Eliz. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone 799-4746
Architect _____ Specifications _____ Plans yes No. of sheets 3
Proposed use of building (2) Apartments and Garage No. families 2
Last use (1)-apt. and garage No. families _____
Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 16.00
Estimated cost \$ 8000.00 fee paid 8-19-68

General Description of New Work

To change use of building from (1) apartment (2nd floor) and garage to (2) apartments - 7061 on first and second floors and garage with alterations as per plans. To relocate garage doors from Pine Street entrance to Chadwick St. entrance. To change door to window front of building, also closing up garage doors rear of building (all as per plans).

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

Appeal sustained 8/15/68

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 owners

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: ° 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:

A.S. - 8/14/68 - Allan

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person who has observed that the State and City requirements pertaining to work of this nature are observed? yes

Dorothy H Dixon

CS 201

INSPECTION COPY

Signature of owner by: Dorothy H Dixon

Permit No. 829

NOTES

10-15-68 Not started (W)

1-30-69 2nd floor cleaned out (W)

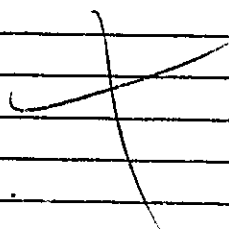
2-14-69 Nails & heels under board going up new stairway remove wood from chimney (W)

3-12-69 OK to close in upper floor (W)

5-12-69 Completed except roof live escape down. (W)

6-5-69 Same (W)

8-28-69 Completed (W)



Location: 98 Woodland St

Owner: Dorothy K. Dyer

Date of permit: 8/19/69

Notif. closing-in:

Inspn. closing-in:

Final Notif.:

Final Inspn.:

Cert. of Occupancy issued: 8/25/69

Staking Out Notice:

Form Check Notice:

L. S. Brown

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Pa 85- 8/15/68
Granted 8/15/68
68/55

MISCELLANEOUS APPEAL

Dorothy H. Dixon, owner of property at 91-95 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: change use of building
from 1-family to 2-family dwelling without exterior alterations. This permit is
presently not issuable under the Zoning Ordinance in the R-4 Residential Zone in
which this property is located because the area of the lot on which the building
is located is only about 3,480 square feet instead of a minimum of 6,000 square feet
(3,000 square feet per family) required by Section 602.5B.8 of the Ordinance.

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

Dorothy H. Dixon
APPELLANT

DECISION

After public hearing held August 15, 1968, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

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

BOARD OF APPEALS

Frank J. Hinkle
Harry H. [unclear]
[unclear]

DATE: August 15, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Dorothy Dixon

AT 91-95 Chadwick Street

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

BOARD OF APPEALS

Franklin G. Hinckley
~~Ralph L. Young~~ W. B. Kirkpatrick
Harry M. Shwartz

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

Record of Hearing

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 12, 1968

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, August 15, 1968 at 4:00 p.m. to hear the appeal of Dorothy Dixon requesting an exception to the Zoning Ordinance to change the use of the 1-family dwelling at 91-95 Chadwick Street to a 2-family dwelling.

This permit is presently not issuable under the Zoning Ordinance because the area of the lot on which the building is located is only about 3,480 square feet instead of a minimum of 6,000 square feet (3,000 square feet per family) required by Section 602.5B.8 of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinkley

Chairman

h

cc: Barbara A. Cheney
119 Chadwick St.

Ralph Ross
17 Vaughan St.

A.P.- 91-95 Chadwick Street

August 2, 1968

Dorothy H. Dixon
18 Smuggler's Cove
Cape Elizabeth

cc to: Corporation Counsel

Dear Mrs. Dixon:

Building permit to change the use of this dwelling at the above named location from a 1-family to a 2-family dwelling (one family on each floor) is not issuable under the Zoning Ordinance in the R-4 Residential Zone in which this property is located because the area of the lot on which the building is located is only about 3,480 square feet instead of a minimum of 6,000 square feet (3,000 square feet per family) required by Section 602.5B.8.

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 \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Deputy Director of Building Inspection

AAS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, October 28, 1964

PERMIT ISSUED
NOV 2 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 95 Chadwick Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Philip Payson, Cumberland Foreside, Maine Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Brown Construction Corp., Box 1217, Portland Telephone 774-0359
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building 3-car garage and dwelling No. families _____
Last use _____ " " _____ No. families _____
Material brick No. stories 2-1 Heat _____ Style of roof flat Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1200. Fee \$ 6.00

General Description of New Work

To close up existing garage door opening and to remove/existing partition (bearing) wood sheathed
as per plan
To cut in 16' garage door opening Chadwick Street front of building
supported as per plan

2-story section

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** Brown Construction Corp.

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 no., 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 3 to be accommodated 3 number commercial cars to be accommodated 0
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:
[Signature]

Miscellaneous OK by Park Dept.
Will work require disturbing of any tree on a public street? yes
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
Philip Payson
Brown Construction Corp

CS 301

INSPECTION COPY Signature of owner By: [Signature]

14

NOTES

11-12-64 Not started
12-1-64

cancel

Blank lined area for notes.

Permit No. 64-1-458
Location 950 Railroad St
Owner Kelly Rogers
Date of permit 11/21/60
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

12-3-1-1-18