

83-59 CARROLL STREET

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED  
SEP 25 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 25, 1939

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 87 Carroll Street Use of Building Dwelling No. Stories          New Building Existing "        "  
Name and address of owner of appliance Fred H. Palmer  
Installer's name and address Ballard Oil & Equip. Co. of Maine Telephone 2-1991

General Description of Work

To install Oil Burning Equipment - Hot Water - Open *NOTIFICATION System OR GRAVITY SYSTEM IS WAIVED*

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If not, which story          Kind of Fuel           
Material of supports of appliance (concrete floor or what kind) Concrete  
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 OIL BURNER

Name and type of burner Model GB1B-1 Gilbarco Labeled and approved by Underwriters' Laboratories? Yes  
Will operator be always in attendance?          Type of oil feed (gravity or pressure) Pressure  
Location oil storage Basement No. and capacity of tanks 1 - 275 Gal. already Installed  
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed?         

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)  
Ballard Oil & Equip. Co. of Maine

Signature of Installer By: R. C. [Signature]

ASSESSOR'S COPY

3321C

Permit No. 39/1637  
 Location 87, Canall St.  
 Owner W. H. Palmer  
 Date of Permit 9/23/39  
 Post Card sent \_\_\_\_\_  
 Notif. for insp. None  
 Approval Tag issued 10/1/39, OK  
 Oil Burner Check List (date) 1/12/39

1. Kind of heat Oil
2. Label General Electric
3. Anti-siphon Yes
4. Oil storage Oil tank
5. Tank distance 10 ft
6. Vent Pipe Yes
7. Fill Pipe Yes
8. Gauge Yes
9. Rigidity Yes
10. Feed safety Yes
11. Pipe sizes and material 1/2" galv. pipe
12. Control valve Yes
13. Anti pit vent Yes
14. Temp. or pressure safety Yes
15. Instruction card Yes
16. W. H. Palmer

NOT TO BE CONSIDERED VALID UNLESS SIGNED BY INSPECTOR

NOTES  
 1. Oil tank is 10 ft from burner.  
 2. Vent pipe is 1/2" galv. pipe.  
 3. Fill pipe is 1/2" galv. pipe.  
 4. Gauge is on tank.  
 5. Rigidity is good.  
 6. Feed safety is good.  
 7. Pipe sizes and material are correct.  
 8. Control valve is on tank.  
 9. Anti pit vent is on tank.  
 10. Temp. or pressure safety is on tank.  
 11. Instruction card is on tank.  
 12. W. H. Palmer

Item	Inspected	Remarks
1. Kind of heat	Oil	
2. Label	General Electric	
3. Anti-siphon	Yes	
4. Oil storage	Oil tank	
5. Tank distance	10 ft	
6. Vent Pipe	Yes	
7. Fill Pipe	Yes	
8. Gauge	Yes	
9. Rigidity	Yes	
10. Feed safety	Yes	
11. Pipe sizes and material	1/2" galv. pipe	
12. Control valve	Yes	
13. Anti pit vent	Yes	
14. Temp. or pressure safety	Yes	
15. Instruction card	Yes	
16. <u>W. H. Palmer</u>		

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

## PROPERTY ADDRESS

Town Or Plantation: Portland  
Street Subdivision Lot #: 87 CAROLL ST

## PROPERTY OWNERS NAME

Last: ELOWITZ First: ANNETTE  
Applicant Name: RUDOLF CASPARIUS  
Mailing Address of Owner/Applicant (if Different): 1231 FOREST AVE

PORTLAND PERMIT # 3,486 TOWN COPY  
FEE: \$1,610.00 (Double Fee Charged)  
LP I. # 11213  
Local Plumbing Inspector Signature: [Signature]

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

JUN 22 1989

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

1.  NEW PLUMBING  
2.  RELOCATED PLUMBING

### Type Of Structure To Be Served:

1.  SINGLE FAMILY DWELLING  
2.  MODULAR OR MOBILE HOME  
3.  MULTIPLE FAMILY DWELLING  
4.  OTHER - SPECIFY: 315 1 20

### Plumbing To Be Installed By:

1.  MASTER PLUMBER  
2.  OIL BURNERMAN  
3.  MFG'D. HOUSING DEALER/MECHANIC  
4.  PUBLIC UTILITY EMPLOYEE  
5.  PROPERTY OWNER

LICENSE # L11774

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<b>HOOK-UP:</b> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <b>HOOK-UP:</b> to an existing subsurface wastewater disposal system		Hosebibb / Silcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain	1	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
<b>PIPING RELOCATION:</b> of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Number of Hook-Ups & Relocations		Other: _____		Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	2	Fixtures (Subtotal) Column 1
<b>SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE</b>			0	Fixtures (Subtotal) Column 2
			2	Total Fixtures
			\$ 6	
			\$ 0	
			\$ 6	Permit Fee (Total)

# BERNSTEIN, SHUR, SAWYER AND NELSON

COUNSELORS AT LAW

*A Professional Corporation*

100 Middle Street

P.O. Box 9729

Portland, Maine 04104-5029

(207) 774-1200

Telecopier 774-1127

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Kenneth D. Pierce  
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Mary Elizabeth Fougere  
Lawrence H. Bryant  
Jaimie P. Schwartz  
Abigail D. King  
Lisa A. Ernst  
Scott E. Schul  
Paul S. Veldenheimer  
Glenn Israel\*\*

\*Licensed in VA only  
\*\*Licensed in MA only

August 17, 1994

William D. Giroux  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: Robert and Annette Elowitch

Dear Bill:

As you know from our discussions in July, we represent Robert and Annette Elowitch of (87 Carroll Street)

Please also be advised that Mr. and Mrs. Elowitch intend to comply fully with the City's zoning ordinance.

The Elowitchs do not conduct and will not conduct a retail art gallery at their residence.

Should you have any further questions, please do not hesitate to call me.

Sincerely yours,



Leonard M. Nelson

cc: Joseph Gray, Director of Planning and Urban Development  
Robert and Annette Elowitch



# APPLICATION FOR PERMIT

## DEPARTMENT OF BUILDING INSPECTIONS SERVICES

### ELECTRICAL INSTALLATIONS

Date 4 April 94, 19  
 Receipt and Permit number 2885

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: 87 Carol St Carroll  
 OWNER'S NAME: Rob Ellowich ADDRESS: \_\_\_\_\_ FEES \_\_\_\_\_

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

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

SERVICES: Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes \_\_\_\_\_

METERS: (number of) \_\_\_\_\_  
 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 \_\_\_\_\_

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 XX \_\_\_\_\_

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

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

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT . . . . . INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) . . . . . DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 15.00

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call XXX  
 CONTRACTOR'S NAME: Hannan's Electric  
 ADDRESS: 897 Broadway  
 TEL.: 767-2471  
 MASTER LICENSE NO.: 2885  
 LIMITED LICENSE NO.: \_\_\_\_\_ SIGNATURE OF CONTRACTOR: Larry Hannan

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



Inspections Services



William D. Giroux  
Zoning Administrator

CITY OF PORTLAND

July 7, 1994

RE: J7 Carroll ST.


Mr. & Mrs. Elowitz  
87 Carroll Street  
Portland, ME 04102

Dear Mr. & Mrs. Elowitz:

It has been brought to my attention that there is a business being operated at 87 Carroll Street in Portland for which you are listed as owner. I researched the records here in Building Inspections and found that no permits have been applied for to authorize a gallery use at this address. The property is located in an R4 zone which does not allow such a use as a home occupation or otherwise.

It is necessary that you discontinue this unauthorized use within ninety(90) days from date of this letter. Failure to do so will result in legal action. I have attached copies of the relevant sections of the Land Use Code and Building Code for your information. Thank you for your attention to this matter.

Sincerely,

  
William D. Giroux  
Zoning Administrator

/sl

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Amy Power, Code Enforcement Officer



**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: * 87 Carroll Street Owner Address:		04104	Owner: Annette and Rob Elowitch	Phone: 775-5011	Permit No.: 960072
Contractor Name:		Address:	Phone:	Business Name:	<b>PERMIT ISSUED</b> FEB - 7 1996 <b>CITY OF PORTLAND</b>
Past Use: Single family dwelling	Proposed Use: Single family dwelling with art auction offices	COST OF WORK: \$		PERMIT FEE: \$25.00	
Proposed Project Description: Change of Use - Home Occupation As per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group (B) Type 50 COC 893 Signature: <i>[Signature]</i>	Zoning Approval: <i>Conditional</i> to <i>maintain the Home Occ.</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mn <input type="checkbox"/>
Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken By:	Date Applied For:				

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

*No Extension Charge.*

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**  
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

*[Signature]* 87 Carroll Street 2/2/96 775-5011  
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:  
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *2/5/96*  
*[Signature]*

CEO DISTRICT 3  
*A. Simpson*

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction <b>87 Carroll Street</b>	City <b>04104</b>	Owner <b>Barndoff Batteries</b> <b>Annette and Bob Elowitch</b>	Phone <b>772-7596</b> <b>775-5011</b>
Owner Address	License/Buyer's Name	Phone	Business Name
Contractor Name	Address	Phone	
Past Use <b>Single family dwelling</b>	Proposed Use <b>Single family dwelling with art auction offices</b>	COST OF WORK: \$	PERMIT FEE: <b>\$25.00</b>
Proposed Project Description <b>Change of Use - Home Occupation As per plans</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>C</b> Type <b>C</b>
Permit Taken By		Signature	Signature <b>[Signature]</b>
Date Applied For		Signature	Date

Permit No: **380072**

**PERMIT ISSUED**

Permit Issued:  
**FEB - 7 1996**

**CITY OF PORTLAND**

Zone: **R-4** CBL 69-B-8

Zoning Approval

Special Zone or Reviews.

Shoreland **11/96**

Wetland

Flood Zone

Subdivision

Site Plan  major  minor  mm

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action:

Approved

Approved with Conditions

Denied

Date **[Signature]**

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
2. Building permits do not include plumbing, septic or electrical work
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

*No other  
to be made.*

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS <b>87 Carroll Street</b>	DATE <b>2/2/96</b>	PHONE <b>775-5011</b>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE	
<b>White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector</b>			

**PERMIT ISSUED WITH LETTER**

Date **[Signature]**

CEO DISTRICT **3**

**A. Simpson**

COMMENTS

3/8/91 Site Inspected - ok to use for  
home occupancy.

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Inspection Services  
P Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr  
Director

CITY OF PORTLAND

February 6, 1996

Annette and Rob Elowitch  
87 Carroll Street  
Portland, Maine 04104

RE: 87 Carroll Street

Dear Annette and Rob,

Your application for a change of use from a single family to a single family with a home occupation has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

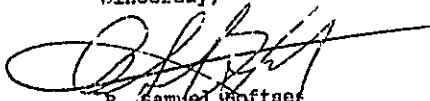
No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. During the extent of your home occupation use, you shall maintain the required criteria as outlined.

2. No exterior changes can be made under this permit.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Code Enforcement Division

cc: M. Schmuackal, Asst. C., Code Enf Div  
G. Hamilton, Hist Pres

*Barridoff*  
GALLERIES

ANNETTE AND ROB ELOWITCH / P O BOX 9715 / PORTLAND, MAINE 04104 / TEL (207) 772-5011 / FAX (207) 772-5049

January 18, 1996

Planning and Urban Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Sir/Madam:

We are using our home at 87 Carroll Street for a home-based occupation. About a year ago we were in close contact with your office and adjusted the few areas necessary to be in compliance with the code in order to do so at that time. We were not told of the need for a permit. But, we are more than happy to apply for one at this time.

Our office and working area occupies one room in our home of 11 rooms and is less than a total of 500 square feet, far less than 25% of the total floor area. (See drawing). We are auctioneers who hold an auction once a year at the Holiday Inn on Spring Street downtown Portland. Our office consists of a desk each for my wife and me, 2 phones, filing cabinets, and office machines including 2 computers.

We sell only paintings at these auctions. The paintings are stored in two large rooms at Noyes Storage at 93 Kennebec Street.

We use no signs of any kind on the house or on either of two vehicles, a Jeep Grand Cherokee, which is for personal use, and a Dodge van, which is used for business. The van is typical of many also used in this and other neighborhoods and is in no way out-of-keeping with the neighborhood, and is, at any rate, in compliance with the 6000 pound limit. Both vehicles fit easily into our garage.

We are extremely sensitive to the historic nature and beauty of the area and have carefully maintained the exterior of the house in its original form. There is little or no need for parking by anyone visiting us for business; but on the rare occasions when a private individual or family drops a painting off at our home rather than at our warehouse, we have ample parking in a private driveway which abuts our house on one side. Said paintings are moved to the warehouse.

FINE ART CONSULTANTS AND AUCTIONEERS

On very rare occasions, we sell a painting directly rather than at auction. This is always done by advertising and phone and no selling ever occurs in the house. For example, in the first two months of our present fiscal year, we sold one painting. We advertised it in The Magazine Antiques; several people inquired about it by phone only. Mr. and Mrs. Paul Mellon of Washington, D.C. asked if they could see it and the painting was brought from the warehouse to Mailboxes, Etc. where it was packaged and shipped. The Mellons proceeded to purchase the painting.

There is no noise, vibration, smoke, dust or any other objectionable effect.

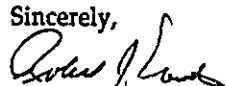
My wife and I are the only employees. We hire a private contractor to do our bookkeeping. She comes to the office on rare occasions in her own car and does not maintain any office equipment or anything else on our premises.

I believe we meet the given criteria and add nothing to the area in which we live that is not in keeping with its nature as a neighborhood or landmark.

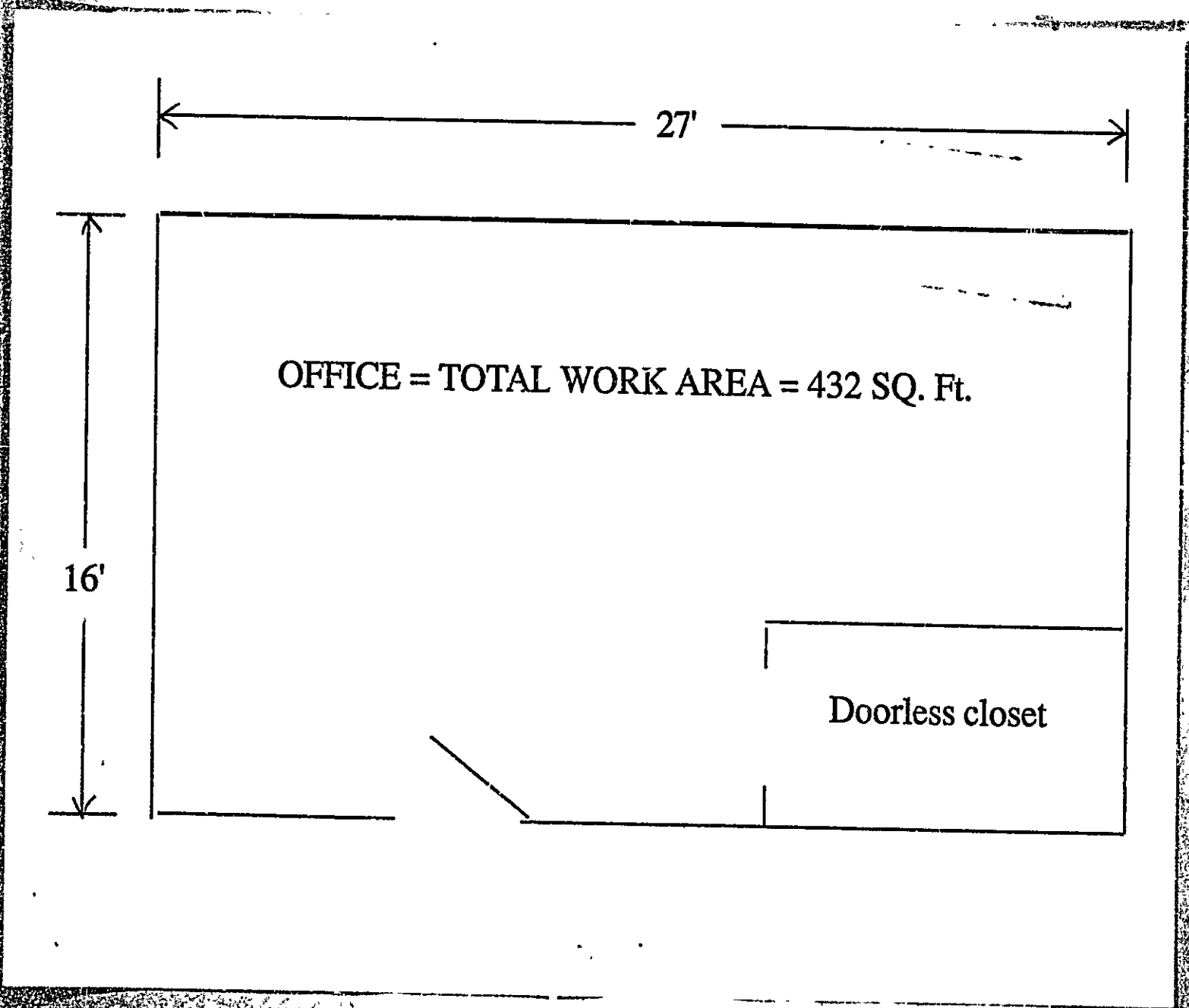
I enclose the \$25.00 fee and would be happy to answer any further questions.

Thank you very much.

Sincerely,



Robert J. Elowitch

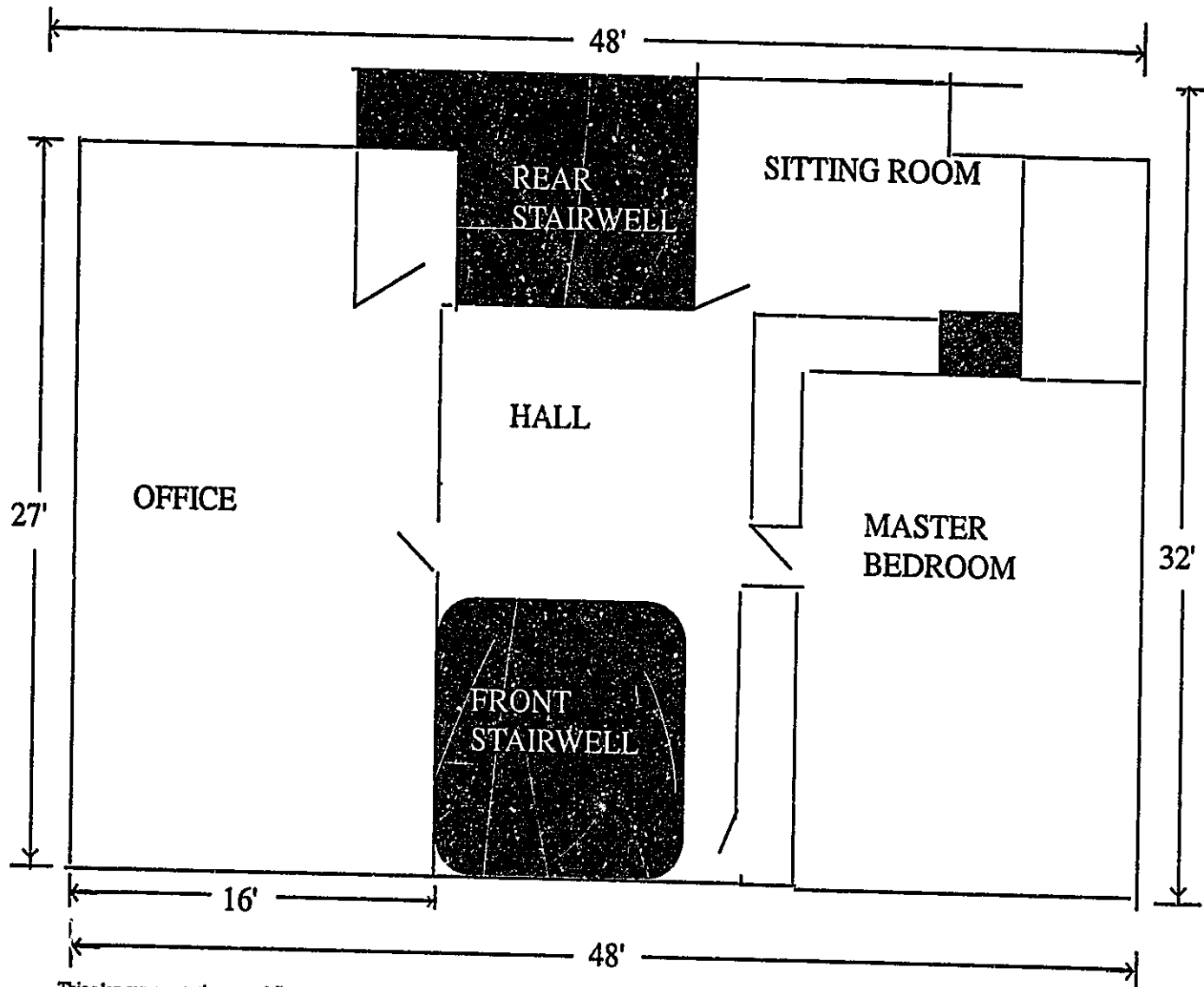


OFFICE = TOTAL WORK AREA = 432 SQ. Ft.

16'

27'

Doorless closet



This plan represents the second floor. The house has two other floors of the same overall dimensions, though the first and 3d floor have more usable floor space as the front stairwell goes only from the ground (first) floor to the second. The house also has a full basement with approximately 1/3 finished. The plan is not exactly to scale, and the measurements are approximations. However, it is a fair representation of the house and the office space that occupies approximately 10% of it.



R-4

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 16, 1996

Barridoff Galleries  
87 Carroll Street  
Portland, Maine 04102

RE: 87 Carroll Street  
Home Occupation

Dear Sir/Madam,

We have been notified by the City Clerk's Office that you are using your home for a home based occupation.

Before this use can be approved by this office, you will need to submit information describing the use. A copy of the Home Occupation Section outlining the criteria needed to allow a home occupation is enclosed. If you can meet the criteria, you may apply for a permit to allow the use under home occupations.

At the time of submittal for your building permit, we shall need a cover letter explaining your home occupation and how it meets the given criteria. We will also require floor plans showing the dimensions and the area of the home occupation space. The cost of this type of permit is usually \$25.00.

Sincerely,

*Marge Schmuckal*

Marge Schmuckal  
Asst. Chief, Code Enforcement Division

cc: P. Samuel Hoffses, C, Code Enf Div  
A. Simpson, CEO

*1/24/96 - spoke to Robert Elowitz <sup>informed</sup> him of <sup>more detailed</sup> floor plan and <sup>need to</sup> COME IN <sup>and</sup> get you permit. Said <sup>had</sup> the <sup>in</sup> <sup>reason</sup>.*

*2/2 - Robert said <sup>had</sup> be in <sup>this</sup> <sup>afternoon</sup>.*

§ Approach zone transition area Slope, one 1 in two 2  
Code 1966, § 602 18 H

**Sec. 14-410. Home occupation.**

*Purpose* The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood

(1) In connection with the operation of a home occupation, within a dwelling unit, the following requirements shall be met:

*Criteria  
to Be  
met*

- a. A home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six (6) children plus two (2) children after school and having no nonresidential employees;
- b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
- c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (1)a above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
- d. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building;
- e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
- f. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
- g. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity glare or other objectionable effects;
- h. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
- i. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
- j. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.

(2) No residence shall be occupied, altered or used for any home occupation except the following:

- a. Accountants and auditors,

- b. Answering services (telephone);
- c. Architects;
- d. Artists and sculptors;
- e. Authors and composers;
- f. Computer programming;
- g. Custodial services;
- h. Custom furniture repair and upholstery;
- i. Dentists, doctors, therapists, and health care practitioners;
- j. Direct mail services;
- k. Dressmakers, seamstresses and tailors;
- l. Engineers;
- m. Family planning services;
- n. Hairdressers (limited to no more than two (2) hair dryers);
- o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
- p. Interior decorators;
- q. Lawyers, justices of the peace and notary publics;
- r. Licensed family day care home or babysitting services; (see (1) a)
- s. Musicians or music teachers, including group instruction not to exceed six (6) students at any time but not including performances or band rehearsals, which shall meet the following requirements in addition to those set forth in subsection (1) of this section:
  1. Electronic amplification is prohibited;
  2. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
  3. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
- t. Office facility of a minister, rabbi, or priest;
- u. Photographic studios;
- v. Professional counseling and consulting services;
- w. Professional research services;
- x. Sales persons provided that no retail or wholesale transactions are made on the premises;
- y. Small appliance repair;
- z. Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
- aa. Special tutoring or instruction (not to exceed three (3) pupils at any given time);
- bb. Stenographic and other clerical services.

- '3' A home occupation that is not listed in paragraph .2 of this section but is similar to and no more objectionable than these home occupations listed in that paragraph shall

be permitted as a conditional use subject to the requirements of paragraph (1) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

*NOT Allowed*

(Code 1968, § 602.18.1; Ord. No. 277-77, 11-7-77; Ord. No. 546-85, § 1, 5-6-85; Ord. No. 76-85, § 1, 7-1-85; Ord. No. 66-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90)

Secs. 14-411-14-420. Reserved.

**DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS**

**Sec. 14-421. Generally.**

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

(Code 1968, § 602.19.A)

**Sec. 14-422. Reduction of lot area prohibited.**

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.

(Code 1968, § 602.19.A)

**Sec. 14-423. Joint occupancy.**

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.

(Code 1968, § 602.19.B)

**Sec. 14-424. Required open space.**

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.

(Code 1968, § 602.19.C)

**Sec. 14-425. Projections in required yard areas.**

A front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

(Code 1968, § 602.19.D)

67 Carroll Street

BRAMHALL

SRAM WALKER  
#8503-3R

March 29, 1968

Mr. Woodbury K. Dana  
87 Carroll Street  
Portland, Maine

Dear Mr. Dana:

Your property has been surveyed by the Portland Housing Division and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Many people in the area are making improvements in their property even though they meet the requirements of ordinance relating to housing conditions. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

Many services are available through the site office for further improvements to your property. Should you want advice on landscaping, structural changes, plans, and financing, please call 773-1773.

If we can be of further help, please feel free to call on us. Thank you for your interest in the program and your cooperation in making Bramhall Hill a more beautiful residential area.

Sincerely,

  
Gordon E. Martin  
Housing Supervisor

GLS:ac

Photos  yes  no

Date 3/27/68

Proj. No.  C.I. BRAMHALL Ass'ts  Zone  Zone Viol

Stories  DFM  OSD  SAR  SA  NA  ST P Com.Units  Rmg Units  Dwl.Units 1

LOCATION	<u>87 CARROLL</u>	COMP.	
OWNER		PERM.	
AGENT	<u>WOODBURY DANA</u>		
OWNER			
AGENT			
OWNER			
AGENT			

Occupants	Information				Occupancy				Facilities				Violations	
	LOC.	RENT	FURN.	WK. 1.	RMS	PER.	ALLD	LGRS	HEAT	BATH	FLSH	K.SK		H.W.
1. <u>WOODBURY DANA</u>				<u>SIN</u>							<u>CO</u>	<u>P</u>	<u>P</u>	
2.														
3.														
4.														
5.														
6.														
7.														
8.														

### STRUCTURE SCHEDULE

STRUCTURE RATING

**YARD**

GARBAGE & RUBBISH \_\_\_\_\_

CONTAINERS COMPLY OK

DRAINAGE \_\_\_\_\_

TONE VIOL \_\_\_\_\_

**STRUCTURE EXTERIOR**

STEPS, STAIRS, PORCHES \_\_\_\_\_

FOUNDATION OK

WALLS \_\_\_\_\_

WINDOWS, DOORS \_\_\_\_\_

ROOF, DRAINS \_\_\_\_\_

OUT BUILDINGS \_\_\_\_\_

**INFESTATION**

RATS  R1  R2  C OK

OTHER (SPECIFY) \_\_\_\_\_

**EGRESS**

DUAL  YES  NO \_\_\_\_\_

OBST'N \_\_\_\_\_

**STRUCTURE INTERIOR**

HALL, OBST'N \_\_\_\_\_

HALL, LIGHTING \_\_\_\_\_

HALL, FLOOR WALLS CEILING OK

STAIRWAYS \_\_\_\_\_

WINDOWS, AIRSHFT \_\_\_\_\_

ELECT. WIRING \_\_\_\_\_

HEATING CENTRAL YES:  NO:

STACKS FLUES, VENTS \_\_\_\_\_

CHIMNEY \_\_\_\_\_

EQUIPMENT, REPAIR OK

**PLUMBING**

SUPPLY LINE \_\_\_\_\_

WASTE LINE \_\_\_\_\_

**BASEMENT**

GEN'L SANIT'N \_\_\_\_\_

DAMPNSS R: 0 OK

STAIRS \_\_\_\_\_

LIGHTING \_\_\_\_\_

**BASE DWL. UNIT**

MIN 7' x 3' \_\_\_\_\_

DAMPNSS R:  0 \_\_\_\_\_

WINDOW 1/12 X 8" \_\_\_\_\_

DUAL EGRESS YES:  NO:

**PROHIBITED COMB'N USE**

ASSOC. USE HAZARD \_\_\_\_\_

HAZARDOUS VENTS \_\_\_\_\_

Remarks \_\_\_\_\_

Portland Health Dept.

~~CS-8~~

Inspector JTB

Photos  yes  no  
 Proj. No.

BRAMHALL

Date 3/27/68

CROWDING	LOCATION <u>87 CARROLL</u>	COMP.
SANIT	E U LOC <u>SIN</u>	PEND.
INFEST.	OCCPNT <u>W. DANA</u>	
RASK B U	OWNER <u>SAME</u>	
DET'N	ADDRESS	VTS

**DWELLING UNIT SCHEDULE**

Occupants	Information	Occupancy	Facilities				Violations
			BATH	FLSH	K.SK	H.W. CK'G	
	LOC. RENT FURN. WK.I. RMS	PER. ALL'D LGRS HEAT					
1 <u>W. DANA</u>							
2.							
3.							
4.							

	KITCHEN	BATH	TOILET	DINING	BED	BED	BED	BED	BED	OTHER	TOTAL
OVERCROWDING											
65' - 7'											
SO SLEEP'G											
VENTILATION											
1/12 & 1/2											
LIGHTING											
WIRING											
DET'N											
WALLS											
CELLING											
WINDOWS											
DOORS											
FLOORS											

Remarks

**KITCHEN SINK & WATER**

SINK \_\_\_\_\_

SUPPLY & WASTE \_\_\_\_\_ **OK**

PLUGS REPT'L \_\_\_\_\_

**HEATING**

STACKS, FLUES, VENTS \_\_\_\_\_

HT'GS VENTED, REPT'L \_\_\_\_\_

**BATHING FACILITIES**

SHARED MAX. 40U \_\_\_\_\_ **OK**

RMS U 1 PER 15 \_\_\_\_\_

MIN 7' STDS HT. \_\_\_\_\_

VENT'LN \_\_\_\_\_

PROPER ACCESS \_\_\_\_\_

FLD'G \_\_\_\_\_

SANIT'N \_\_\_\_\_

**TOILET FACILITIES**

SHARED MAX 2 OU \_\_\_\_\_

RMS U FLSH & LAV 1 PER 10 \_\_\_\_\_ **OK**

VENT'LN \_\_\_\_\_

PROPER ACCESS \_\_\_\_\_

LB'G \_\_\_\_\_

SANIT'N \_\_\_\_\_

**INFESTATION**

RATS  R  O:  E \_\_\_\_\_

OTHER (SPECIFY) \_\_\_\_\_

**EGRESS**

DUAL  YES  NO \_\_\_\_\_

OBST'N \_\_\_\_\_

Portland Health Dept.  
 CE-7

Inspector FJD