

Kenwood St continued



22-26 Pinsky, Summer J. & R. - 24 Kenwood St,
Sheffield St

1-13 Lyseth, Louis Repeat

15-17 Wood, Mary E. Gail D. - 15 Sheffield St, 04102

19-23 Hacker, Gertrude M. - 21 Sheffield St -

2-8 Hugo, Frank & Harriet Repeat

10-14 Roussin, Joanne M. - 10 Sheffield St 04102

16-18 Gardner, Phyllis C. - 16 Sheffield St

20-22 Bowie, Phyllis E. - 22 Sheffield St 04102

Catherine St

1-11 Kellam, Repeat

2-8 LaGrange, Repeat

Dartmouth St

159-161 Woolf, Harold L. & Sylvia T. - 159 Dartmouth St

163-171 Penben, Sadie Repeat

177-179 Boyd, Roberts - 179 Dartmouth St 04103

181-187 Williams, Eftichia - 183 Dartmouth St

189-191 Modes, Anne & Randolph - 83 Noyes St 04103

189-191 Barnstone, Lillian - 189 Dartmouth St 04103

193-195 Wilson, Pauline L. - 193 Dartmouth St

197-199 Slosberg, Alice - 197 Dartmouth St 04102

201-207 Hught, Eva B. - 201 Dartmouth St

209-211 Vadaiki - Repeat

213-215 Harriman, Paul S. & Cora A. - 213 Dartmouth St 04103

217-219 Dill, Clarence T. & Pamela J. Fuller - 215 Dartmouth St 04103

Dartmouth St continued

- ✓
- 148-150 - Petersen, Knud E & Edna C - 148 Dartmouth St 04102
- 152-154 Levy, Daniel D & Genevieve B - 154 Dartmouth St 04103
- 156-158 Silven, Jack L. - 156 Dartmouth St.
- 160-162 Jackson, Frederick M. - 160 Dartmouth St 04103
- 164 - French, Mary Ann - 164 Dartmouth St
- 169-172 ~~Waterston, Eugene~~ - 341 Deeping Ave
- 178-184 Lyden, Eugene F & Gladys A. - Repeat
- 186-192 Pinette, Kenneth R & Judith W. - 188 Dartmouth St
- 196 - Bryden, Norman C & Helen B. - 198 Dartmouth St
- 202 Mack, Robert L & Ann R - 200 Clefton St ⁰⁴¹⁰³
- 210 Russman, Isadore & Rachael L. - 210 Dartmouth St
- 214-216 Vadskov - Repeat -
- 218-224 Lawrence, Myron A & Cordya J. - Repeat

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 10, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, August 1, 1974 at 4:00 p.m. to hear the appeal of Theodora Gladu requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the two family dwelling at 122-124 William Street to a three family apartment house, with one apartment on each floor.

This permit is not issuable for the following reasons. 1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. 2) The area of the lot on which this building is located is only about 6,175 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6.B.8.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 property in question as required by Ordinance.

BOARD OF APPEALS

W. Earle Eskilson
W. Earle Eskilson
Chairman

PA 6-27-74
#15

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Theodora T. Glade, owner of property at 122-124 William St under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: and certificate of occupancy to change the use of the two family dwelling at the above named location to a three family apartment house, with one apartment on each floor. This permit is not issuable under the Zoning Ordinance for the following reasons. (1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. (2) The area of the lot on which this building is located is only about 6,175 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6.B.8.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Theodora T. Glade
APPELLANT

DECISION

After public hearing held August 1, 1974, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

W. Allen Skelton
Jacqueline Skelton
Joseph H. Skelton
Board of Appeals

Portland, Maine
July 29, 1974

TO:
W. Earle Eskilson
Board of Appeals
City of Portland, Maine

We, the undersigned property owners in the City of Portland, Maine, whose homes are adjacent to or in the vicinity of the 2-family house located at 122-124 William Street, do hereby strongly object to said property being granted a zoning variance by this Board, which would thereby convert it to a 3-family house.

<u>NAME</u>	<u>ADDRESS</u>
Robert P. Lee	126 William St.
Elizabeth Lee	" " "
Elizabeth Lee	118 William Street
Phyllis D. Lee	118 William Street
Francis J. Gaudette	130 William Street
Wayne W. Johnson	129 William Street
Wanda P. Johnson	119 Pitt St.
Martin A. Rogoff	129 Pitt St.

Concerning the variance to make the property at 122-124
 Williams Street, Portland, Maine a legal three family, we
 the undersigned agree that we have no objections. This
 variance is being requested for May and Scott Kasher in
 the present ownership of Mrs. T. Gladu.

Joseph F. Desantis	81 William St Portland Me.
Judith A. Desantis	81 William St Portland Me.
Maella M. Zedner	89 William St Portland Me.
Mrs Shaya Zimelman	93 William St
Mrs Ruth Gray	101 William St
Mrs Ernest Green	92 William St.
Mrs Elora Noble	96 William St Portland Me.
Mrs Mrs Julius Brun	139 William St Portland Me.
Mrs Helen L. Hopkins	85 William St Portland
Mrs Mrs. Selton Richardson	106 W. St. Port. Me.
Bruce G. Juy	121 William St.
W. J. Juy	121 William St.
Frank P. Juy	82 William St.
Marian L. Whittier	82 William St.
Linda H. Merrill	140 William St.
Philip L. Merrill	140 William St.

Mr and Mrs. Thomas D. Power 113 William St
 Mr & Mrs William Graham 139 Pitt St
 Mr & Mrs Louis J. Leary 130 West St
 MR: Oscar Mahrusse 92 Pitt St
 Mrs. Mark Sweeney 90 Pitt St
 Mrs Emily Maria 89 Pitt St
 Mrs John P. Tomchik 85 Pitt St
 John Sebastiano 73 Pitt St
 Mrs Helene M. Cullen
 93 Cassin St
 Mr James C. O'Brien
 147 Fessenden St
 Mrs Paul E. Paradise
 105 Fessenden St.
 Mrs Charles R. King Sr.
 341 Leering Ave.
 Portland, Maine, 04103
 Mrs & Mrs Louis J. Leary
 81 Pitt St
 Portland, Maine

Eva Hight 201 Dartmouth St

Donald Olsen 173 William St
Portland, Maine

Norothy Cohen 123 William St
Portland, Maine

Mr. & Mrs. Daniel D. Levy 152 Dartmouth St

Mr. & Mrs. Paul S. Hargeman 213 Dartmouth St.

Mrs. Mrs. Jack Pilver 156 Dartmouth St.

Mr. & Mrs. K. E. Johnson 148 " "

Mrs. Harold Wolfe 159 Dartmouth St.

7/26/74

WE HAVE NO OBJECTION TO THIS CHANGE

Mr. & Mrs. Edward W. Snelson
313 Weering Ave.
Portland, Maine

122-124 William Street

Dec. 21, 1973

Mr. Robert Sax
126 William Street

cc to: George Flaherty
Asst. City Manager

Dear Mr. Sax:

We are aware of the number of complaints that you have made on the property at the above named location. This building, as you know, went before the Board of Appeals to change from two families to three and was denied. This building was then inspected by this department at which time there was one apartment on the first floor, one apartment on the second and one on the third. Mr. Gladu on instructions from us partitioned off all kitchen facilities on the third floor, including stove, ovens, etc., leaving only the refrigerator and a place for two people to stay, which is allowable under the Zoning Ordinance of not more than two roomers without providing meals shall be considered a home occupation. Upon inspection of the premises it was found that Mr. Gladu was in compliance with the ordinance.

We have been to this location recently to make inspections but have not been able to get inside of the building. It is important if you feel that they are not in compliance for you to give us some evidence of this fact. Until this is done we will consider this matter closed.

If you have any questions on the above please do not hesitate to call this office or any information that we can give you.

Very truly yours,

R. Lovell Brown
Director

RLB:m

Mac
117c
H

122-124 William Street

Oct. 19, 1973

Mrs. Stephanie Gladu
122 William Street

Dear Mrs. Gladu:

An inspector from this department on July 24th reports that this building at the above named location owned by you has again been charged from a two family to a three family apartment building with the third family being located on the top floor, which violates the City Ordinances.

No building permit has been applied for or change of use granted, therefore this building must change back to a two family only at once and certainly before November 15, 1973.

You had an appeal on May 13, 1971 to change this building to a three family which was denied by the Board of Appeals at that time. If you so desire you may again apply for a building permit to change this building from two to three, with the understanding that it will have to go before the Board of Appeals with your request.

Now that we have brought this matter to your attention, we hope we may have your cooperation so that further action by this department will not become necessary.

Very truly yours,

. Allan Soule
Assistant Director

REGISTERED NO. 31759		POSTMARK OF PORTLAND, MAINE JUL 25 1973 122 WILLIAM STREET STATION MAILING OFFICE	
Value \$ NK	Special Delivery \$	Return Receipt \$ 15	
Reg Fee \$.45	Restricted Delivery \$		
Handling Charge \$		<input type="checkbox"/> AIRMAIL	
Postage \$.85			
POSTMASTER (By) <i>K. K...</i>			
FROM <i>City of Portland</i>			
<i>113 City Hall</i>			
<i>Portland Me</i>			
TO <i>Mrs. Stephanie Gladu</i>			
<i>122 William St</i>			
<i>Portland Me 04103</i>			

File
a.k.

October 18, 1973

Mr. Robert P. Sax
126 Williams Street
Portland, Maine 04103

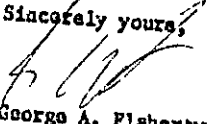
Dear Mr. Sax:

This is to advise you that I have contacted A. Allen Soule, Assistant Director of Building Inspections Services, and called to his attention the situation at 122-124 Williams Street.

I have also called to his attention the fact that on July 25, 1973, that the Building Inspection Department issued a warning to Mrs. Gladu.

This is to advise you that if this situation does not change in the immediate future would you please advise so that I might be aware of the situation.

Sincerely yours,


George A. Flaherty
Assistant City Manager

GAP/cb

cc: R. Lovell Brown, Building Inspection Director

C
O
P
Y

4709.
M.W.
[Handwritten signature]

reg. mail

122-124 William Street

July 25, 1973

Mrs. Stephanie Gladu
122 William Street

cc to: George Fickerty,
Asst. City Manager
cc to: Corporation Council

Dear Mrs. Gladu:

An inspector from this department on July 24th reports that this building at the above named location owned by you has again been changed from a two family to a three family apartment building with the third family being located on the top floor, which violates the City Ordinances.

No building permit has been applied for or change of use granted, therefore this building must change back to a two family only at once and certainly before July 31, 1973.

You had an appeal on May 13, 1971 to change this building to a three family which was denied by the Board of Appeals at that time. If you so desire you may again apply for a building permit to change this building from two to three, with the understanding that it will have to go before the Board of Appeals with your request.

Now that we have brought this matter to your attention, we hope we may have your cooperation so that further action by this department will not become necessary.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:R



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan. 9, 1973

PERMIT ISSUED
JAN 11 1973
0003
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 124 Williams St. Use of Building dwelling No. Stories Building Existing "
 Name and address of owner of appliance Joseph Gladu, 217 Pinecrest Rd.
 Installer's name and address The Blake Co., 195 St. John St. Telephone

General Description of Work

To install oil fired steam boiler and burner - replacement.

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
 If so, how protected? Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace . . . existing
 From top of smoke pipe From front of appliance From sides or back of appliance
 Size of chimney flue . existing Other connections to same flue
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner American Standard Labelled by underwriters' laboratories? yes
 Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 2 1/2"
 Location of oil storage basement Number and capacity of tanks 1 - 275
 Low water shut off yes Make McDonnell Miller No. 67
 Will all tanks be more than five feet from any flame? How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$5. (~~\$2.00 for one heater, etc.~~ \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

The Blake Co.

Signature of Installer

Fred Miller Jr.
Fred Miller #854

CS 390

INSPECTION COPY

Permit No. 73/37

Location 134 Williams St

Owner Joseph Gladin

Date of permit 1/11/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Jan

NOTES

2-26-73

O.K.

[Signature]

Date Issued **11-7-72**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date
 By

App. Final Insp.
 Date **11-16-72**
 By **[Signature]**

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

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **857**

Address **122 William St.**

Installation For. **MULTI**

Owner of Bldg. **Mrs. Stephanie Glada**

Owner's Address. **217 Pine Crest Rd. Portland**

Plumber **Northern Utilities**

Date: **11-7-72**

NEW	REPL		INO	FEE
		5 Ferris St.		
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		2.00
	1	HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	2.00

Building and Inspection Services Dept. Plumbing Inspection

CITY OF PORTLAND, MAINE
MEMORANDUM

10 AM

DATE:

12/3/71

TO:

FROM: Bldg Insp Div

SUBJECT: 122-124 William St

Mr Gladly called for an inspection of the 3rd floor; He asked for Mr Brown who was not available.

Mr Irving went in his place and was shown the apt's 2nd & 3rd flr; The stone on the 3rd flr had been removed and the sink area was closed off with spaster board across the front, eliminating its use; To date he has complied with the city code.

H.



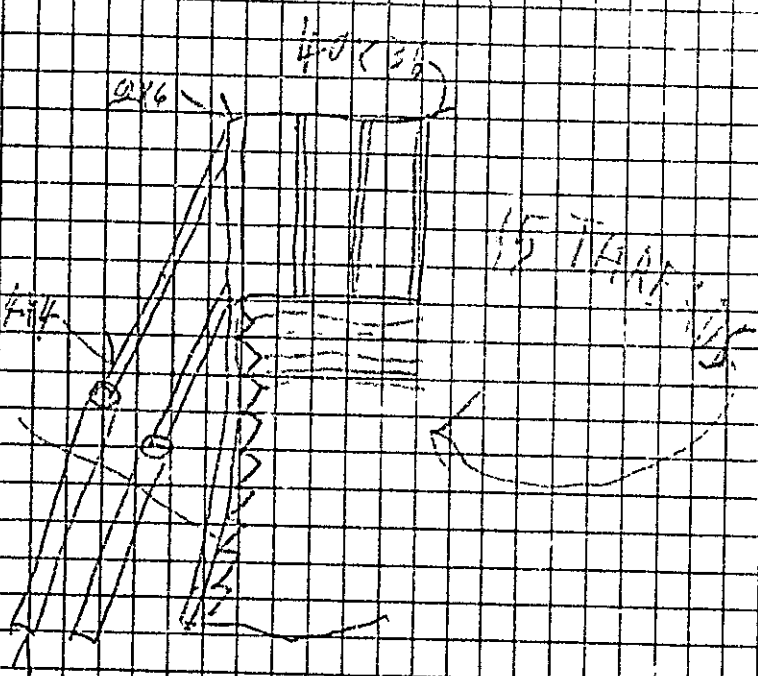
NAME _____

ADDRESS _____

CITY STATE _____

PHONE _____ DATE _____

CABINETS		
QTY	MODEL NO.	COST



2" wide spaced 6" above ref.Sink

APPLIANCES		

AT CORNERS, CHECK BOTH CABINETS AND APPLIANCES FOR CLEARANCE OF DOORS AND DRAWERS

SCALE 1/2" = 1'

TOTAL _____

713-7465

Window

53 1/2 x 28

Platform 36 x 40 with Rails
15 Treads

2x6

4x4

2x6

Tubes 4' Below Ground
6" above

Joseph Gladu
122-124 Williams St.

RECEIVED
NOV 24 1971
DEPT. OF BLDG INSP.
CITY OF PORTLAND

5' to side line



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, _____ November 24, 1971

PERMIT ISSUED

NOV 29 1971
1490

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 122 Williams St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Joseph Gladu, 217 Pinecrest rd. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ste-Mar Inc., 66 Caleb St. Telephone 773-7465

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ Last use dwelling No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ No. families 3

Other buildings on same lot _____ Roofing _____

Estimated cost \$ 350.00 Fee \$ 3.00

General Description of New Work

To construct a fire escape from second floor level down to ground level as per plan

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO**

Contractor

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

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

Ste-Mar, Inc.

APPROVED:

R.L.B. 11-29-71
Belcher

CS 301

INSPECTION COPY

Signature of owner

By:

Megan J. Brown

Permit No. 71 / 1490

Location 122 - 124 Williams St

Owner Joseph Bladen

Date of permit 11/29/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Heath

NOTES

12/16/71
Completed
76

122-124 WILLIAMS ST.
Gladu

ILLEGALLY CONVERTED ~~to~~

3 FAM. APPEAL WAS DENIED

FOR 3 FAM.

to complaint form

in C.L.

NOTES

WEDS. NOV 24 - 2. PM.
WENT TO 122-124 WILLIAM
ST. WITH MR IRVING & OWNER,
MR GLADU, SAW 3RD FL. APT.
GAVE OWNER TILL FRI DEC 3
TO BLOCK OFF KITCHEN SINCE
AREA WITH A WALL & ILLUMINATE
STOVE - OR WILL BE FORCED TO
COORATION.

R. L. BROWN

E. R.

11-23-71

Mr Brown of Hugh Howe
visited the property at 122 W 84th St.
with Mr Glady and pointed out
what must be done and finalized
within 30 days on the 3rd floor.

The fire escape has been
completed if a permit was
taken out etc.

Mr Glady said he would take
~~care~~ action to see that every
thing we pointed out is completed
within the time specified.

We meet Mr & Mrs Glady
at the court house if we come to
an agreement & resolved this
case.

Hui

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



R. LOVELL BROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

Nov 2, 71

I talked this problem over with Bob and he said to stop chasing after Mr. Gladu, that he felt the way had been more than fair long enough. He will write & give Mr. Gladu a limited time to build the fire escape or return to court with the case.

Hugh:

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: R. Lovell Brown, Director of Building Inspections
FROM: Patricia E. Meally, Administrative Assistant
SUBJECT: 126 Williams Street

DATE: Sept. 30, 1971

It is my understanding that the above property is presently being illegally used for a three-family dwelling. It is further my understanding that the owner, Joseph Gladu, may have been in court on a previous occasion for this violation, but that it was not pressed because he was permitted to file an appeal. Apparently, the appeal was denied.

The neighbors are again complaining about this situation. If the facts set forth above are correct, the owner should be immediately notified that the violation must be corrected or court again.

If you find the facts not correct, will you please let me know.



(NAME) Patricia E. Meally
Administrative Assistant

M

122-124 William Street

April 23, 1971

Stephanie Gladu
217 Pinecrest Road

cc to: Corporation Counsel

Dear Mrs. Gladu:

Building permit and certificate of occupancy to change the use of this dwelling at the above location from a 2-family to 3-family apartment building, with one apartment on each floor, are not issuable under the Zoning Ordinance for the following reasons.

1. The property is located in an R-5 Residential Zone where the proposed use is not allowable under the provisions of Section 607.6A of the Ordinance.
2. The area of the lot on which the building is located is only about 6,175 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6B.8.

We understand that you would like to exercise your appeal rights concerning these discrepancies. 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 variance appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

122-124 William St

15. pd 4/22/71

denied 5/13/71

71/37

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Stephanie Gladu, owner of property at 122-124 William St. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: to change the use of the dwelling at the above named location, from a 2-family to 3-family apartment building with one apartment on each floor. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The property is located in an R-5 Residential Zone where the proposed use is not allowable under the provisions of Section 602.6A of the Ordinance. (2) The area of the lot on which the building is located is only about 6,175 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6B.8.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

X Joseph Gladu
APPELLANT

DECISION

After public hearing held May 13, 1971, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

W. C. [Signature]
W. C. [Signature]
W. C. [Signature]
Board of Appeals

122-124 William St

15. pd 4/22/71

denied 5/13/71

71/37

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Stephanie Gladu, owner of property at 122-124 William St.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit: to change the use of the dwelling at the above named
location, from a 2-family to 3-family apartment building with one apartment on each
floor. This permit is presently not issuable under the Zoning Ordinance for the following
reasons: (1) The property is located in an R-5 Residential Zone where the proposed use
is not allowable under the provisions of Section 602.6A of the Ordinance. (2) The area
of the lot on which the building is located is only about 4,175 sq. feet instead of the
minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6B.8.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result
in undue hardship in the development of property which is inconsistent with the
intent and purpose of the Ordinance; that there are exceptional or unique circum-
stances relating to the property that do not generally apply to other property in
the same zone or neighborhood, which have not arisen as a result of action of the
applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood
will not be adversely affected by the granting of the variance; and that the granting
of the variance will not be contrary to the intent and purpose of the Ordinance.

X Joseph Gladu
APPELLANT

DECISION

After public hearing held May 13, 1971, the Board of Appeals finds that
all of the above conditions do not exist with respect to this property and that
a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning
Ordinance should not be granted in this case.

W. B. Kinsley
W. C. Skelton
Board of Appeals

120-124
~~124-126~~ William St

William St
80-146 ✓
81-149 ✓

Pitt St
84-136 ✓
81-139 ✓

92

William St
Pitt St
Brighton ave
Dartmouth St
Fessenden St
Deering ave
Kennerd St
Sheffield St

Brighton ave
51-151 ✓
74-148 ✓

Dartmouth St
152-224 ✓
163-205 ✓

Fessenden St ✓
93-115 ✓

Deering ave
262-358 ✓
279-357 ✓

Kennerd St ✓
3-29 ✓
2-20 ✓

Sheffield St
3-17 ✓
2-18 ✓

Appeal - Stephanie Gladen

122-124 William St

(1)

- 80 - Florence Cope - 80 William St.
- 82-86 Frank P. & Marion L. Whittier - 82 William St.
- 92 Ernest H. & Marie K. Brien - 92 William St.
- 96 A. Arthur J. & Flora Kuhn - 96 William St.
- 106 Seldon W. & Hilda M. Richardson - 106 William St.
- 112-118 Claud W. & Phyllis S. Ashcraft - 112 William St.
- 122-124 Stephanie Gladen ✓
- 126-128 Robert P. & Elizabeth - 126 William St.
- 130-134 Kate M. Jall (nr)
14 Mitchell St. Mexico, Mo
- 136-140 Frederick A. & Eleanor A. Coburn ✓
140 William St.
- 81 Joseph F. & Judith Sicatis - 81 William St.
- 85-87 Helen F. Hopkins - 85 William St.
- 89-91 Kenneth J. & Stella M. Ledue - 89 William St.
- 93 Shaya & Bella Zimmerman - 93 William St.
- 99-101 Charlie E. & Ruth M. Hay - 101 William St.
- 103-105 John E. & Walter S. Murray - 331 Blewett Ave
- 111-117 Christian S. Kraeger - 365 Mansfield St.
- 119-123 Wm. & Billie D. Leg - 121 William St.
- 125-127 Dora Cohen - 123 William St.
- 137-143 Wayne W. & Rebecca Johnson
129 William St.
- 137-143 Rose B. & Julius Z. Brinn - 139 William St.
- 141 Mary B. Hugo - 141 William St.

Pitt St

(2)

- 84-86 Wm. M. Jr & Anna E. by Dist - 82 Pitt
88-90 Chas. L. & Catharine E. Marston - 90 Pitt St
92-94 Oscar & Lea Markus - 92 Pitt St
98 Edw. S. & Grace M. Richman - 96 Pitt St
100-102 Marvin & Estelle S. Brooks - 102 Pitt
106 Francis B. Cokerly (n.e.)

10 Graffam Rd - So Portland

- 108-112 Raymond Jr & Caroline Bunker

993 Deering Ave

- 122-126 Thomas H. Jr & Christine Turkey
122 Pitt St

- 128-136 Sylvia D. Grunberg - 120 Pitt St

- 81-83 Maurice E. & Gertrude N. Glonsky - 81 Pitt St

- 85-87 John P. & Margaret A. Trachick - 85 Pitt St

- 89-91 Emil S. & Adele F. Marra - 89 Pitt St

- 93-95 John B. & Arlene L. Sabastanski - 93 Pitt

- 97-101 Adam & Helen Schwartz - 97 Pitt St

103-105 Same

- 107-111 Abraham & Frances E. Trujillo

- 117-123 David & Estar Victor - 119 Pitt St.

- 125-131 Ina H. & Lawrence C. Perlmuter

129 Pitt St

- 139 Wm. J. & Grace M. Helman

139 Pitt St

Brighton Ave

- 51-75 City of Portland ✓

- 77-85 Robert E. & Elaine B. Folsom - 81 Brighton Ave

- 87-95 Grundy (chp) ✓

Brighton Ave (cont)

(3)

103-113 Wm. J. & Grace M. Jackson - 139 Pitt. St
115-123 Frederick H. & Elson S. Colburn

131-141 Mary Hugo (dij) - 140 Williams St ✓
143-145 Alice W. Hay - 216 Dartmouth St

147-151 Myron A. & Carolyn J. Lawrence
149 Brighton Ave

171-182 Minnie P. Johnson - 9 Woodmont St
Fallon E. & Virginia Camp - 4 Kenwood St

98-102 Helen A. & Margaret Lucretia Hedwin, B.T. (dij) ✓
104-106 Carl F. & Constance A. Macomber

104 Brighton Ave
108-110 Louis W. & Jeanette A. Manning - 108 Brighton
112-114 Frank H. & Harriet Hugo - 4 Sheffield St

122-126 Mrs W. Lyseth - 9 Sheffield
128-130 Morris Merriam - 128 Brighton Ave

132-134 Leah Herman - 132 Brighton ✓
136-138 Mary E. Hansen - 4 Catherine St

142-150 Laura H. Stockwell
146 Brighton Ave
Dartmouth St

152-154 Lenar B. Levy - 154 Dartmouth St
156-158 Jack L. Silver - 156 Dartmouth

160-162 Alice B. Hill & E. G. Doughter
160 Dartmouth
164 Mary Ann French - 164 Dartmouth

168-172 Charles Winton, Chas R King & Mary M. ✓
178-180 Eugene F. & Helen Lydia

178 Dartmouth

Hartmouth St (cont)

(4)

182-184 Lydia (dup) ✓

186-192 Kenneth R. & Judith W. Penette

182 Hartmouth

196 Norman C & Helen B. Brydon - 198 Hartmouth

202 Robert J & Ann R Mack - 121 Wellman St ^{Peckwood}

210 Isadore & Rachel L. Roseman - 210 Hartmouth

214-216 Aline Hay (dup) ✓

218-224 Myron & Carolyn J. Lawrence

149 Brighton (dup) ✓

163-171 Sadie Reubens - 359 Kering Ave

177-179 Effie M. McCormick & Alce M. Clark

179 Hartmouth St

181-187 Eftilia Williams et al

183 Hartmouth

189-191 Anne Modes & Lillian Barnstone

83 Noyes

193-195 Pauline L. Wilson - 193 Hartmouth

197-199 Edw. J. A. Elting - 197 Hartmouth

201-207 Eva B. Hight ✓

201 Hartmouth

Fessenden St.

93-95 Blanche L. Murphy - Rachel V. Hens & Helen

93 Fessenden St

M. Cullen

97-101 James C. & Katherine J. O'Brien

65 Brook Rd

103-105 Paul E & Artemise C. Paradis

105 Fessenden

113 Ellis W Jr & Helen M. Curtis

Maiden Cone Lane - Cape Elizabeth

Mearing Ave

- 260-278 City of Port (Park system) ✓
- 280-286 Robert E. + Elaine B. Folsom (dup) ✓
- 298 Thomas H Jr + Christine Turkey (dup) ✓
- 304-312 David + Esta Astor (dup) ✓
- 314-322 Claud + Phyllis Watercraft (dup) ✓
- 328-336 Krangelund (dup) ✓
- 338-346 Eugene F + Gladys Lyden (dup) ✓
- 352-360 Effie Mae Carmack + Alice Clark (dup) ✓
- ~~364-372~~ ~~John + Benjamin~~
- 279-281 Ellis W Jr + Helen M Coster (dup) ✓
- 283-285 Philip Rosen - 283 Mearing Ave ✓
- 287-289 Beatrice C Chorney + Shirley DeBease + Samuel Herman 73 Falmouth St
- 291-293 Anastasia B. Hunt - 291 Mearing Ave ✓
- 297 Raymond J + Caroline B Burnham - 297 Mearing Ave ✓
- 305 Myron + Ruth B. Ferberman - 19 Spruce St
- 311-313 Eva Mae Lockhoff - 313 Mearing Ave
- 315-317 Rodney L + Josephine E. Burton - 58 Thomas St
- 319-321 Selden W + Hilda M Richardson ✓
106 William St dup ✓
- 327-333 John E + Walter Murray - 331 Mearing Ave
- 335-337 Helene M. Campbell - 337 Mearing Ave
- 341 ~~Clara R + Mary M. King (dup) ✓~~
- 361-363 Cong. Shaary Spiloh
- 365-367 same 76 Hayes St
- ~~369 Martine + Dorothy E. Weisk~~
- 351-353 Sadie Reuben (dup) ✓

Wiring List (cont)

355-359 Lachie Reuben (dup) ✓

Kenwood St.

3-29 B. Terence & Barbara Madeline

98 Brighton

13-19 Pauline M. Johnson

17 Kenwood St

21-25 Helen R. Swette - 33 Kenwood

27-29 J. Wm & Pauline E. Salicetti - 31 Kenwood

4-8 Wallace E. & Virginia Camps - 4 Kidup Road

12 Donald H. & Jeanne E. Smoker - 13 Kenwood

14 John C. Clark - 14 Kenwood

~~22-26 Thomas J. & Barbara R. Purdy~~

~~28-30 Raymond W. Morgan~~

Sheffield St.

3-11 Alexis W. Lyceth - 9 Sheffield St

13 Same

15-17 Harry B. & Paul D. Wood - 15 Sheffield

~~19-23 Robert M. Harder~~

2-8 Frank D. & Harriet Hugo (dup) ✓

10-14 Jeanne M. Pausine - 10 Sheffield

16-18 Phyllis C. Gardner - 16 Sheffield St

May 10, 1971

Stephanie Glada
217 Pinecrest Rd.

May 13, 1971

###

We, the undersigned owners and/or residents of property located on William Street between Deering Avenue and Brighton Avenue, do hereby petition the Board of Appeals to disallow the request of Stephanie Gladu to convert the property at 122 William Street to a 3-family dwelling, for the following reasons:

1) Since Sec. 602.6B,3 requires a minimum of 3,000 sq. ft. per family, and the existing space of the property at 122 William Street is 6,175 sq. ft. -- just slightly over the minimum requirements for a 2-family dwelling -- we submit that the property is totally inadequate to house three families.

2) There is no garage or adequate driveway on the property, and no room to construct same, so that the entire area of the street is full of cars, very often across the sidewalk, causing a hazard, or parked in front of other homes.

3) While every homeowner on that block, without exception, makes a sincere effort to keep his property in a neat and clean condition -- i.e. lawns mowed; no papers strewn around; etc. -- this house is a constant eyesore, and the addition of yet another family could only add to that condition.

4) We believe that changing the use of the property at 122 William Street to a 3-family dwelling will most definitely have an adverse effect upon the value of the properties in the immediate area.

For these and other pertinent reasons, we respectfully request and urge that this appeal be DENIED.

Dated: May 8, 1971.

NAME

ADDRESS

Robert Fox - Elizabeth Fox

126 William St

Claud W. Ashcraft
Phyllis G. Ashcraft }

118 William Street

Lewis & Frances Burns

115 William Street

Charles Paul

113 William Street

Bruce D. Sieg

121 Williams St.

W J Sieg

121 William St.

Rebecca C. Johnson

129 William St

Frederick A. Coburn

140 Williams St.

Eleanor A. Coburn

140 1/2 William St.

Doris J. Pollack

141 1/2 William St

Paul Webber

130 William St.

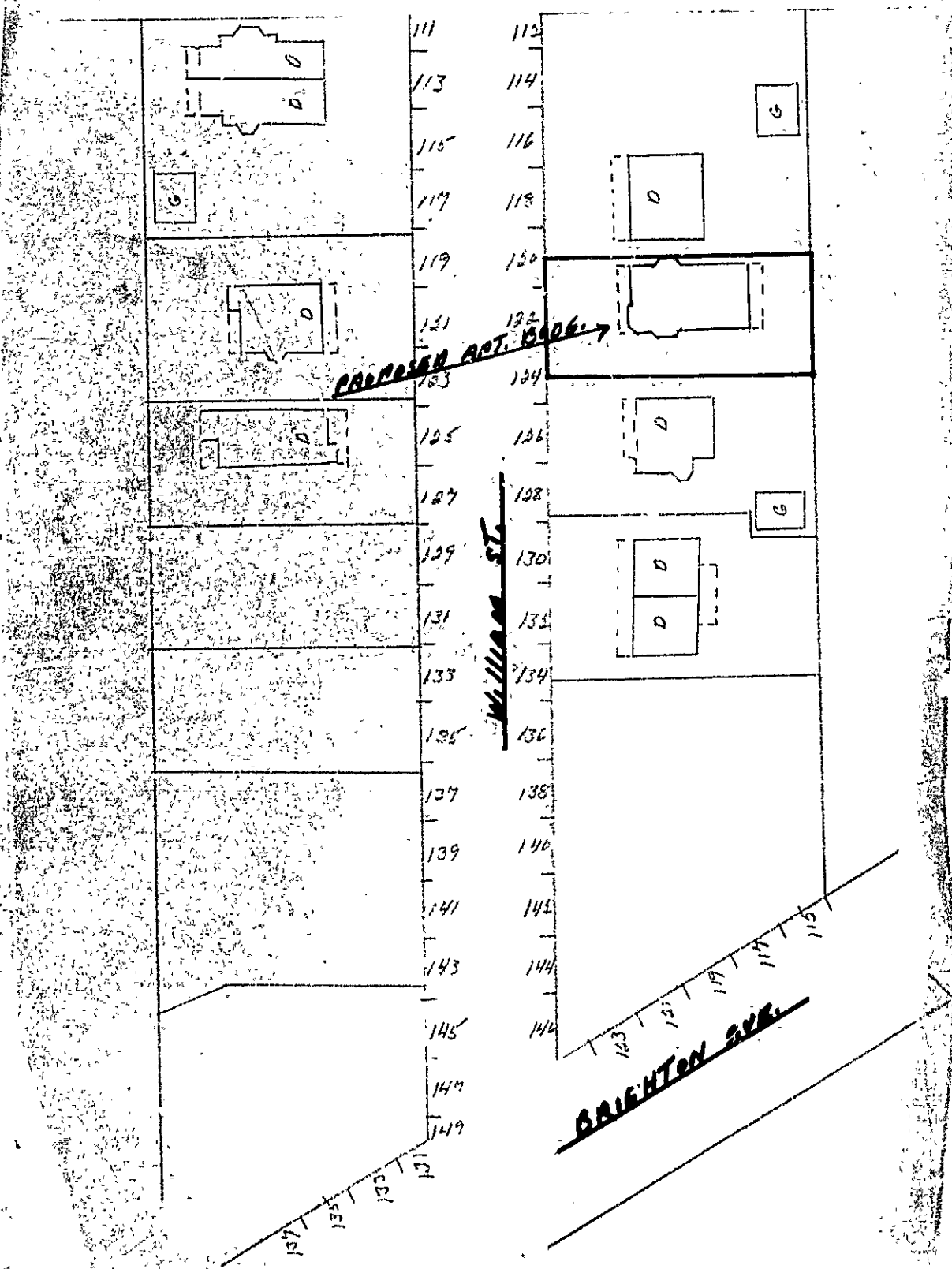
Loye S. Webber

130 William St.

2-184 WILLIAM ST. 2.15-5

5/3/91 M.G.W.

DEERING AVE.



PROPOSED ART. BLDG.

WILLIAM ST.

BRIGHTON AVE.

111
113
115
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122-124 William St.

July 15, 1971

cc to: Harold Parks
Assistant to the City Manager

Mrs. Stephanie Gladu
217 Pinecrest Road

Dear Mr. & Mrs. Gladu:

You may recall that on May 13, 1971 the appeal board denied the use of your dwelling from two family to three family, and said it should remain as a two family home. Because of the usual number of complaints I receive in this office I wish to qualify with you that the building should still remain a two family dwelling. The use of the third floor for members of one of the families is suitable provided that no kitchen facilities are provided, in other words the building should be equipped only for two families or two kitchens. I would like to add to this statement that the third floor should not be used, however until proper fire exits have been provided as requested by the Fire Department. If you are in violation of this, I suggest that people be removed from the third floor area at once, if not and the exits have been provided, the use as a bedroom area is acceptable.

I hope this will qualify use of the building in the R-1 Zone in which you reside.

Very truly yours,

R. Lovell Brown
Director

RLB:m

6--22--71

Complaint from Mrs. Claud Ashcraft - 118 William St.

122-124 William St. appeal denied. However, he is still renting the third floor according to the above named lady.

Allan wanted me to give this to you.

Mrs. Ashcraft wanted someone to call her.

Tel-772-2639

*Must have
called Ashcraft*



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
122-124 William St.

INSPECTION COPY

COMPLAINT NO. 71/45

Date Received 6-22-71

Location 122-124 William St. Use of Building _____

Owner's name and address Stephanie Gladu-217 Pinecrest Rd. Telephone non-listed #

Tenant's name and address _____ Telephone _____

Complainant's name and address Mrs. Claud Ashcraft-118 William St. Telephone 772-2639

Description: The lady states that they are still renting the third floor to some nurses. Also that the first and second floors are rented. This was appealed and denied.

NOTES: CALLER - TWICE NO ANSWERS -
CLAUDE SAID HE WOULD NOT USE 3RD FL. NURSES
WANT TO BE RELOCATED TO 2ND FL. WITH A FAMILY.
SENT LETTER 7/15/71 RUD.

122-124 William Street

May 17, 1971

Stephanie Gladu
217 Pinecrest Road

Dear Mrs. Gladu:

Your building permit to change the use of the building at the above named location from 2-family to 3-family has been denied by the Board of Appeals on May 13, 1971. If you will return your receipt for \$5.00 for this permit within 10 days your money will be refunded.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

P.S.: I would call to your attention again that the use of this building is for 2 families. The family on the third floor is not allowed.

122-124 William Street

April 23, 1971

Stephanie Gladu
217 Pinecrest Road

cc to: Corporation Counsel

Dear Mrs. Gladu:

Building permit and certificate of occupancy to change the use of this dwelling at the above location from a 2-family to 3-family apartment building, with one apartment on each floor, are not issuable under the Zoning Ordinance for the following reasons.

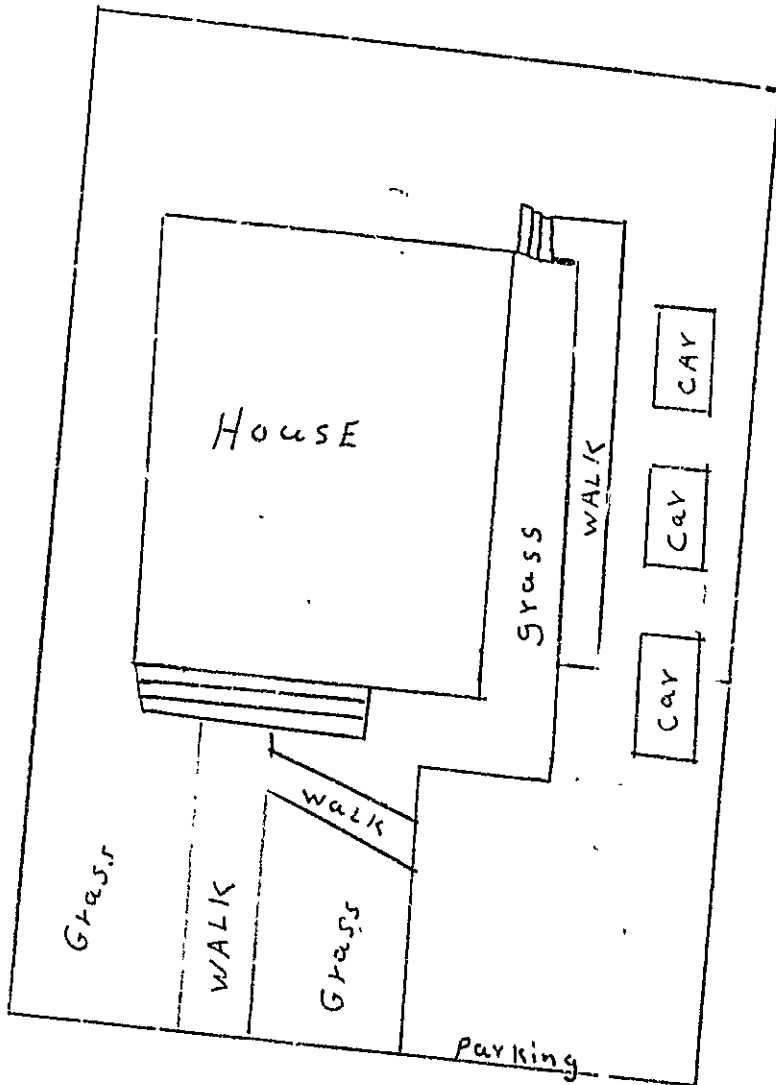
1. The property is located in an R-5 Residential Zone where the proposed use is not allowable under the provisions of Section 607.6A of the Ordinance.
2. The area of the lot on which the building is located is only about 6,175 sq. feet instead of the minimum of 9,000 sq. feet (3,000 sq. feet per family) required by Section 602.6B.8.

We understand that you would like to exercise your appeal rights concerning these discrepancies. 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 variance appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m



Front

122 - 124 William St

RECEIVED
APR 22 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

122-124 William St - 4/23/71 - Allen

-Change of Use from
2 family to 3

R5

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - House before 6/15/57

✓ Zone Location - R5

~~Interior or corner Lot -~~

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

→ Use - 3 family

~~Sewage Disposal -~~

~~Rear Yards -~~

~~Side Yards -~~

~~Front Yards -~~

~~Projections -~~

~~Height -~~

→ Lot Area - 6,175 sq. ft. - 9,000 sq. ft. req.

~~Building Area -~~

~~Area per Family -~~

~~Width of Lot -~~

~~Lot Frontage -~~

✓ Off-street Parking - 3 cars - 0.4

R5 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 22, 1971

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 122-124 William Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Stephanie Gladu, 217 Pinecrest Rd. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Apartment house No. families 3
Last use Dwelling No. families 2
Material frame _____ No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____

General Description of New Work

Fee \$ 5.00
fee pd. 4/22/71

To Change Use of building from 2-family dwelling to 3-family apartment house-
To ~~construct fire escape second floor to ground on side of building.~~ alterations.
Fire escape applied for under separate permit.

This application is preliminary to get settled the question of zoning appeal.
In the event the appeal is sustained the applicant will pay fee.

Appeal Denied 5/13/71

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber--Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

Joseph Zende

PC

Permit No. 711

Location

199-104 Hillcrest

Owner

W. P. L. L. L.

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

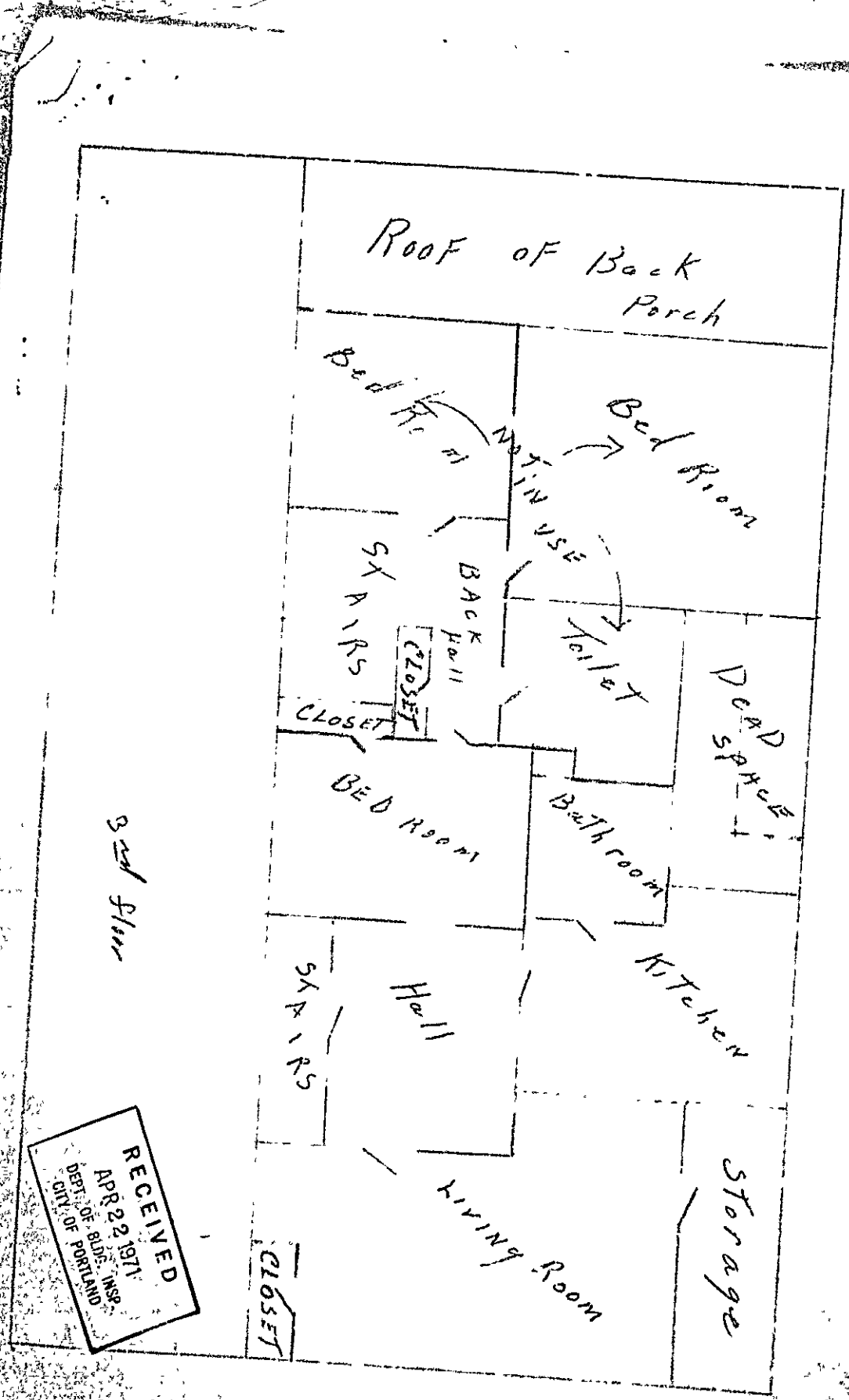
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

4/23/71 - First Dept. G.K.
subd. after appeal - OK.



3rd floor

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APR 22 1971
DEPT. OF BUDG. & INSP.
CITY OF PORTLAND

124 William Street

April 16, 1971

Mr. Lawrence Gay
124 William Street

cc to: Mr. Gladu
108 Massachusetts Avenue

Dear Mr. Gay:

In reference to our telephone conversation of Thursday, April 15th, I wish to confirm with you that it is understood that you would be allowed to sell your own personal vehicle, one at a time, provided each one was registered in your own name, anything different than this would be a violation of the Zoning Ordinance. It was my understanding that you would cease the present practice as of Saturday, April 17th and all future vehicles sold by you would then be of your own ownership and registered in your name.

Very truly yours,

R. Lovell Brown
Director

RLB:m

April 14, 1971

Time - 9:00 A.M.

Continued till May 19, 1971. Mr. Gladu will come in Friday, the 15th to remedy all of the violations. If work is not completed by the 19th ^{of May} or most of the violation corrected, the case will return to court for legal action.

This was agreed upon by Mr. Gladu, Mr. Brown & Hugh.

Returned to the office at 12:00 P.M.

PS: Mr Gladu agreed to come in Fri's 16th to talk with Mr Brown and to apply for change of use etc.

76.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 13, 1971

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 122-124 William St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Joseph Gladu, 217 Pinecrest Rd. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address John A. McDermott, 217 Pinecrest Road Telephone 773-5735

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building 3-fam. No. families 3

Last use 2-fam. No. families 2

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

Other buildings on same lot _____

Estimated cost \$ 310.00 Fee \$ 3.00

General Description of New Work

To construct wooden fire escape from second floor to ground as per plan on rear of bldg.
To use 4-9" scotubes

5/18/71 - Rejected. Work not being done.
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

Ch centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

APPROVED:

Joseph Gladu
John A. McDermott

Signature of owner by: *John A. McDermott*

INSPECTION COPY

Moe

Permit No. 711

Location 144-144 Williams St.

Owner Joseph Blake

Date of permit 4/1/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

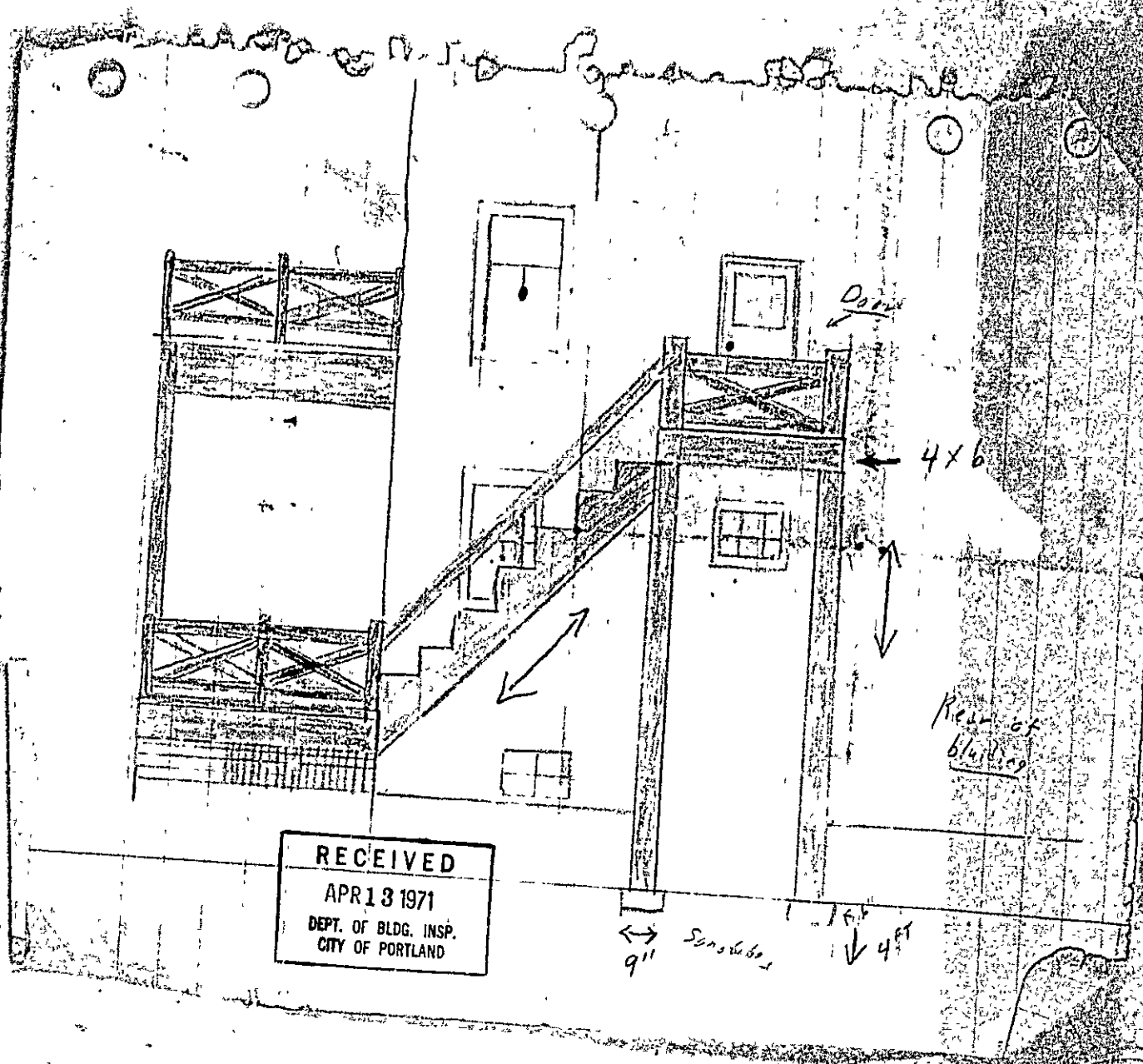
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

Notes section with 20 horizontal lines.



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APR 13 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

9" Schedules

16" 4 FT

April, 1971

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



R. LOVELL BROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

Stephanie
Hubert Loring
Building Inspector
1st Ed April 9 A.

COMPLAINT FOR VIOLATION OF
MUNICIPAL CODE OF THE CITY OF
PORTLAND

City Code - 602.6A
- 502.5.2

Safety Ord. Chapter - 314
Section 314.2

City Code - 602.6

Stephanie Gladu, 108 Massachusetts Avenue, did maintain and by record is the owner and responsible for the property at 122-124 William Street, a three-story structure; did not conform to the Municipal Code of the City of Portland. Did maintain a third floor apartment illegally without a change of use of the property from a two-family to a three-family. Did not have a second means of egress as described by the City Code and did allow a used car sales business at this address. Ignored the authorized Building Inspector to comply with the City Code.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



R. LOVELL BROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

City Code - 602.6A
502.5.2
602.6
Safety Ord. Chapter - 314
Section - 314.2

VIOLATIONS OF MUNICIPAL CODE

These are violations of the Building Code and the Zoning Ordinance:

Complaints started: May 28, 1970 and have continued to date.

Talks with Mr. & Mrs. Gladu and letters from this Department have been ignored to date.

5/28/70 A visit by our inspector explaining the violation, etc. Mrs. S. Gladu was told of the action that would be taken should the violation be ignored. Continuous visits fail to bring any response. Mrs. Gladu was visited again in June by the inspector, Mr. Irving.

1. Changing from 2 to 3 family without permit. City Code 602.6A.
2. Living on third floor with no second safe means of egress.
City Code - 502.5.2 Also ~~Safety~~ Ordinance
Chapter 314
Section 314.2

Safety Ordinance is enforced by the Fire Department; permits are needed from the Building Inspection Department to build or make changes in the structure.

3. Selling used cars from this property is not allowable. This is a R-5 Residential Zone - City Code 602.6.

4. Corporation Counsel asked to participate July 23, 1970 because of our latest letter of July 2 to Mrs. Gladu and no response from them.
Letter August 31, 1970 - cc: Corp. Counsel and the Fire Department.
No response.

July 2nd - Letter to Mrs. S. Gladu -- no action, so certified letter was sent.

July 23, 1970 - Certified mail to Mrs. S. Gladu.
cc: Fire Department
Corporation Counsel

Complainant -- Robert Sax -- 226 William St.

4/8/71

This property was checked out with Captain Gerber of the Fire Department and Mr. Irving of the Building Inspection Office; two trucks were at the property as advertised for sale in the Press Herald. Nothing done to correct the violations.

April 12, 1971 - The property was inspected by Mr. Irving, Inspector, all conditions and violations still existing. With the exception - 1 truck unregistered was parked on the street and one remained in the yard.

1 picture of the property attached.

SECTION 602.6

R-5 RESIDENCE ZONE

A. No building shall be erected, altered, enlarged rebuilt, or used, and no premises shall be used, except for the following uses.

USE

602.6A

1. Any use permitted in the R-3 Residence Zone.
2. Two-family dwelling in a detached building.
3. Multi-family dwelling with a maximum of eight dwelling units per structure when located on a lot having a minimum area of one acre, but only after the site plan including walks, drives, yard spaces and off-street parking areas has been approved by the City Planning Board.
4. Accessory buildings, and uses customarily subordinate or incidental to a conforming principal building or use.
5. Any of the following conditional uses if and as authorized by the Board of Appeals.
 - a. Water pumping station, reservoir and standpipe, electrical power substation, transformer station, and electrical switching yard, and telephone exchange building.
 - b. Private nursery school, sanitarium, home for the aged, home for the care and treatment of the deaf and blind.
 - c. Nursing or convalescent home.
 - d. Office space for doctors of medicine, dentistry, and osteopathy.
 - e. Off-street parking of passenger cars as provided in Section 602.14M.
 - f. Chancellery.
 - g. Non-profit athletic fields.

502.5: Means of Egress

502.5.1 GENERAL

Means of egress shall conform to the requirements listed under GENERAL REQUIREMENTS, with the additions, allowances, and exceptions specified herein.

502.5.2 LIVING QUARTERS

All living quarters above or below the first story and all living quarters in the first story where the floor is more than six feet above grade shall have unobstructed access to two or more means of egress, as specified in Section 402.5 to a place of safety at the ground level.

State of Maine Exit Code 101

From the 1963 Edition of the State of Maine
Building Exit Code 101

1007 In all buildings or structures, of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, fire alarm facilities shall be provided where necessary to warn occupants of the existence of fire so that they may escape or to facilitate the orderly conduct of fire exit drills.

1008 Every building or structure, section or area thereof of such size, occupancy and arrangement that the reasonable safety of numbers of occupants may be endangered by the blocking of any single means of egress due to fire or smoke, shall have at least two means of egress remote from each other, so arranged as to minimize any possibility that both may be blocked by any one fire or other emergency conditions.

1009 All vertical ways of exit and other vertical openings between floors of buildings shall be suitably enclosed or protected as necessary to afford reasonable safety to occupants while using exits and to prevent spread of fire, smoke or fumes through vertical openings from floor to floor before occupants have entered exits.

1012 No changes or alterations shall be made in any building or structure, whether new or existing, except in conformity with the provisions of this Code, and no change of occupancy, whether necessitating physical alterations or not, shall be made in any building or structure, unless such building or structure conforms with the requirements of this Code, applying to new buildings of the proposed use.

2002 ~~Structural occupancy~~ is distinguished from assembly in that the same occupants are regularly present and they are subject to discipline and control.

~~Educational occupancy includes part-day, nursery schools, kindergartens and other schools whose purpose is primarily educational even though the children are in pre-school age.~~

2210 Group A: ~~Assembly buildings~~, exterior or interior access, or Multistory buildings, access only by exterior balconies (corridors) and outside stairs (No interior corridors.)

2211 ~~If basements are provided access shall be solely from outside the building or if interior communication is provided the following conditions shall be met:~~

- a. Stairways shall connect only the basement and the floor immediately above.
- b. There shall be two self-closing fire doors protecting each stairway, one at the top and one at the bottom.
- c. Stairs shall not lead directly to heater or storage rooms.
- d. ~~Basement shall not be used for any educational purposes.~~

2220 Group B: ~~Buildings of 2 stories or greater height~~, egress through corridors and interior stairways, all stairways and other vertical openings enclosed, with reliable arrangements to keep doors closed. (Exterior egress also permitted.)

This group provides a lesser degree of safety than most groups, because of the possibility that stairway doors may be blocked open. This can be controlled by action on the part of school administrators, who can enforce arrangements to keep doors closed. Also there exists the possibility that the use of a corridor may be blocked by smoke from a fire originating in an unoccupied room opening on a corridor that provides the only means of egress from other rooms. This hazard increases with the height of the building.

In any case where the enforcing authority finds stairway doors blocked open, he should require complete automatic sprinkler protection.

State of Maine Exit Code 101

The hazards of this group may be reduced by various means, such as providing alternate egress through doors between rooms affording access to some exit not subject to blocking by smoke in the main corridor; by fire-resistive construction between rooms and corridors, with ~~available fire doors and~~ wired glass in any openings for light or visibility, thus providing a temporary area of refuge; by a complete automatic sprinkler system or ~~a complete automatic fire detection system~~ to give prompt warning of a fire originating in any part of the building; or by a combination of methods.

2222 If basements are provided, access shall be solely from outside the building, or if interior communication is provided, the following conditions shall be met:

- a. Stairways shall not be in the same enclosure with stairs to upper floors.
- b. Stairs shall not lead directly to heater or storage rooms.
- c. ~~Basements shall not be used for any educational purposes.~~

2230 ~~Group C - Sprinklered Buildings~~

2231 The automatic sprinkler system shall cover all parts of the building, and shall be supervised in accordance with paragraph 4622 (such as by electrical connections to continuously manned central station or fire department headquarters)

2232 The operation of the sprinkler system shall automatically actuate electrical ~~school fire alarm systems~~

2233 If basements are provided access shall be solely from outside the building, or if interior communication is provided the following conditions shall be met:

- a. Stairways shall not be in the same enclosure with stairs to upper floors, if any.
- b. There shall be two self-closing fire doors protecting each stairway, one at the top and one at the bottom.
- c. Stairs shall not lead directly to heater or storage rooms.
- d. ~~Basements shall not be used for any educational purposes.~~

2240 Group D - Open Plan Buildings. Includes all buildings where no solid permanent partitions are provided between rooms or between rooms and corridors.

2241 Opening plan buildings shall comply with the requirements for Groups A, B or C, except that no open stairways or other unprotected vertical openings shall be permitted, and except as modified in paragraphs 2242 and 2244.

2242 Open plan buildings shall not exceed 30,000 sq. ft. in undivided area. Solid walls or smoke-stop partitions shall be provided at intervals of not to exceed 300 ft. Such walls or partitions may have double-swing, smoke-stop doors therein. Doors shall be of metal, metal covered, or other approved type appropriate to the purpose and construction of the wall or partition, with clear wired glass panels.

2244 Distance of travel to the nearest exit shall not exceed 100 ft. from any point in an unsprinklered building; 150 ft. in a sprinklered building.