



APPLICATION FOR PERMIT

PERMIT ISSUED

01384
SEP 22 1960

CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, Sept. 22, 1960

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 263 Brighton Ave.

Owner's name and address J. Walter McLean, 263 Brighton Ave. Telephone _____

Contractor's name and address Ernest C. Soule, 75 Edwards St. Telephone _____

Use of building—Present garage Proposed garage

No. of Stories 1 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Claws and Lab. asphalt No. plies _____

GENERAL DESCRIPTION OF NEW WORK

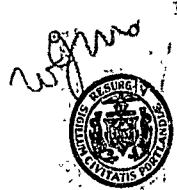
To cover one-half of roof

J. Walter McLean

Fee \$.50

Signature of Owner By: Ernest C. Soule

INSPECTION COPY



(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

PERMIT ISSUED
01973
OCT 8 1951
CITY OF PORTLAND

Class of Building or Type of Structure Stucco
Portland, Maine, October 6, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 263 Brighton Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address Walter J. McLean, 263 Brighton Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Vance G. Hood & Son, Inc., 126 Macon St., Westbrook Telephone 108
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building 2-car garage No. families _____
Last use 2-car garage No. families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
and stucco
Other buildings on same lot dwelling house
Estimated cost \$ 450 Fee \$ 2.00

General Description of New Work

To change size of garage door opening from 14' x 8' 6" (one opening) to two 8' x 7' door openings, 4x6 post, 4x8 header, 8' span.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 Vance G. Hood & Sons, Inc.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partition:) 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? 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:
OK-10/8/51-ags

Walter J. McLean

Signature of owner by: Vance G. Hood

INSPECTION COPY



APPLICATION FOR PERMIT

Permit No. 0295

Class of Building or Type of Structure Third Class

Portland, Maine, March 25, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 283 Brighton Avenue Ward 8 Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Mrs. L. A. Peterson, 283 Brighton Ave. Telephone 5647

Contractor's name and address Clinton H. Murray, Cape Elizabeth R.F.D. #1 Telephone _____

Architect's name and address _____

Proposed use of building 2 car garage No. families _____

Other buildings on same lot dwelling house

Plans filed as part of this application? no No. of sheets _____

Estimated cost \$ 2001 Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 1 Heat none Style of roof _____ Roofing _____

Last use 2 car garage No. families _____

General Description of New Work

To erect one inside brick chimney

To sheathe inside of building

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

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.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

To be erected on solid or filled land? _____ earth or rock? _____ Height average grade to highest point of roof _____

Material of foundation concrete Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys 1 Material of chimneys brick of lining flue

Kind of heat approved garage heater (heater not to be installed until fall) Type of fuel oil Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

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

If a Garage

No. cars now accommodated on same lot 2, to be accommodated 2

Total number commercial cars to be accommodated none

Will auto. mobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade 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

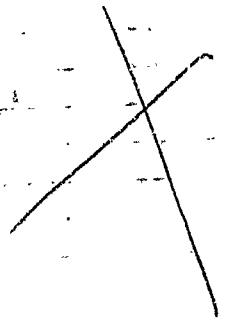
Signature of owner By Mrs. L. A. Peterson

INSPECTION COPY
Oliver T. Sanborn
CHIEF OF FIRE DEPT.

Ward 8 Permit No. 31/295
Location 263 Brighton Ave
Owner Mrs. L. A. Peterson
Date of permit 3/24/31
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 3/27/31
Cert. of Occupancy issued None

NOTES

3/27/31 - Work completed -
A.J.S.





FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No. 2764
PERMIT ISSUED
DEC 2 1930

Portland, Maine, December 2, 1930

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 263 Brighton Avenue Use of Building Dwelling
Name and address of owner Mrs. Annie L. Peterson, 263 Brighton Avenue Ward 4
Contractor's name and address Automatic Oil Heating Company Telephone Prable 90

12/13/30

General Description of Work

To install OIL BURNER
IF HEATER, POWER BOILER OR COOKING DEVICE
Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner Electrol Approved by Underwriters' Laboratories? yes
Location oil storage basement No. and capacity of tanks one 275-gallon
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.)

Signature of contractor Automatic Oil Heating Company
J. M. Hawthorn

35877

INSPECTION COPY

Ward 2 Permit No. 30/2764
Location: 263 Brighton Ave
Owner: Annie L. Pellesen
Date of permit 12/2/30
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. 12/11/30 - 12:00 P.M.
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

12/11/30 - Installation
appears O.K. - A.J.S.

~~RECEIVED BY THE
INSPECTOR OF THE
CITY OF BOSTON
ON _____~~

RECEIVED BY THE
INSPECTOR OF THE
CITY OF BOSTON
ON _____

L



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD (3D CLASS BUILDING)

Portland, Me., August 21, 1919 19

To THE INSPECTOR OF BUILDINGS

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

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

254-267
Location ~~62 1/2 Broughton Ave & Grand St~~ Wd. 9
Name of owner is? Mrs E. A. Duncombe Address 14 Montrose Ave
Name of mechanic is? OWNER
Name of architect is? " "
Proposed occupancy of building (purpose)? priv to garage
If a dwelling or tenement house, for how many families? _____
Are there to be stores in lower story? _____ No. _____
Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
Size of building, No. of feet front? 20ft _____; No. of feet rear? _____; No. of feet deep? 20ft
No. of stories, front? 1 _____; rear? _____
No. of feet in height from the mean grade of street to the highest part of the roof? 15ft
Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____ feet
Firestop to be used? covered with stucco and roof with slate surface asphalt
Will the building be erected on solid or filled land? _____
Will the foundation be laid on earth, rock or piles? _____
If on piles, No. of rows? _____ distance on centres? _____ length of? _____
Diameter, top of? _____ diameter, bottom of? _____
Size of posts? _____
" girts? _____
" floor timbers? 1st floor concrete, 2d _____, 3d _____, 4th _____
O. C. " " " " " " " " " " " "
Span " " " " " " " " " " " "
Braces, how put in? _____
Building, how framed? _____
Material of foundation? _____ thickness of? _____ laid with mortar? _____
Underpinning, material of? _____ height of? _____ thickness of? _____
Will the roof be flat, pitch, mansard, or hip? pitch _____ Material of roofing? asphalt
Will the building be heated by steam, furnaces, stoves or grates? _____ Will the flues be lined? _____
Will the building conform to the requirements of the law? yes
No. of brick walls? _____ and where placed? _____
Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement? _____
What will be the clear height of first story? _____ second? _____ third? _____
State what means of egress is to be provided? _____
Scuttle and stpladder to roof? _____

Estimated Cost, \$ 500.

Signature of owner or authorized representative,

Edward A. Duncombe

Address,

Plans submitted? _____

Received by? _____

PERMIT NUMBER 6328

PERMIT TO INSTALL PLUMBING

Address: 263 Brighton Ave.

Date Issued: 4/18/58

Installation For:

PORTLAND PLUMBING INSPECTOR

Owner of Bldg.: J. Walter McLean

Owner's Address:

By: J. O. Welch

Plumber: E. M. Cambridge Date: 4/18/58

APPROVED FIRST INSPECTION

NEW | REPL | PROPOSED INSTALLATIONS | NUMBER | FEE

Date: Apr 24, 1958

SINKS 1 1.00

By: J. O. Welch

LAVATORIES 1 1.00

APPROVED FINAL INSPECTION

TOILETS 1 1.00

Date: May 22, 58

BATH TUBS 1 1.00

By: J. O. Welch

SHOWERS 1 1.00

TYPE OF BUILDING

DRAINS

COMMERCIAL

HOT WATER TANKS

RESIDENTIAL

TANKLESS WATER HEATERS 3

SINGLE

GARBAGE GRINDERS

MULTI FAMILY

SEPTIC TANKS

NEW CONSTRUCTION

HOUSE SEWERS

REMODELING

ROOF LEADERS (conn. to house drain)

Total 3 3.00

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #263 Brighton Ave.

Date of Issue February 3, 1970



Issued to Donato C. Profarino

This is in effect at the building, premises, or part thereof, at the above location, built—altered

—changed as to use under Building Permit No. 70/31, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

One family dwelling and doctor's office.

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

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

Inspector of Buildings

17

263 Brighton Ave.

Jan. 9, 1970

Donato Profenno
158 Clinton Street

cc to: Profenno Construction Company
2000 Forest Avenue

Dear Mr. Profenno:

Permit to change the use of the existing building from a dwelling to a dwelling and doctor's office at the above named location in the R-3 Residential Zone in which this property is located is being issued subject to the following Zoning Ordinance requirement:

In order to qualify under a Home Occupation, no more than one person not a resident of this property may be employed, and no more than the rooms which you have designated on the plan shall be used for such use. If there are any other changes or expansion of this office it will require an appeal.

Very truly yours,

Edwin W. Locke, Jr.
Plan Examiner II

EWL:m

on Ave

18/70

Ed

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner Lot -

40 ft. setback area (Section 21) -

Use - Change Use from 1 fam. to 1 fam. & doctor's office

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - 1 parking space for each 400^{sq} ft

1st floor area 988^{sq} ft

2 spaces required



R3 RESIDENTIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
JAN 2 1970
CITY OF PORTLAND

Class of Building or Type of Structure Second Class
Portland, Maine January 7 1970

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 263 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Donato C Profenno, 158 Clinton St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Profenno Construction Co. 2000 Forest Ave. Telephone 797-4812

Architect _____ Plans yes No. of sheets 1

Proposed use of building Dwelling & Doctor's Office No. families 1

Last use _____ No. families 1

Material 2nd. cl. No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee \$ 5.00

Estimated cost \$ 800.00

General Description of New Work

TO CHANGE USE OF BUILDING FROM DWELLING TO DWELLING AND DOCTOR'S OFFICE WITH ALTERATIONS AS PER PLAN.

First floor to be used for doctor's office.
Second floor " " " dwelling.
and third floor

An occupation conducted within a dwelling unit which does not occupy more than 25% of the dwelling unit devoted to living quarters, except that the area devoted to living quarters shall not be reduced below 900 sq.ft.

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** contractors

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? no

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

APPROVED:
B. Leach o.i.c. E. 8. 8. 1/8/70
Profenno 1/9/70 REUL initial

Profenno Construction Co.
Donato Profenno

CS 301
INSPECTION COPY Signature of owner by:



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 3/10/88, 19
 Receipt and Permit number 2292

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: 263 Brighton Avenue
 OWNER'S NAME: Fong Shain ADDRESS: same

		FEE
OUTLETS:	Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
	Strip Fluorescent _____ ft _____	
SERVICES:	Overhead _____ Underground _____ Temporary _____ TOTAL amperes <u>100</u> ..	<u>3.00</u>
METERS: (number of)	<u>1</u>	
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 _____	
	Emergency Lights, battery _____	
	Emergency Generators _____	
	INSTALLATION FEE DUE: _____	
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	
	TOTAL AMOUNT DUE: _____ <u>5.00</u>	

INSPECTION:
 Will be ready on T.A. Napoitahc¹⁹; or Will Call XX
CONTRACTOR'S NAME: T.A. Napoitahc So.
ADDRESS: 51 Lawrence Lane Street, Ptd, Me.
TEL: 799-0538
MASTER LICENSE NO.: 7765 **SIGNATURE OF CONTRACTOR:** [Signature]
LIMITED LICENSE NO.: _____

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Susan Garry (lessee) Phone # 874-2203
 Address: 263 Brighton Ave- Ptld, ME 04102
 LOCATION OF CONSTRUCTION 263 Brighton Ave.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____ occupation _____
 Est. Construction Cost: _____ Proposed Use: 2-fam whome ~~XXXXXX~~
 Part Use: 2-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Change of Use - from 2-fam to 2-fam w home
occupation (graphic design)

For Official Use Only
 Subdivision: _____
 Date 6/8/92 Name _____
 Inside Fire Limits _____ Lot _____
 Bldg Code _____ Ownership: _____ Public _____
 Time Limit _____ Private _____
 Estimated Cost _____
 Zoning: Street Frontage Provided: _____ Back _____ Side _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreline Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:
 1. Type of Soil: _____ Rear _____ Side(s) _____
 2. Set Backs - Front _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other 4-21-93 permit not issued

Floor: Sills must be anchored.
 1. Sills Size: _____
 2. Girder Size: _____ Size: _____
 3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
 4. Joists Size: _____ Size: _____
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Size _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____ Spacing _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____ Size _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Action: Approved
Approved with conditions

Chimneys: Type: _____ Number of Fire Places _____

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____ Square Footage _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Susan Garry Date 8 June 1992

CEO's District _____

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

White - Tax Assessor

HISTORIC PRESERVATION

Not in District or Landmark
 Does not require review
 Requires Review
 Action: Approved
Approved with conditions
 Signature: [Signature]

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 14, 1992

Shain Fong Shain
263 Brighton Ave
Portland, ME 04102

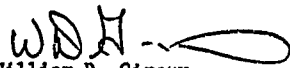
Re: 263 Brighton Ave

Dear Ms. Shain,

This office recently received an application for a permit to change the use of your property from a 2-family dwelling to a 2-family dwelling with home occupation. Records in this office indicate that this property is approved as a single family dwelling only.

It is necessary that you contact me prior to August 14th so we can address this issue.

Sincerely,


William D. Giroux
Zoning Administrator

cc: P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer

/mg

901934

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$50. Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form * 9/6/90 - \$25.

Owner: Fong-Shian Shain Phone # 773-5335
Address: 263 Brighton Ave; Ptld, ME 04103
LOCATION OF CONSTRUCTION 263 Brighton Ave.
Contractor: Sub:
Address: Phone #
Est. Construction Cost: Proposed Use: day care w 12 children
 Past Use: day care w 6 children
of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.
Stories: # Bedrooms Lot Size:
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion Conditional Use Appeal

For Official Use Only PERMIT ISSUED
Date 7/23/90 Subdivision Name
Inside Fire Limits Lot SEP 25 1990
Bldg Code Ownership: Public
Time Limit City Of Portland
Estimated Cost
Zoning: R-3 Residence
Street Frontage Provided: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning Yes No Floodplain Yes No
Special Exception
Other (Explain)

* 9/6/90 - CHANGE OF USE - from day care with six to day care with twelve children
Foundations:
1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

Ceiling: children
1. Ceiling Joists Size: Spacing
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:

Roof:
1. Truss or Rafter Size Span Action: Approved
2. Sheathing Type Size
3. Roof Covering Type

Chimneys:
Type: Number of Fire Places

Heating:
Type of Heat:

Electrical:
Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:
1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Fong-Shian Shain Date 7/23/90

Signature of CEO

Inspection Dates

White-Tax Assesor Yellow-GPCOG White Tag -CEO

PERMIT ISSUED
SEP 25 1990
City Of Portland
HISTORIC PRESERVATION
Not in District for automatic review
Does not require review
Requires Review
Approved
Approved with conditions
Signature
PERMIT ISSUED WITH LETTER
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MRS. LOWE

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



263 Brighton Avenue

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

August 1, 1990

Ms. Fong Shian Shain
263 Brighton Avenue
Portland, Maine 04102

Dear Ms. Shain:

Your application for a conditional use appeal to authorize a children's day care center in the R-3 Residence Zone at 263 Brighton Avenue is acknowledged. This item will be placed on the agenda for the August 16th meeting of the Board of Appeals. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

It is understood that you have been operating a family day care for six or fewer children at the above address. Now, in order to increase the size of your day care facility to twelve children, you must obtain approval of this proposed change of use before the Board of Appeals.

Please plan to attend the meeting in Room 209, City Hall, Portland, on August 16th at 7 P.M. The Board members may have some questions to ask you regarding your plan for expansion of your day care center.

Sincerely,

A handwritten signature in cursive script that reads "Warren J. Turner".

Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

Application for Permit to Build

(1st and 2nd CLASS BUILDING)

Portland, Me., July 25, 1919 19



To THE INSPECTOR OF BUILDINGS: The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location, No. 259-267
 Name of owner is Mrs. Edward Duncombe Address, 14 Montrose Ave
 Name of mechanic E. L. Duncombe Address, 14 Montrose Ave
 Name of architect is Smith & Buxary Address, Center St
 Material of building? brick & wood 1st or 2d class? No. of Stores?
 Building to be occupied for? dwelling
 How many families? 1
 How near the line of the street? 30ft If in block, how many?
 Will the building be erected on solid or filled land? solid feet rear? ; feet deep? 30ft
 Size of lot, No. of feet front? 30ft No. of feet rear? No. of feet deep? 30ft
 Size of building, No. of feet front? 30ft No. of feet rear? No. of feet deep? 30ft
 No. of stories in height, above basement? 3 No. of feet in height from sidewalk to highest point of roof? 30ft
 Material of foundation? brick No. of feet in height from sidewalk to highest point of roof? 30ft
 Will foundation be laid on earth, rock or piles? earth If concrete, submit specifications.
 Length of piles? Wood or concrete piles?
 Number of rows?
 Distance on centres? Bottom?
 Diameter top? Grade of basement?
 Capped with stone or concrete? 5th, 6th, 7th, 8th, 9th
 Piles cut off at what grade? 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th
 External walls, } thickness { 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th
 Party walls, }
 Are the walls solid or vaulted?
 What will be the materials of front?
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing asphalt
 What will be the material of cornice?
 What will be means of access to roof? How protected?
 Are there any hoistways or elevators?
 How is building heated? hot water Thickness of shell of flue? 8" tile line
 Fire stops provided? yes Method of fire stops?
 Means of extinguishing fire?
 Stairways enclosed in brick walls?
 Means of egress? Thickness of such walls?

If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar? Height of basement?
 Height of first story, second, third, fourth,
 fifth, sixth, seventh, eighth, ninth, tenth,
 Is the cellar or the basement to be occupied for habitation?
 Distance from surrounding buildings? front, ; side, ; rear,
 If there is a building already erected on the front or rear of lot, give height?
 State how many ways of egress are to be provided,
 Style of egress? Inside stairs or outside fire escapes, or both?
 Will the building comply with the requirements of statutes?
 Estimated Cost,
 Signature of owner or authorized representative, Edward Duncombe
 Address, 14 Montrose Ave.
 Received by?

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

Plans submitted?

B 0366 April 8, 1987

PERMIT # BUILDING PERMIT APPLICATION Portland (Previous permit #)
APPLICANT FILL OUT I - XIII AND DETAILS OF WORK ON REVERSE
 Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION
 Location/address of construction 263 Brighton Avenue
 Owner or lessee's name Long Shian Chain Tel. 775-6918
 Address 117 Winter St. 04102
 Contractor's name Owner Tel. _____
 Address _____
 Subcontractors: _____

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
 Name _____
 Lot _____
 Block _____
 Bk. & pg. Reg./deeds _____
 Date recorded _____

III. PROPOSED USE: CODE 101 - Single family If other, explain _____ Seasonal _____ Condominium _____ Apartment _____
IV. PAST USE: 320 - doctors office
V. OWNERSHIP: PUBLIC (Federal/State/local government) _____ PRIVATE (individual/corp/nonprofit) _____

VI. DESCRIPTION OF WORK:
 Change of use from doctors office to day care as home occupation
 6 children , ALTERATIONS

VII. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____

VIII. EST. CONSTRUCTION COST: 105,000 **IX. GR. SQ. FT. OF LAND:** _____ **BUILDING:** _____

X. RESIDENTIAL BUILDINGS ONLY: BEDROOMS _____
 1 BDRM. 2 BDRMS. 3 BDRMS.
 * NEW DWELLING UNITS WITH: _____
 * EXISTING DWELLING UNITS WITH: _____
XI. RESIDENTIAL UNITS: _____
 * NEW DWELLINGS _____
 * EXISTING DWELLINGS _____
 NET RESIDENTIAL UNITS _____

XII. SIGNATURE OF APPLICANT: _____ **DATE:** _____

DO NOT WRITE BELOW THIS LINE

XIII. ZONING: DISTRICT _____ STREET FRONTAGE _____
 SETBACKS: front _____ back _____ side _____ side _____
 ZONING BOARD APPROVAL: no yes (date) _____
 PLANNING BOARD APPROVAL: no yes (date) _____
XIV. OFFICE USE: TAX MAP _____
 LOT _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and floodplain mgmt _____
 special exception _____ other _____ (explain) _____

XVI. SIGNATURE OF FIELD INSPECTOR (CEO): _____ **DATE:** _____

XVII. FEES:
 base fee _____
 subdivision fee _____
 site plan review fee _____
 other fees 50.00
 ch of use 25.00
 late fee _____
 TOTAL 75.00

XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:

1. WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	8. CHIMNEY * flues * fireplaces
2. SEWER <input type="checkbox"/> public <input type="checkbox"/> private, type	material
3. HEAT type fuel	9. FRAMING: floor joists
4. FOUNDATION type	size max. on centers
5. ROOF type thickness footing	ceiling joists
covering load	rafters
6. PLUMBING * tubs * showers	studs
* lavatories * laundry tubs	wall studs
* flushes * other	10. If 1-story building w/ masonry walls:
SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no	wall thickness height
7. ELECTRICAL service entrance size	11. BEDROOM WINDOWS
* smoke detectors	height width sill height
NUMBER OF OFF-STREET PARKING SPACES:	egress window? <input type="checkbox"/> yes <input type="checkbox"/> no
enclosed outdoors	

PLOT PLAN/DETAILS OF WORK ON REVERSE
 White - Municipal Office
 Green - Applicant
 Yellow - CEO
 Pink - Tax Assessor
 Gold - GPCUG

2

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Larry H. Shain & Fong Shian Shain
263 Brighton Avenue
Portland, Me 04102

February 26, 1997

RE: 263 Brighton Avenue - R-3 Zone - 119-E-4

Dear Mr. Shain,

Our office recently received a complaint about the number of units in this building. The number of legal units that this office recognizes is that of a single family. If there are any additional units other than that which is allowed, they must be removed immediately. Our files do show that our office sent you a similar letter dated July 14, 1992 that informed you of the allowable use at this location (see attached).

It will be necessary for you to contact this office within 10 working days in order to schedule an inspection by our Code Enforcement Officer, Merle Leary, in order to verify the number of existing units. If we do not hear from you within this time period, it may be necessary to turn this matter over to our Corporation Counsel for legal action.

I thank you in advance for your cooperation.

Very Truly Yours,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator/
Asst. Chief of Insp. Services

cc to: P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enforcement Officer
Fishman Realty Group, 480 Congress St., Portland, ME