

5. Your attention is invited to sheets 19, 20, 21, 22, the electrical drawings, which show the exit lights. OK
6. Your attention is invited to drawings 3 and 16 which show this ramp to be within the one foot in twelve allowable pitch and calling for a wood float finish to insure a non-slip surface. OK
7. Your attention is invited to section 25 of the specifications which lists the hardware schedule.
8. Your attention is invited to drawings 24, 25, 26, and 27, the plumbing section, which show the stand-pipe and hose, which we believe comply with the requirements of the Building Code. OK
9. Your attention is invited to sheet 24 of the drawings which shows the extent of the automatic sprinkler system contemplated and which we believe is in compliance with the requirements of the Building Code. OK
10. Your attention is invited to section 27 of the specifications which calls for Armstrong Fire Guard ceiling system which is approved by the Underwriters for two hour protection. OK
11. Your attention is invited to sheets 13 and 14 which show that all steel and roof construction is either fire proof steel or reinforced concrete construction. OK
12. Your attention is invited to sheet 5 of the drawings and section 16, page 4 of the specifications which together show the extent of the steel corridor partitions and describes the system employed. OK
12. Revised drawing will be submitted showing thin glass window in the wall of the elevator shaftway above the roof level, equal to three-fourths of the area of the shaft. J. Later

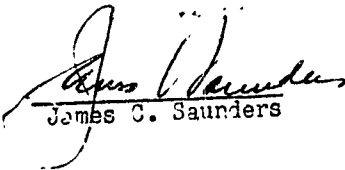
This office was erroneously informed by the State Elevator Inspection Service that compliance with the State Elevator Code would be satisfactory to your office and this information was followed in preparing the drawings.

We note that in the last paragraph of your letter that not more than two construction signs may be displayed and that the combined area of the two may not exceed fifteen square feet.

It is requested that if an examination of the drawings referred to in the foregoing shows satisfactory compliance with the Code, that a permit be issued on the assurance of this office that the elevator shaftway will be corrected to your satisfaction.

If there are any questions, we would appreciate your calling us as we are most anxious that construction of this project not be delayed.

Sincerely,

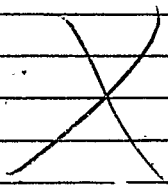

James C. Saunders

JCS:ccb

CC: Mr. Gerald M. Kelley

NOTES

Completed *Alt*



Permit No. *62/ 2-4-2*
 Location *335 Franklin Ave.*
 Owner *Deborah Spitt & Marie*
 Date of permit *2/28/62*
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00200
MAR 19 1962
CITY of PORTLAND

Class of Building or Type of Structure _____ Installation _____
Portland, Maine, March 16, 1962

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 335 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Fred J. DeWaters, Inc., 27 Belknap St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Hospital No. families _____
 Last use _____ " _____ No. families _____
 Material brick _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To extend sprinkler system as per plan for new addition

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** DeWaters

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 charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Fred J. DeWaters, Inc.

APPROVED:

015-3/19/62-AGJ

CS 301

INSPECTION COPY

Signature of owner By: _____

Fred J. DeWaters

p.H.

Memorandum from Department of Building Inspection, Portland, Maine

FIRE ALARM SYSTEM.

Location: 335 Brighton Ave.

February 9, 1962

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defects appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sunday or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

June 19, 1961

Osteopathic Hospital of Maine, owner of property at 329-335 Brighton Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: "Construction of a three-story and basement addition to hospital at this location. This permit is presently not issuable because the height is to exceed the maximum of 2½ stories set by Sec. 4-B-5 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

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

Osteopathic Hospital of Maine

By: Small M. Kelly, Captain
APPELLANT

DECISION

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

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

Frank G. Hilley
Henry M. [unclear]
[unclear]
BOARD OF APPEALS

Osteopathic Hospital
335 Brighton Avenue

May 1, 1972

Consolidated Constructors & Builders, Inc.
616 Congress Street

cc to: Fels Com
Presump

Gentlemen:

Permit to install air conditioning system on roof, serving third floor operating rooms and part through to second floor delivery room is hereby issued providing that fire dampers will be installed in ducts penetrating third floors if not previously provided in existing ducts.

Very truly yours,

Nelson F. Cartwright
Building Inspector

NFC:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, April 27, 1972

PERMIT ISSUED

MAY 2 1972

04:21

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 335 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Consolidated Constructors & Builders, Inc. Telephone _____
 Architect 616 Congress St. Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 10.00

General Description of New Work

To install air conditioning system - existing penthouse - and update air conditioning system 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 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? _____
 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

Osteopathic Hospital of Maine
 Consolidated Constructors & Builders

Signature of owner: Alexander H. Curless

APPROVED:

OK, 5-1-72 NFE

with memo

PERMIT ISSUED WITH LETTER

CS 301

INSPECTION COPY

Signature of owner: _____

NOTES

5-31-72 TO start
 June 29th AD
 Shut down opr. rooms.
 AD
 completed AD
 X

Permit No. 72/0471

Location 335 Burlington Ave

Owner Riteparite Hosp. of Mass

Date of permit 6/2/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

~~Seeking-EMC Notice~~

Form Check Notice

May 24, 1972

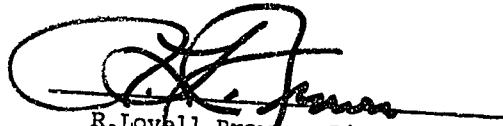
Memo for GL file:

In reference to the Osteopathic Hospital - 335 Brighton Ave.

Received at 9:05 A.M. from Patricia Meally of Corporation Counsel, word that it is permissible to issue to Consolidated Constructors & Builders, Inc. a permit for excavation and foundation only.

It is understood that before blasting takes place, an arrangement between the hospital, local homeowners and the contractor will be made.

On the strength of this conversation with Mrs. Meally, I will issue the required permit to Consolidated Constructors.


R. Lovell Brown - Director



APPLICATION FOR ELEVATOR PERMIT

Portland, Maine, Sept 6, 1961

REFERENCE ZONE

PERMIT ISSUED
01145
SEP 11 1961
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to install alter elevator x in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications.

Location 335 Brighton Ave. Ward Within Fire Limits? Dist. No.
Owner's name and address Osteopathic Hospital of Maine 335 Brighton Ave.
Elevator contractor's name and address Otis Elevator Co. 550 Forest St. Telephone
Plans filed as part of application yes No. sheets 1
Last use of building hospital No. families
Proposed use of building No. families
Material of outside walls of building concrete block, interior frame steel
No. of stories 2 Style of roof No. of existing elevators in building 1
Fee \$ 3.00

Remarks

To install (2) hydraulic elevators. (one passenger and one freight)

Details of Proposed Work

Extent of work by elevator contractor installation of (2) elevators.
Extent of work by owner new wing (addition)
Type of Elevator hydraulic, in new or existing shaftway new
Shaftway enclosed or open enclosed No. elevator stops 243412-4 stops
Capacity of elevator 243412-3500 lbs., Speed in feet per minute 243412-110 ft. per min.
Material of cables 243413-2500 lbs. No. and size of hoisting cables 243413-55 ft. per min.
Location of machinery in basement Material of supports cement blk., of guides steel
Minimum diameter of sheaves none Minimum clearance counterweights and overhead beams
Minimum clearance above car at topmost floor level 243412-3' 3/4"
Minimum clearance buffer plates and springs when car is at lowest floor level 243413-6"
Type of power hydraulic eq. Type of machine 243412-17A
Will elevator be equipped with the following safety devices: governor? no, car safety? no, electric brakes?
no, automatic terminal stops at top and bottom? yes, slack cable stops? no, safety floor stops? yes

If Passenger Elevator

Passenger capacity? 20 Area of platform 243412-5'4" x 8'4" Material of enclosure steel
No. of entrances 1 Type of gates door, interlocked yes automatic closing device? yes
Will elevator be automatic or will operator be in attendance? automatic
Will doors in shaftway enclosure be interlocked? yes

If Freight Elevator

Area of platform 6' 3/8" x 7' No. of sides enclosed 3 Height of enclosure 6'3"
Will shaftway be enclosed? yes Self-closing hatch gates? yes Height? 6'4" Bi-parting doors? yes
No. outside entrances to shaftway? 2 Self-closing slatted gates? no Height?

Signature of elevator contractor Geo. H. Ward - Otis Elev. Co.
Date 09-09/1961

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE,

I, , have personally supervised the installation or alterations of the elevator, hatchways and enclosures at as permitted under Building Permit , and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

Geo. H. Ward
(Signature)

PORTLAND, MAINE,

STATE OF MAINE

CUMBERLAND, SS: and made oath the statements by him personally appeared the above named subscribed are true.

Notary Public Justice of the Peace

INSPECTION COPY

7-14



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, March 28, 1962

PERMIT ISSUED MAR 28 1962 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 335 Brighton Ave. Within Fire Limits? Dist. No. Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone Lessee's name and address Contractor's name and address Hahnel Bros. Co., 42 Main St., Lewiston Telephone Architect Specifications Plans Yes No. of sheets Proposed use of building Hospital No. families Last use No. families Material brick No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ Fee \$ 5.00

General Description of New Work

To install ventilation system entire new addition as per plans

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 Hahnel Bros. Co.

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?

APPROVED: 016-3/28/62-ajl

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 Hahnel Bros. Co.

5 301

INSPECTION COPY

Signature of owner By:

Straw E. Covert Gen. Supt.

P.H.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd-class
Portland, Maine, February 7, 1962

PERMIT 60111
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 335 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Osh. Sp. Clinic Hospital of Maine 335 Brighton Ave. Telephone
Lessees name and address Telephone
Contractor's name and address Automatic Fire Alarm Div. of Eastern Fire Equip. Telephone 4-2421
Architect 1220 Minot Ave. Auburn- 430 Fore St. Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work (200/02 (250))

To install automatic fire alarm system using Firelites, thermostats, Models #51 to 54 made by Star Sprinkler Corp. not more than 30' apart, not more than 15' at right angles from any wall or partition extending to ceiling, to cover entire building, all public and stair halls, any closet with electrical equipment or combustible materials are kept, all hazardous rooms if any, gongs of such tones, strength of signal, number and location to arouse all persons for whose protection intended-current by dry batteries of capacity to ring all gongs simultaneously at full strength signal, to operate system at least one year, installed in substantial cabinet no less than 1/4 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing bells and gongs frequently, Alarm silencing switch, provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding, Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.
4" square lites to be used on floors instead of gongs with buzzer at switch.
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 address in Auburn.

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 unc' orders 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 charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Automatic Fire Alarm Div. of Eastern Fire Equip. Co.

APPROVED:

Signature of Carl Johnson
CHIEF OF FIRE DEPT.

Signature of Roger B. Martell
CS 301

INSPECTION COPY

Signature of owner by:

Signature of Roger B. Martell

Handwritten mark

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

August 26, 1962

Location: 335 Brighton Ave.

Before tank and piping is covered from view, installer is required to notify the Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters (1)

This tank of 1000 gallons capacity is required to be of steel or wrought iron no less in thickness than # 10 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, August 15, 1961

PERMIT ISSUED

01022
AUG 16 1961

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 335 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Osteopathic Hospital of Maine Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address C. Galli & Son, 53 Portland St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Hospital No. families _____
Last use _____ " _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To replace existing 1-1000 gallon fuel oil tank

Tank to be buried at least 3' below grade; coated with asphaltum; bears Und. Lab.

Sent to Fire Dept. 8/15/61
Filed from Fire Dept. 8/16/61

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 C. Galli & Son

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? _____

APPROVED:

Carl P. Johnson
CHIEF OF FIRE DEPT.

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
C. Galli & Son

CS 301

INSPECTION COPY

Signature of owner By: John B. Penner de Jr.

PH



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class installation
Portland, Maine, April 3, 1962

PERMIT ISSUED
00283
APR 4 1962
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 335 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Osteopathic Hospital of Maine 335 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address H.B. Bourne & Son 56 Cross St. Telephone 2-3907
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Hospital _____ No. families _____
Last use _____ " _____ No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install ventilation system in Room 12 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 _____ Colour of 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 charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

O. H. B. Bourne & Son

H.B. Bourne & Son

Signature of owner by: W.C. Beer

CS 301

INSPECTION COPY



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Excavation Only

Portland, Maine, July 20, 1961

PERMIT ISS.

JUL 20 1961

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 335 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address C. Galli & Sons, 53 Portland Street Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Hospital No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To EXCAVATE ONLY for 4-story masonry addition

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? _____

APPROVED:

OK- 7/20/61-agg

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

Osteopathic Hospital of Maine
C. Galli & Sons

James N. Galli

CS 301

INSPECTION COPY

Signature of owner By:

9 25 7.28

Permit No. 41810633

Location 335 Division Ave

Owner: W. K. ...

Date of permit 9/20/61

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert of Occupancy issued

Sinking Out Notice

Form Check Notice

NOTES

8-2-61 Drilling & blasting ledge

8-17-61 Ready to start forms next week

X

APPROVED

(Signature)

DATE

AP- 329-335 Brighton Ave.

July 28, 1961

Mr. Gerald E. Kelley, Admins.
Osteopathic Hospital of Maine
335 Brighton Avenue
G. Galli & Sons
53 Portland Street

cc to: James Saunders Assoc.
562 Congress Street

Gentlemen:

Building permit for construction of a three story and basement addition to hospital at the above named location is issued herewith based on revised plans and specifications filed at this office on July 25, 1961 and architect's letter of July 26, 1961, but subject to the following conditions:

1. As soon as available, information is to be furnished indicating compliance with Building Code requirements for venting of pent house of passenger elevator shaftway.
2. Separate permits issuable only to the actual installers are required from this office for installation of incinerator, sprinkler and mechanical ventilation systems, and elevators.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:IM

SHOULDERS ASSOCIATES ARCHITECTS

REGISTERED ARCHITECTS

Mr. Robert S. Deane
Building Inspection Director
Department of Building Inspection
1121 Main
Portland, Maine

154 Ocotoc Hospital of Maine

Dear Mr. Deane:

In reply to your last list letter relative to the issuance of a building permit for the Ocotoc Hospital of Maine, we will check up the various items in the same numbered order upon in your letter.

1. There are 76 parking spaces at the hospital now and it is planned to increase this number to 88 parking spaces.

The total area of the building, when the addition is completed, will be 38,242 square feet, exclusive of cellar. According to the formula of one parking space for 500 square feet of floor area, we will require 76 spaces.

2. Your attention is invited to sheets 2, 3, 4, and 5 of the drawings which show the swing of these doors in the direction of exit travel from the addition. OK

3. Door in question is a 1-1/2 hour "B" label with liquid closure. OK

4. Your attention is invited to sheet 3 of the drawings showing door #118 to be 3'8", to sheet 5 of the drawings which shows door #321 to be 3'8", and also on sheet 5, door #322 to be 3'10", and the second floor entrance door to the enclosed stairway in the present building, to be 3'10". OK

AP-329-335 Brighton Avenue

July 21, 1961

James Saunders Associates
562 Congress Street

cc to: Gerald M. Kelley, Admins.
Osteopathic Hospital of Maine
335 Brighton Avenue

Gentlemen:

I am still unable to issue a permit for construction of proposed addition to hospital building at the above named location because of lack of insufficient information to show compliance with Zoning Ordinance and Building Code requirements. Information concerning the following items discussed with Mr. Mitchell has not as yet been furnished:

Plan
to
come

1. Plot plan showing existing and new off-street parking is needed. The Zoning Ordinance requires one off-street parking space at least 8 feet wide and 18 feet long for each 500 square feet of floor area or major fraction thereof exclusive of cellar.
2. Doors in existing wall between present building and addition are required to swing in the direction of exit travel from the addition. - O.K.
3. Door 319 to stairway enclosure is required to bear at least a Class "G" label and to be equipped with a liquid closer. - O.K.
4. Unless already 44 inches wide, the doors in existing wall between present building and addition in first and third stories and the entrance doors to enclosed stairway in second and third stories of present building are required to be made at least that width. - O.K.
5. Exit lights are required to indicate location of all means of ingress and egress. - O.K.
6. The slope of the ramp at first story rear entrance is greater than the one foot in 12 feet allowable. If slope exceeds one foot in 20 feet, non-slip surfacing is required. The 18 inch drop to ground at outer end of ramp is not allowable. *Steps off side*
7. Vestibule latch sets or equivalent are required on all doors in a means of egress on which locking devices of any kind are to be provided. ?
8. What provision is to be made for complying with requirements of Building Code for standpipe and hose? - O.K.
9. Storage rooms and work shops in basement are required to be equipped with an automatic sprinkler system. - O.K.
10. No information has been furnished as to the type and system of acoustical tile ceilings. There is no section in set of specifications which we have that relates to this subject.

(2)

July 23, 1961

All steel in roof construction, including beams across openings where stair construction occurs at north end of addition and side wall of stair tower, is to be fireproofed. -OK

12. It is understood that material of corridor partitions in third story has been changed. We have no details of such a change.

13. Area of thin glass window in wall of elevator shaftway above roof is required to equal at least three-quarters of the area of the shaft.

Attention is called to requirements of Section 15-102 that not more than one identifying the construction project having a combined area of not over 15 feet² lawfully erected on the premises.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS/js

AP-329-335 Brighton Avenue

June 15, 1961

Mr. Gerald A. Kelley, Administrator
Osteopathic Hospital of Maine
335 Brighton Avenue

cc to: James Saunders Assoc.
562 Congress Street
cc to: Corporation Council

Dear Mr. Kelley:

Building permit for construction of a three story and basement addition to hospital at the above named location is not issuable under the Zoning Ordinance because the height is to exceed the maximum of 2½ stories set by Section 4-9-5 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 206, City Hall, you should go to file the appeal.

Very truly yours,

AJS/38

Albert J. Sears
Building Inspection Director

Building permit, applied for in a preliminary way and intended to authorize construction of an addition at the rear of the wing of the hospital and a smaller addition at the front of the main hospital building is not issuable under the Zoning Ordinance because the hospital is a non-conforming use in the Residence AA Zone where it is located (the original hospital having been in operation when the Zoning Ordinance was adopted, and the present wing having been granted by appeal on June 2, 1950), and because Section 14A of the Ordinance provides that no non-conforming building shall be increased in volume.

The addition at the rear of the wing would be "T" shaped. The cross member of the "T" would abut the rear of the present wing, would be about 18 feet deep, and the end toward Stevens Ave. would be two stories and basement in height. The stem of the "T" would project from about the center of the wing toward Prospect St. about 73 feet with a partially enclosed stairway against the rear wall of the addition, would be about 46 feet wide and three stories and basement in height.

The addition at the front of the original hospital building would project about 12 feet toward Brighton Ave., to be the full width of the original building and provide three stories and basement intended for embellishment of the outside appearance and more commodious arrangement of the interior.

Certificate of occupancy is also requested to authorize use of all of the parking areas shown on the plat plan. This is presently not issuable under the Zoning Ordinance because the parking of more than three automobiles in the Residence AA Zone is non-conforming.

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
3/16/56

February 27, 1956, 19

56/17

To the Board of Appeals:

Your appellant, Osteopathic Hospital of Maine, Inc., who is the owner of property at 335 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

SEE ATACHED

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Osteopathic Hospital of Maine, Inc.

By *Edward M. Kelly*
Appellant

After public hearing held on the 16th day of March, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Ruth H. Walsh
Perley J. Rossard
James J. Wilson
William F. O'Brien
Edward J. Colley
BOARD OF APPEALS

Official Building to be
also to be
CIVICS

DATE: MARCH 16, 1956

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF OSTEOPATHIC HOSPITAL OF ME.
AT 335 Brighton Avenue

Public hearing on the above appeal was held before the Board of Appeals

<u>BOARD OF APPEALS</u>	<u>VOTE</u>		<u>MUNICIPAL OFFICERS</u>
	Yes	No	
Ben B. Wilson	(X)	()	
William H. O'Brien	(X)	()	
Ruth D. Walch	(X)	()	
Perley J. Lessard	(X)	()	
Edward T. Colley	()	()	
	()	()	
	()	()	

Record of Hearing:

Jamer Saunders, Gerald Kelley and Raymond E. Jensen, Esq. for Osteopathic Hospital.

In Favor: Neal Allen for himself and as representing Planning Board
Julien H. Orr, 152 Prospect Street
Walter Spallholz, 233 Bradley Street
Richard V. White, 55 Highland Street

NOT OPPOSED: Warren H. Decker, 151 Prospect Street
George L. Harrington, 156 Prospect Street

OPPOSED: William L. Bernstein, 147 Prospect Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 13, 1956

MAY 1956
The Board
City Hall,
the appeal
the Zoning
the w...
M...
ce...

The Osteopathic Hospital of Maine, Inc.
335 Brighton Avenue
Portland, Maine

Attention: Mr. Gerald M. Kelley, Supt.

Gentlemen:

The Board of Appeals will hold a public hearing in
the Council Chamber at City Hall, Portland, Maine, on Friday,
March 16, 1956, at 10:30 a. m. to hear your appeal under the
Zoning Ordinance.

Please be present or be represented at this hearing
in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 6, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 16, 1956, at 10:30 a. m. to hear the appeal of the Osteopathic Hospital of Maine, Inc. requesting exceptions to the Zoning Ordinance to authorize construction of an addition at the rear of the wing of the hospital and a smaller addition at the front of the main hospital building at 335 Brighton Avenue and also to authorize the use of certain areas for the parking of motor vehicles.

The addition at the rear of the wing would be "T" shaped. The cross member of the "T" would abut the rear of the present wing, would be about eighteen feet deep, and the end toward Stevens Avenue would be two stories and basement in height. The stem of the "T" would project from about the center of the wing toward Prospect Street about 73 feet with a partially enclosed stairway against the rear wall of the addition, would be about 46 feet wide and three stories and basement in height.

The addition at the front of the original hospital building would project about twelve feet toward Brighton Avenue, to be the full width of the original building and provide three stories and basement intended for embellishment of the outside appearance and more commodious arrangement of the interior.

These permits are presently not issuable under the Zoning Ordinance because the hospital is a non-conforming use in the Residence AA Zone where it is located (the original hospital having been in operation when the Zoning Ordinance was adopted, and the present wing having been granted by appeal on June 2, 1950), and because Section 14A of the Ordinance provides that no non-conforming building shall be increased in volume, and because the parking of more than three automobiles in the Residence AA Zone is non-conforming.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained Conditionally
2/13/53

January 29, 1953

53/12

To the Board of Appeals:

Your appellant, Osteopathic Hospital of Maine, who is the owner of property at 335 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for alterations in the first story of the former garage building located on the rear of the lot with the Osteopathic Hospital in order to provide office space and a staff meeting room therein, and for construction of a small enclosed entrance porch 4' x 6' on the front of the building is not issuable under the Zoning Ordinance because such alterations would constitute a change of the legal use of the first story of this building of non-conforming use, and the entrance porch would make an increase in the volume of the building, contrary to Section 14-A of the Zoning Ordinance.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Osteopathic Hospital of Maine

BY *Gerald M. Kelley*
Appellant

After public hearing held on the 13th day of February, 1953, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the zoning ordinance, provided that no clinic or facilities for, or examination of patients be allowed on the premises.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that no clinic or facilities for, or examination of patients be allowed on the premises.

Edward J. Kelley
Robert H. Tuttle
William H. O'Brien
Ray Wilson
Harry A. Torrey
BOARD OF APPEALS

Board of Appeals
City of Portland, Maine
JAN 17 1953

DATE: FEBRUARY 13, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF OSTEOPATHIC HOSPITAL OF MAINE
AT 335 BRIGHTON AVENUE

Public hearing on above appeal was held before the BOARD OF APPEALS.

<u>Board of Appeals</u>	<u>VOTE</u>	<u>Municipal Officers</u>
	Yes No	
EDWARD T. COLLEY	(X) ()	PROVIDED THAT NO CLINIC OR FACILITIES FOR, OR EXAMINATION OF, PATIENTS BE ALLOWED ON THE PREMISES.
ROBERT L. GETCHELL	(X) ()	
WILLIAM H. O'BRIEN	(X) ()	
BEN B. WILSON	(X) ()	
HARRY K. TORREY	(X) ()	
	() ()	
	() ()	

Record of Hearing:

CHARLES POMEROY, ESQ., AND MR. GERALD KELLY REPRESENTING THE HOSPITAL.

MRS. WHITE, PROSPECT STREET)
MR. AND MRS. DECKERT, PROSPECT STREET)
MRS. CHAPMAN, PROSPECT STREET)

NO OBJECTIONS, AFTER APPEAL
WAS EXPLAINED.

LETTERS IN FILE - ONE OPPOSED; ONE IN FAVOR

FLIOT PERKINS, ESQ., REPORTED TO CHAIRMAN COLLEY THAT HE HAS BEEN AUTHORIZED BY ALL OF THE NEIGHBORS EXCEPT ONE WHOM HE REPRESENTED AT THE 1941 APPEAL TO AGREE THAT THE 1941 AGREEMENT MAY BE ABROGATED TO WHATEVER EXTENT NECESSARY, IF ANY, IN ORDER TO GRANT THIS APPEAL.

SPEAKING FOR THE HOSPITAL, MR. POMEROY SAID THAT NEITHER AT THE PRESENT TIME NOR AT ANY FORESEEABLE FUTURE TIME DID THE HOSPITAL INTEND TO USE THE BUILDING WHICH IS THE SUBJECT OF THIS APPEAL FOR CLINIC OR EXAMINATION PURPOSES.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 10, 1953

Osteopathic Hospital of Maine
335 Brighton Avenue
Portland, Maine

Att: Mr. Gerald M. Kelly

Dear Mr. Kelly:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, February 13, 1953 at 10:30 a. m. to hear the appeal of the Osteopathic Hospital of Maine under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

Very truly yours,

Edward T. Colley

Chairman

K

BENJAMIN LEWIS
30 HIGHLAND STREET
PORTLAND, MAINE

February 10 1953

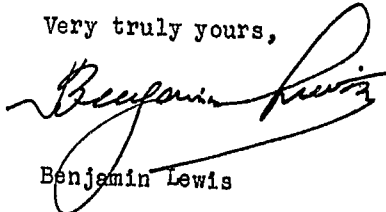
Board of Appeals
City of Portland
Portland Maine

Gentlemen:-

With reference to the appeal of the Osteopathic Hospital of Maine authorizing alterations, I wish to enter my protest for granting of same.

When the Osteopathic Hospital of Maine did construction work last year, they did blasting which caused considerable damage to my home which they refused to compensate, and in any event, should the appeal be allowed and blasting is contemplated, the City should require the hospital to indemnify adjoining landowners for any physical damage occasioned them.

Very truly yours,



Benjamin Lewis

BL:lr

Dear Mr. Colley

Having received
this letter in the
mail, will answer
to let you know
that I have no
objections to work
proposed being done,
at Osteopathic Hospital
at ^{335 Brighton Ave} Respectfully

Mrs. Edw. C. (Alice M.) Perry
174 Edwards St.
Cortland - 4
Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 3, 1953

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber of City Hall, Portland, Maine on Friday, February 13, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of the Osteopathic Hospital of Maine requesting exception to the Zoning Ordinance to authorize alterations in the first story of the former garage building located on the rear of the lot with the Osteopathic Hospital in order to provide office space and a staff meeting room therein, and for construction of a small enclosed entrance porch 4' by 6' on the front of the building; on the premises at 335 Brighton Ave..

This permit is presently not issuable under the Zoning Ordinance because such alterations would constitute a change of the legal use of the first story of this building of non-conforming use, and the entrance porch would make an increase in the volume of the building, contrary to Section 14-1 of the Zoning Ordinance.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

EDWARD T. COLLEY

Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

On file 335 Brighton Avenue
to file

CITY OF PORTLAND, MAINE

Department of Building Inspection

January 29, 1953

FU

Mr. Gerald M. Kelly,
c/o Osteopathic Hospital of Maine,
335 Brighton Avenue,
Portland, Maine

Copy to: Corp. Counsel
Googins & Clark,
46 Portland St.

Dear Mr. Kelly:

C
O
P
Y

We are unable to issue a permit for alterations in the first story of the former garage building located on the rear of the lot with the Osteopathic Hospital in order to provide office space and a staff meeting room therein, and for construction of a small enclosed entrance porch 4'x6' on the front of the building, because such alterations would constitute a change of the legal use of the first story of this building of non-conforming use, and the entrance porch would make an increase in the volume of the building, contrary to Section 14A of the Zoning Ordinance.

You will recall that in 1941 at the time of previous alterations to the building, which is located in a Residence AA Zone, a zoning appeal was sustained on the basis of an agreement signed by a duly authorized representative of the hospital and one representing the residents of the neighborhood. One paragraph of this agreement reads as follows:

"3. To use the existing garage on the hospital property, after the same has been converted, for the use of internes and storage purposes only."

At that time internes quarters were provided in the second story, leaving the first story available for storage purposes only. Therefore such is the legal use of the building at this time as far as we have been able to determine. We understand that no change in use of the second story is now contemplated, but that all of the proposed alterations are to be to the first story of the building.

You have expressed a desire to exercise the appeal rights of the Hospital concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals.

We have not as yet had opportunity to check the application against Building Code requirements, but will do so as soon as possible and inform you as to any questions there may be on that score.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

Encl: Outline of appeal procedure