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SHAW & SHAW

169-171 ASHMOLE STREET

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 3946

Date Issued **Dec. 9, 1974**
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN
 App. First Insp.
 Date By
 App. Final Insp.
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address **167 Ashmont St.**
 Installation For: **one family**
 Owner of Bldg **Mrs. E.C. Chandler**
 Owner's Address **same as above** Date: **12-9-74**
 Plumber **Frederick Brown**

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES	1	2.00
		TOILETS		
1		BATH TUBS	1	2.00
		SHOWERS		
1		DRAINS FLOOR SURFACE	1	2.00
		HOT WATER TANKS		
1		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS	1	2.00
		OTHER set tub		3.00
1		Base fee		
			TOTAL	11.00

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 842

Date Issued 9/14/71
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

Address 171 Ashmont Street
 Installation For:
 Owner of Bldg.: Arthur Snyder
 Owner's Address: 112 Exchange St. Date: 9/14/71
 Plumber: Northern Utilities NO. FEE

App. First Insp.
 Date: 9/28/71
 By: WALTER E. WALLACE
 App. Final Insp.
 Date: 9/28/71
 By: WALTER E. WALLACE

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

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

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 546

Date Issued 6-11-71

Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp. 7/27/71

Date 7/27/71
By WALTER H. WALLACE
Portland Plumbing Inspector

App. Final Insp. 7/27/71

Date 7/27/71
By WALTER H. WALLACE
Portland Plumbing Inspector

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

Address		<u>171 Arimont St.</u>		PERMIT NUMBER <u>546</u>	
Installation For:		<u>Multi</u>			
Owner of Bldg.:		<u>A. S. Snyder Recd. Est.</u>			
Owner's Address:		<u>112 Exchange St.</u>		Date <u>6-11-71</u>	
Plumber:		<u>Northam Pl. Co.</u>		NO. <u>1111</u>	
NEW	REPL.				FEE
		SINKS			
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS	FLOOR	SURFACE	
	<u>1</u>	HOT WATER TANKS			<u>2.00</u>
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
				TOTAL	<u>1 2.00</u>

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

15735
PERMIT NUMBER

Date	Address <u>177 Adams</u>		
Issued <u>11/3/65</u>	Installation For: <u>A. T. Taylor</u>		
Portland Plumbing Inspector	Owner of Bldg. <u>Same</u>		
By <u>R. Goodwin</u>	Owner's Address: <u>528 Trounwater Westbrook</u>	Date: <u>11/3/65</u>	
App. First Insp. <u>Nov 4 - 65</u>	Plumber: <u>Dana Ashok</u>	NO. <u>182</u>	
Date	New Rep. <u>2</u>	SINKS	2 4.00
<u>BERNOLD R. GOODWIN</u>		LAVATORIES	
APPLICABLE PLUMBING INSPECTOR		TOILETS	
Date <u>Nov 4 - 65</u>		BATH TUBS	
<u>ERNOLD R. GOODWIN</u>		SHOWERS	
BY APPLICABLE PLUMBING INSPECTOR		DRAINS	
Type of Bldg.		HOT WATER TANKS	
<input type="checkbox"/> Commercial		TANKLESS WATER HEATERS	
<input type="checkbox"/> Residential		GARAGE GRINDERS	
<input type="checkbox"/> Single		SEPTIC TANKS	
<input type="checkbox"/> Multi Family		HOUSE SEWERS	
<input type="checkbox"/> New Construction		ROOF LEADERS	
<input type="checkbox"/> Remodeling		OTHER	
		TOTAL	2 4.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

FU- 2/25/63

AP - 169-171 Ashmont St.

February 8, 1963

Mr. Robert E. Barnes,
171 Ashmont Street

Dear Mr. Barnes:

In view of the fact that the Board of Zoning Appeals has denied your appeal for an apartment in the third story of your building at the above named location, it is necessary that use of this area as a separate apartment be discontinued without further delay and that facilities for separate apartment use be removed. However, because you have constructed dormer windows without a permit, it is necessary, unless you are to remove them and replace the roof as it was formerly, to file an application for a belated permit for their construction and furnish information as to their framing.

Since wall and roof framing of dormers has been covered by wallboard so that the size and spacing of framing members cannot be determined, it is necessary that enough of the wallboard be removed from walls and ceiling to enable an inspector from this department to see what the framing is and determine whether it is adequate to meet Building Code requirements. If it is not, additional studs or rafters will need to be introduced to make it so.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

3-26-63 3^d floor vacated
cannot to open ceiling & call up
for roof requirements this spring JR

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Robert Barnes
42 Prospect St.
Portland Maine

Dear Sir:

September 7, 1962

With relation to permit applied for to demolish a building or (2-story ell on rear of dwelling) portion of building at 171 Ashmont St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears
Albert J. Sears
Inspector of Buildings

AJS/H

Eradication of this building has been completed.

J. Klein
9-10-62



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 7, 1962

RECEIVED
0117
SEP 18 1962
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish instal 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 171 Ashmont St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mr. Robert Barnes, 42 Prospect St. Telephone 4-3584
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ No. of sheets _____
Proposed use of building 2-family dwelling Specifications _____ Plans _____ No. families _____
Last use _____ No. families _____
Material frame No. stories 2 Heat _____ Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 95.00 Fee \$ 2.00

General Description of New Work

To demolish existing ell on rear of 2-family dwelling- (First & second floor).
To board up rear wall and re-clapboard same.

Exhaust letter sent 4-7-62
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** OWNER

Details of New Work

Is any plumbing involved in this work? _____ 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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Sills _____
Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Max. on centers _____
Size Girder _____ Columns under girders _____ Size _____
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:

H. E. M.

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
Robert Barnes

CS 301

INSPECTION COPY

Signature of owner BY:

Mr Robert Barnes

Mrs

Denied 1/31/63
63/12

DATE: January 31, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Robert E. Barnes

169-171 Ashmont Street

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

BOARD OF APPEALS	VOTE	
	YES	NO
Franklin G. Hinckley	()	(x)
Robert E. Barnes Frederick B. Nelson	()	(x)
Harry M. Schwartz	()	(x)

Record of Hearing

Denied:

Letters in file.

Robert W. Graffam, 165 Ashmont Street
Mrs. Helen R. Andrew, 96 Highland Street
Mrs. William Rounds, 90 Prospect Street
Donald O. Hooper, 185 Ashmont Street
Mrs. Kenneth Henderson, 104 Beacon Street
Eugene F. Boucher, 189 Ashmont Street

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

December 19, 1962

Robert E. Barnes, owner of property at 169-191 Ashmont Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of dormer windows and alterations to third story of building at this location to change its use from a lawful non-conforming two-family dwelling to a three-family apartment house, with one apartment on each of the three floors. This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable under the provisions of Section 4-A of the Ordinance in the R-3 Residence Zone in which this property is located; and because the area of the lot on which the building is located is only 7361 square feet instead of the 19,500 square feet (6500 square feet per family) required by Section 4-B-8 of the Ordinance.

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

Robert E. Barnes
APPELLANT

DECISION

After public hearing held January 31, 1963, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

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

Franklin G. Hinckley
Harry M. [unclear]
Federick W. Nelson
BOARD OF APPEALS

195 Ashmont Street
Portland, Maine
January 29, 1963.

My dear Mr. Hinckley,
I thank you for explaining
the functions of the Board of
Appeals to me which I phoned
you re: the appeal of Robert E.
Barnes of 169-171 Ashmont Street.
It is not possible for me to
attend the hearing on Thursday
afternoon.

I wish to register an
objection to Mr. Barnes' making
three apartments in this zone.
It cheapens the neighborhood
and lessens the value of our
property. We pay higher taxes
for the protection of living
in a single residence zone.

Mr. Barnes' house is an old one on a small piece of land. His barn is a fine hayrack, not only to his own house, but to the two either side of his house.

There seems to be no adequate parking for these tenants.

Apparently, Mr. Barnes has proceeded with renovating his house without waiting for a hearing.

I realize that Mr. Barnes, probably, wants to increase his income, but it does not seem to me to be good policy to reduce the value of our property.

A horrible example of such a procedure is the

house at 103 Highland Street.
This was a dignified old
house converted by E. C. Turner
into many apartments, now
a neighborhood blight.

Again, Mr. Hinckley, I protest
this appeal.

I thank you for your courtesy.

Sincerely,

Charlotte Poe Moore

Dear Mr. Hinckley:
I wish to object to the
conversion of a house at 169 -
171 Ashmont St. into a
3 family apartment house.
We own three houses on that
street.

Were it not for the fact
that my sister is now in a
Nursing Home and requires
my attention, I would be
present at the hearing on
Thursday.

Very truly
Alice M. McDonald

Portland - Maine
Jan. 29, 1963.

City of Portland Maine
Board of appeals
Robert Burns Appeal

Jan 31-1963

My name is Donald O. Hooper and the owner of property at 185 Ashmont St. Portland Maine. I have lived there all my life. I am opposed to allowing the 2 family house at 169 Ashmont St Portland Maine being made into a 3 family house. I believe the value of my property will decrease, and if I should sell my property it would be at a reduced price. The owner of this property has broken the zoning law. A dormer roof and windows have been constructed and 3 families now live in the house. This change was made without asking permission of the Building Inspectors Office. Two ~~of my neighbors~~ ^{persons in this zone} have tried to do the same thing and have been refused. If one property owner is allowed to make this change then other owners might try to do the same thing. All property values would then decrease still more.

THANK YOU

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

AP - 169-171 Ashmont St.

December 19, 1962

C
O
P
Y

Mr. Robert E. Barnes,
171 Ashmont Street

cc to: Corporation Counsel

Dear Mr. Barnes:

Building permit for construction of dormer windows and alterations to third story of building at the above named location to change its use from a lawful non-conforming two family dwelling to a three family apartment house, with one apartment on each of the three floors, is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable under the provisions of Section 4-A of the Ordinance in the B-3 Residence Zone in which the property is located.
2. The area of the lot on which building is located is only 7361 square feet instead of the 19,500 square feet (6500 square feet per family) required by Section 4-B-8 of the Ordinance.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal. In order for the appeal to be considered at the next meeting of the Appeal Board, it is necessary that it be filed not later than Thursday, December 19, 1962.

It is necessary that all work on alterations, which have been started unlawfully, be discontinued. Any use of the third story rooms for living quarters as a separate apartment is also unlawful. If the appeal is sustained, it will be necessary to furnish information by way of a plan showing layout of third floor apartment, including use of rooms and size of windows, location of means of egress, and all other information needed to show compliance with Building Code requirements for apartment house use.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/R

✓ Appeal 171 Ashmont St

12/14/62

Allen

- Streets Involved
- ✓ Ashmont St
 - ✓ Beacon St
 - ✓ Prospect St.
 - ✓ Fairmount St.
 - ✓ Coyle St.
 - ✓ Lincoln St.
 - ✓ Longfellow St
 - ✓ Highland St

124-B-5
 Assessors Maps
 124-123-119-121

90

Coyle St. { 203 - 223 ✓
 200 - 224 ✓

Lincoln St. - 98-110 ✓ ✓

Fairmount St. { 1-41 ✓
 2-42 ✓

Ashmont St. { 127-199 ✓
 124-200 ✓

Beacon St. { 59-141 ✓
 60-142 ✓

Prospect St. { 45-129 ✓
 46-128 ✓

Highland St. { 35-107 ✓
 44-100 ✓

Longfellow St. { 139-207 ✓
 154-186 ✓

Appeal 171 Ashmont St. 12/20/62
 Ashmont St. 127-199 90

122-131	Sara C Wright	947 Broadway S.D.
133-135	Alice + Isabel McDonald	137 Ashmont St.
137-139	John McDonald	139 "
141-145	Ellen M Thomas	149 "
147-149	dup	
157-153	Robt W + Anne M Gaffan	165 Ashmont St.
159-167	Robt E + Christian R Barnes	42 Prospect St.
171	Chas J Kachill	175 Ashmont
173-177	Donald S Kooper	185 "
179-189	Eugene E + Nancy M Bunker	191 Ashmont St.
191	Walter De C Moore	195 "
197-199		

128-240

126-130	Clayton L + Frances R Ames	45 Prospect St.
132-136	William G + Betty E Woods	51 "
138-148	Raymond S M + Cubrey	61 Prospect St.
158	Isabel S + Maria A Greeley	65 "
153-154	Carl V Johansen	69 "
160-164	Janette Peterson	90 Beacon
166-170	Just Baptist P. Me	35-3 Cong.
172-174	Rubard D + Gertrude M Kenell	89 Prospect
180	Antonin A + Nicolette M Seneca	180 Ashmont
182-190	Wm E + Doris L Collette	184 Ashmont
192-194	Jerry + Rochelle Shirk	194 "
196-240	John + Eleanor T. Conway	59 Highland

Beacon St. 59-141

59-67	Pauline B Gordon	67 Beacon
69-75	Donald M + Ruth L Risher	72 Prospect St.
87-89	Carl V Johansen	
93-99	dup	
101-103	Lion M + Janette C Reed	103 Beacon
105-107	Melton S + Edith R Frink	107 Beacon St.
	Victoria Smeka	224 Cagle St.

Beacon St. 59-141
 7/ - Woodfords Cary Parole Ct Va Mann
 121-125 Homan J + Elizabeth W. Hallock 31 Murray St.
 131 Mary E + Jos. J. Greene 131 Beacon St.
 139-141 ~~Robert C Baker~~ 141 "
 145-149 ~~Grace + Dorothy Herliam~~
 157-159 ~~Grace + Dorothy Herliam~~
 163-164 ~~Srene + Libbona M. Ray~~
 171-175 ~~Alypina S. Gules~~

60-142
 61-65 John H. Mullin, Jr.
 70-76 Robt H + Joan G. Mackinnon 318 Brighton Ave
 84-86 dup 76 Beacon
 88-90 " Kenneth W + Grace C. Henderson 104 Beacon
 94-100 " Opal B. Lighton 118 "
 102-106 " Marion J + Whipple J. Kennedy 132 "
 110-124 " Laurence M + Gladys J. Simmons 138 Beacon St.
 136-140 "

Prospect St - 45-129
 dup

48-45
 49-57 ~~Raymond + M. Conway~~
 53-63 dup
 65-69
 69-71
 75-81
 83-85
 87-91
 95
 103-109
 111
 113-115
 121-133
 95 Prospect
 194 Ashmont St.
 55 Highland St.
 60 Highland St.

3) Prospect St. 48-128

46-50	Edythe Rich	46 Prospect St.
52-56	Abreia A Noble	54 Prospect St.
58-62	Milbred + Rachel Ball + Rachel	62 Prospect
64-68	Curtis S + Dorothy Laughlin	68 "
70-72	Donald M + Ruth A + B. Fisher	
74-78	Robt H + Joan G Meshimer	76 Beacon
84-88	Wm. D. Rounds	90 Prospect St.
94-98	"	
100	Aimee A + Etta M Bernier	100 Prospect St.
104	Drucilla F Nesbit	104 "
106-110	Wm + Ethel F. Rubin	110 "
112-116	Lillian M + George Papageorgis	
124-128	Ruth G Spruce	
132-136	Margaret S. Randall	
142-146	Walter T. Randall	

Highland St. 35-107

33-37	John G + Julia S Hardy	35 Highland St.
43	Samuel J + Gladys E Profenna	43 "
49	Gerald L Sheriff	43 "
55-57	dup.	
59-61	"	
65-73	Wm. E. Wong	79 Highland St.
75-81	Fussell + Gloria J Kuehling	83 Highland
83	Laura P Knight	91 "
89-93	Ethel A Turber	103 "
99-107	Chas H + Pauline Clough	
111-113	Bernice H King	
115-119	Geo J + Martha G Graham	
121-127	Joseph L + Jennie M Smith	
133-137		

44-100

40-57	Ruth G Spruce	48 Highland St.
58-66	dup.	
68-78	Jessie A Timberlake	74 "
80-98	Lawrence C Andrew	96 Highland St.

49 Highland St - 44-100

Ed. 88 Lawrence C. Andrew
104 Richard J & Ruth A. Neville 104 Highland St
11

Longfellow St - 139-207

135-141 Myr M & Frances T. Marcus 139 Longfellow St.
147-147 Ruth E. Locke 145 "
149-153 Pauline B. Gordon 67 Beacon St.
161-162 John H. Mullen Jr
169-173 Geo & Despo. Pavlakis 73 Longfellow
175-179 Rebecca S. Silverman 179 "
187-183 Orrin P. Weymouth, Rev. of Cong. - 475 Cong.
187-192 John G & Julia S. Hardy 35 Highland St.
199-207

154-186
154-156 Daniel J & Mary E. Linty 51 Beacon St.
162-168 Gertrude D. Mersky 164 Longfellow
170-172 Ellice A. Hawes 174 "
174-176
178-182 Carroll L. Bean 180 Longfellow St.
182-186 Katherine E. Patten 184 "

Coyle St - 202-223

203-207 Shirley M. Chandler 207 Coyle St.
209-213 Susan M. Pinkham 704 Brimley 415 Cong.
215-217 Anesime & Loretta L. Rosavert 712 249 Brimley
219-223 Woodford Cong. Parish of VA Manu 31 Murray St.

200-224

198-202 Philip J & Eileen M. Gason 202 Coyle St.
216 Shirley York & Katherine Turner 206 "
212-214 Charles L. Brackett 108 Pleasant Ave.
216-218 Wm J & Sarah E. Mc Gee 218 Coyle St
224

57 Lincoln St - 98-116

98-100 Irving F. Hammond

102-106 Ruth & Perry
Nomen & Eliza W Hallock

98 Lincoln St

102 "

131 Beacon St

Fairmont St - 1-41
2-42

1-9

Marion & Winifred J Arnold

132 Beacon St

13

Kenneth

15-19

Bartlett M & Shirley Y

Varry Note 13 Fairmount

21

Frederick C & Thekla S Stone

17 Fairmount St

23

Blanche E Bennett

33 Fairmount St

25

27-29

31-33

35-41

Cecilia Surin

2-42

2-8

11

21-25

31-34

36-42

dup
Fred W Higgins

16 Fairmount St

Helen V & Anna H Oshefska

Sterling Grant

Laura J Knight

91 Highland St

Helen V Edwards &

Anna H Oshefska

24 Fairmount St

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

January 21, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, January 31, 1963, at 4:00 P.M. to hear the appeal of Robert E. Barnes requesting an exception to the Zoning Ordinance to permit construction of dormer windows and alterations to third story of building on the premises at 169-171 Ashmont Street to change its use from a lawful non-conforming two-family dwelling to a three-family apartment house, with one apartment on each of the three floors.

This permit is presently not issuable because such use is not allowable under the provisions of Section 4-A of the Zoning Ordinance in the R-3 Residence Zone; and because the area of the lot on which the building is located is only 7361 square feet instead of the 19,500 square feet (6,500 square feet per family) required by Section 4-B-8 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Inquiry 171 Ashmont St.

April 5, 1965

Mr. Robert S. Petersen
Loan Officer
Portland Savings Bank
431 Congress Street

Dear Mr. Petersen:

In answer to your inquiry as to the condition of the barn at the rear of the above location, we find that although this building is not in an immediate danger of collapse replacement of structural members and of flooring and siding materials is needed as follows:

1. Decayed eills, posts and flooring need to be replaced.
2. Roofing will need to be applied at section of barn that was formerly connected to the main house by an ail.
3. Weatherboarding is needed on that section of the main house to which the above mentioned ail was formerly connected.
4. Framing of the third floor dormer which was constructed without a permit, has not been corrected to meet Building Code requirements.
5. The use of the dwelling on this lot is limited to not over two families. A zoning appeal was denied on January 31, 1963 to change the use from a legal non-conforming two family dwelling to a three family apartment house.

If facilities for a kitchen on the third floor have been installed they will need to be removed. Any use of the third floor rooms for living quarters except as portions of the apartments in the first and second stories is unlawful and this may not be done until dormer construction has been made to meet Building Code standards.

Very truly yours,

Gerald E. Hayberry
Deputy Director of
Building Inspection

FU- 2/23/63

AP - 169-171 Ashmont St.

February 8, 1963

Mr. Robert K. Barnes,
171 Ashmont Street

Dear Mr. Barnes:

In view of the fact that the Board of Zoning Appeals has denied your appeal for an apartment in the third story of your building at the above named location, it is necessary that use of this area as a separate apartment be discontinued without further delay and that facilities for separate apartment use be removed. However, because you have constructed dormer windows without a permit, it is necessary, unless you are to remove them and replace the roof as it was formerly, to file an application for a belated permit for their construction and furnish information as to their framing.

Since wall and roof framing of dormers has been covered by wall-board so that the size and spacing of framing members cannot be determined, it is necessary that enough of the wallboard be removed from walls and ceiling to enable an inspector from this department to see what the framing is and determine whether it is adequate to meet Building Code requirements. If it is not, additional studs or rafters will need to be introduced to make it so.

Very truly yours,

Albert J. Sears
Director of Building Inspection

ASJ/h

AP - 167-171 Adams St.

December 19, 1962

Mr. Robert E. Barnes,
171 Adams Street

cc to: Corporation Counsel

Dear Mr. Barnes:

Building permit for construction of dormer windows and alterations to third story of building at the above named location to change its use from a lawful non-conforming two family dwelling to a three family apartment house, with one apartment on each of the three floors, is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable under the provisions of Section 4-A of the Ordinance in the R-3 Residence Zone in which the property is located.
2. The area of the lot on which building is located is only 7361 square feet instead of the 19,500 square feet (6500 square feet per family) required by Section 4-B-3 of the Ordinance.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal. In order for the appeal to be considered at the next meeting of the Appeal Board, it is necessary that it be filed not later than Thursday, December 13, 1962.

It is necessary that all work on alterations, which have been started unlawfully, be discontinued. Any use of the third story rooms for living quarters as a separate apartment is also unlawful. If the appeal is sustained, it will be necessary to furnish information by way of a plan showing layout of third floor apartment, including use of rooms and size of windows, location of means of egress, and all other information needed to show compliance with Building Code requirements for apartment house use.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/II



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 18, 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 171 Ashmont Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Robert E. Barnes, 171 Ashmont St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address OWNER Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building 3-family tenement No. families 3
 Last use 2 family dwelling No. families 2
 Material frame _____ No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To Change Use of building from 2-family dwelling house to 3-family apartment house providing new apartment on third floor

To construct two dormer windows on rear of building.

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

Appeal denied 1/31/63

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

Details of New Work

Is any plumbing involved in this work? _____ 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

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

Robert E. Barnes



(S) SINGLE RESIDENCE ZONE
APPLICATION FOR PERMIT

Permit No. 1686

OCT 3 1936

Class of Building or Type of Structure Third Class
Portland, Maine, October 7, 1936

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 171 Ainslie Street Ward 8 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Elizabeth Bosworth, 171 Ainslie St. Telephone 2-3526
Contractor's name and address Irving F. Holbrook, 15 Deering Avenue Telephone 2-3526
Architect's name and address _____
Proposed use of building Dwelling house with 2 car garage attached No. families 2
Other buildings on same lot _____ No. of sheets 1 Fee \$.50
Plans filed as part of this application? yes

Description of Present Building to be Altered
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Last use Dwelling house with 2 car garage attached No. families 2

General Description of New Work
To erect one story frame addition on rear of garage. 6' x 8'
A 4x6 header is to be used to support rear wall of stable where 6' opening is made.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Framing lumber to be rough hemlock.

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 8' depth 8' No. stories 1 Height average grade to top of plate 4'
Height average grade to highest point of roof 13' 5"
To be erected on solid or filled land? Solid earth or rock? Earth and ledge
Material of foundation Cedar Posts Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof Flat shed Rise per foot 1 1/2" Roof covering Asphalt Roofing Class 90
No. of chimneys _____ Material of chimneys _____ Is gas fitting involved? _____
Kind of heat _____ Type of fuel _____ Size _____
Corner posts 2x4 Sills 4x7 Girt or ledger board? _____ Max. on centers _____
Material columns under girders _____ Size _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 6x8, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor 24", 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor 8', 2nd _____, 3rd _____, roof 8'
height? _____
If one story building with masonry walls, thickness of walls? _____

If a Garage _____
No. cars now accommodated on same lot 2, to be accommodated 2
Total number commercial cars to be accommodated None
Will automobile 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

INSPECTION COPY Wm. T. Dubow Signature of owner Elizabeth Bosworth
By Irving F. Holbrook
CHIEF OF FIRE DEPT.

B

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01134

SEP 17 1984

ZONING LOCATION PORTLAND, MAINE Sept. 12, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 171 Ashmont St. Fire District #1 #2
1. Owner's name and address Carol Holmes & Carl Moat - same Telephone 773-6615
2. Lessee's name and address Telephone
3. Contractor's name and address Carl Moat - same Telephone 8884

Proposed use of building Dwelling - multi No. of sheets
Last use same No. families 2
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 5,500

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee 40.00
Late Fee 40.00
TOTAL \$

To renovate kitchen on 2nd floor of dwelling also opening closet to become part of kitchen as per plans. 2 sheets of plans.

Stamp of Special Conditions

04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? existing 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?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept.
Health Dept.
Others:

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 State and City requirements pertaining thereto are observed?

Signature of Applicant Carl Moat Phone # same
Type Name of above Other and address

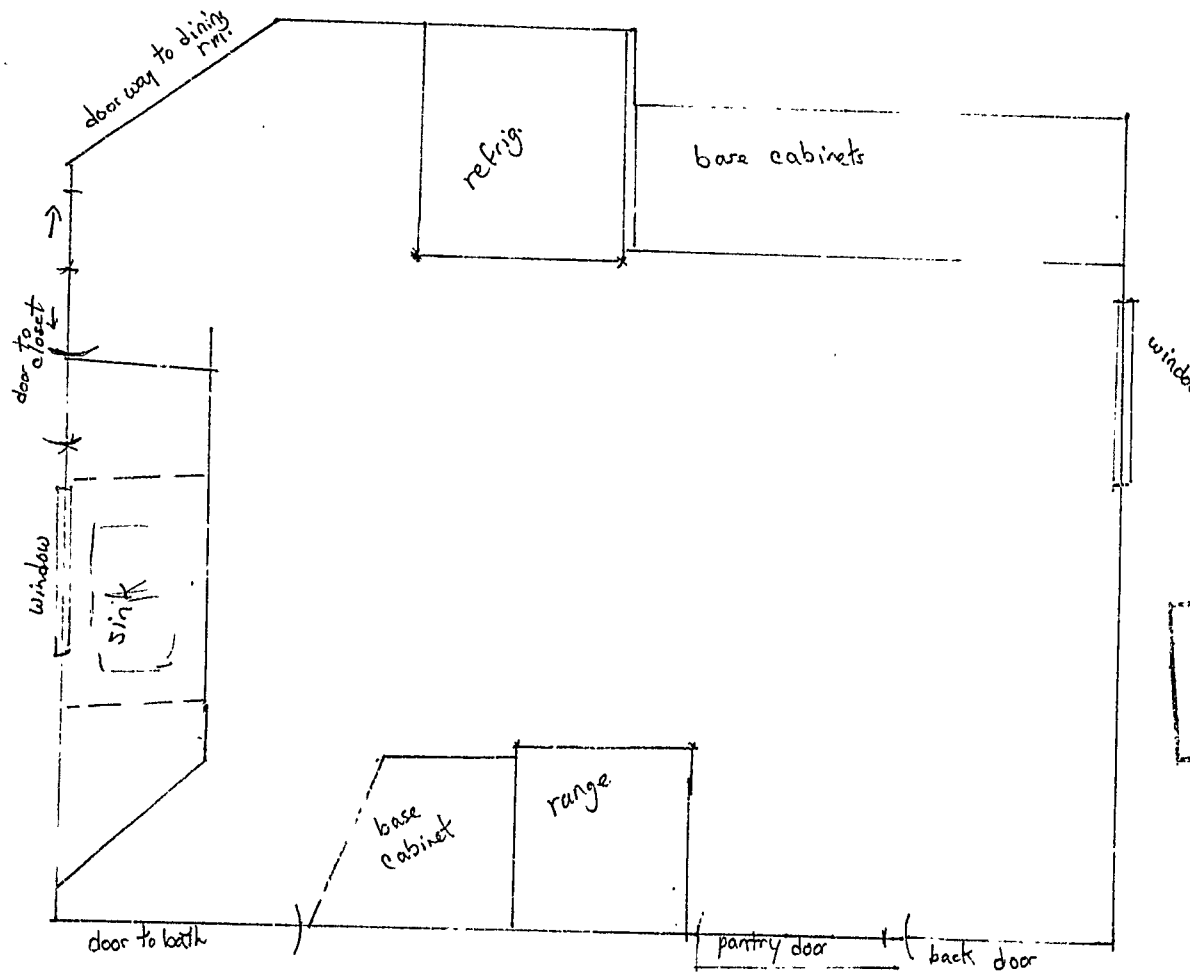
FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

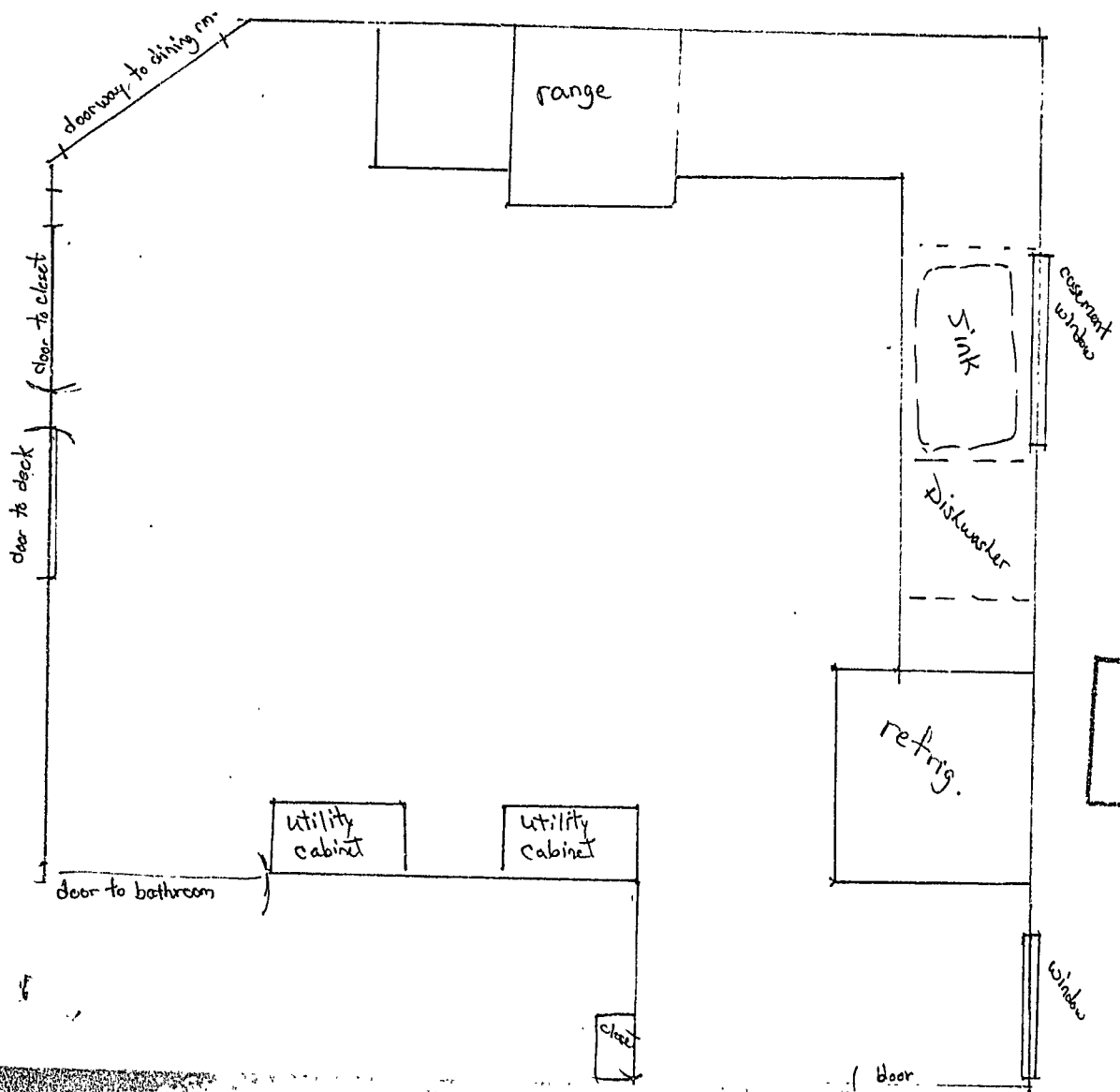
9

Present Kitchen



RECEIVED
SEP 12 1984
DEPT OF BLDG. INSP.
CITY OF PORTLAND

Kitchen plan



RECEIVED
SEP 12 1984
DEPT OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01134

SEP 17 1984

ZONING LOCATION PORTLAND, MAINE Sept. 12, 1984

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 171 Ashmont St.
1. Owner's name and address Carol Holmes & Carl Moat - same
2. Lessee's name and address
3. Contractor's name and address Carl Moat - same
Proposed use of building dwelling - multi
Last use same
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 5,500

FIELD INSPECTOR - Mr. William Williams @ 775-5451

Appeal Fees \$
Base Fee 40.00
Late Fee
TOTAL \$ 40.00

To renovate kitchen on 2nd floor of dwelling also opening closet to become part of kitchen as per plans. 2 sheets of plans.

Stamp of Special Conditions

04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is connection to be made to public sewer? existing
Has septic tank notice been sent?
Height average grade to top of plate
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?

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Carl Moat Phone # same
Type Name of above Carl Moat
Other and Address

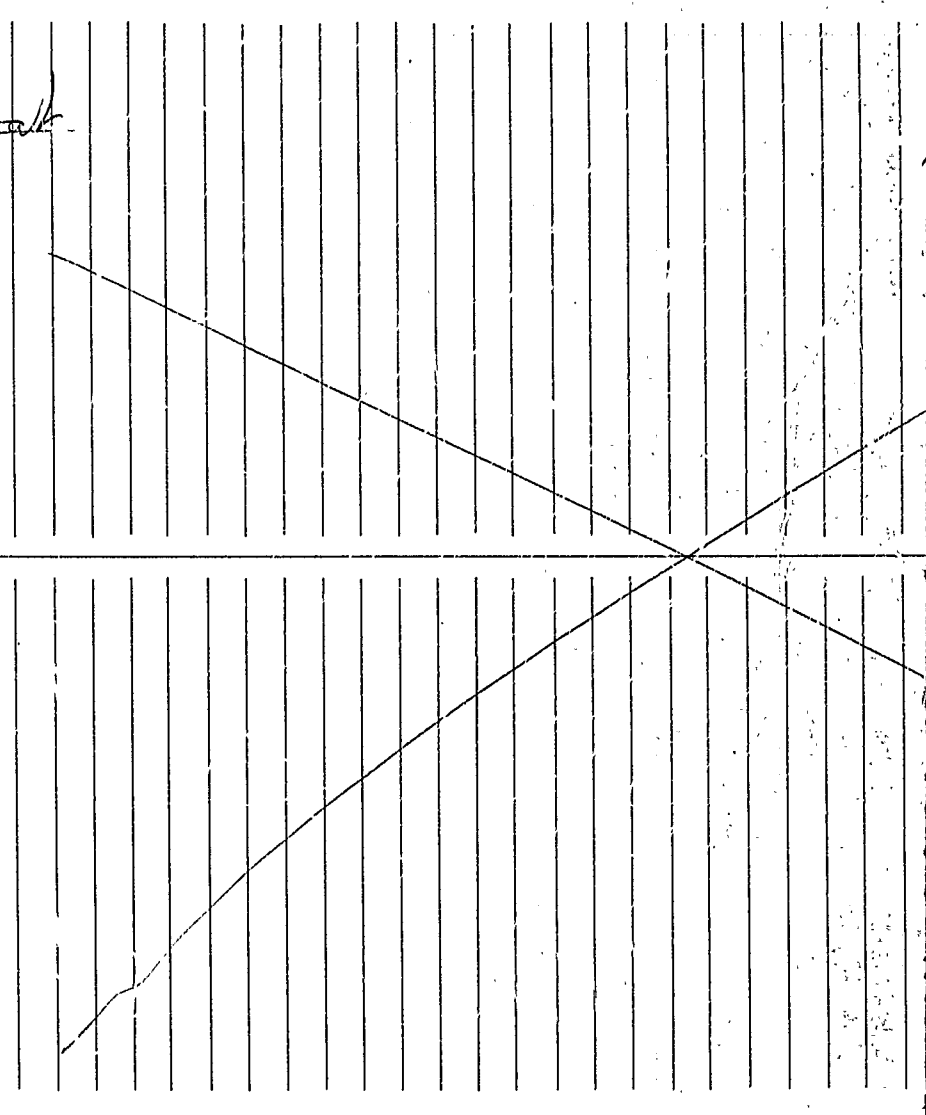
FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

MA WILLIAMS

Permit No. 84/1134
Location 171 Cushman St.
Owner Carl Schmitz & Carl Malt
Date of permit 9-12-84
Approved 9-17-84
Dwelling _____
Gar. # _____
Alteration to kitchen

NOTES

10-26 WORK NOT STARTED YLD
11-16 WORK JUST BEGINS YLD
12-28 UNIT CLOSED IN WAITING
SUBJECT OF AN INSPECTION YLD
1-7 NO ONE HERE TO CHECK
ON WORK YLD
1-29 WORK COMPLETE YLD



PLUMBING APPLICATION

Department of Human Services
Division of Health, Engineering
(207) 269-3826

PROPERTY ADDRESS

Town Or Plantation: PORTLAND

Street Subdivision Lot #: 171 ACHMANT ST.

PROPERTY OWNERS NAME

Last: MAT First: CARL

Applicant Name: CARL HENRICKSON

Mailing Address of Owner/Applicant (if Different): 570 CLARENCE HWY Rte 1 LAPELLE ME

PORTLAND PERMIT # 643 TOWN COPY

Date Permit Issued: 9-12-84 \$ Double Fee Charged

L.P.I. #

Carl Henrickson

Owner/Applicant Statement

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

Carl Henrickson 1-12-84

Signature of Owner/Applicant Date

Caution: Inspection Required

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

DEC 27 1984

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING

2. RELOCATED PLUMBING

SEP 17 1984
SEP 24 1984

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER - SPECIFY:

799-749A

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D. HOUSING DEALER/MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # 131,244

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
001	HOOK UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bath Tub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drain, and piping without new fixtures.		Grease/Oil Separator	1	Dish Washer
			Dental Cuspidor	1	Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: <u> </u>		Water Heater
	Hook-Up Fee		Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1
					Fixtures (Subtotal) Column 2
				3	Total Fixtures
				\$ 9	Fixture Fee
				\$	Hook-Up Fee
				\$ 9	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

4/83 TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 12, 19 84
 Receipt and Permit number C 05357

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: 171 Ashmont St. - 2nd floor
 OWNER'S NAME: Carl Moat ADDRESS: lives there

OUTLETS:
 Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 3.00

FIXTURES: (number of)
 Incandescent 3 Fluorescent _____ (not strip) TOTAL 1-10 3.00
 Strip Fluorescent _____ ft.

SERVICES:
 Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____
 MOTORS: (number of)

Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges 1 Water Heaters _____
 Cook Tops _____ Disposals x
 Wall Ovens _____ Dishwashers x
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL 4.50

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 _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 10.50

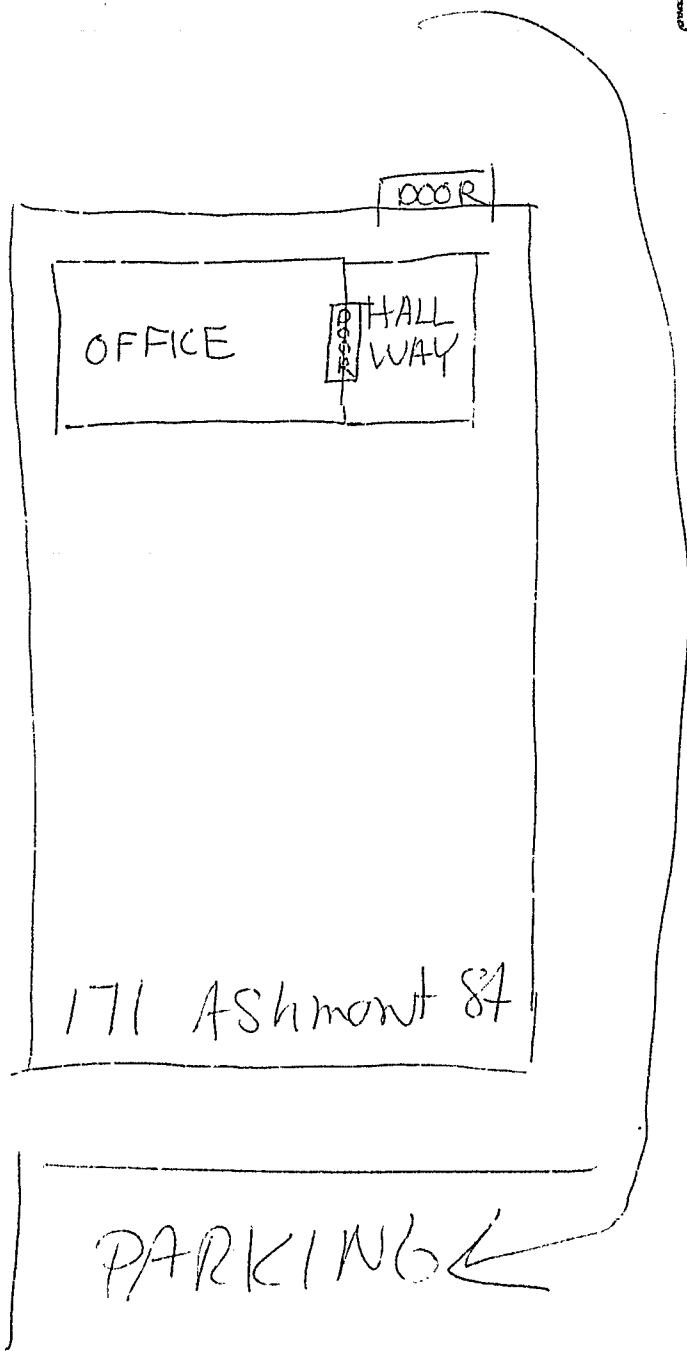
INSPECTION:
 Will be ready on _____, 19 __; or Will Call xx
 CONTRACTOR'S NAME: xxxxxx Forest Electric
 ADDRESS: Holmes Ave.
 TEL.: _____
 MASTER LICENSE NO.: 3512 SIGNATURE OF CONTRACTOR: Carl Moat
 LIMITED LICENSE NO.: _____

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

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

NOV 13 1986

RECEIVED



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 001671
ZONING LOCATION R-3 PORTLAND, MAINE NOV. 13, 1986

NOV 20 1986

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION: 171 Ashmont St., 04103
1 Owner's name and address: Carol Holmes Telephone
2 Lessee's name and address: Richard Rudolph & same Telephone 773-5736
3 Contractor's name and address Telephone
Proposed use of building: office No. of sheets
Last use: room No. families
Material: No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Appeal Fees \$
FIELD INSPECTOR Mr @ 775-5451 Base Fee
Late Fee
TOTAL \$ 25.00

change of use from a room to an office for home occupation from single family to single family with massage establishment

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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
Finishing lumber Kind Dressed or full size? Corner posts Sills
Size Gable 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

APPROVALS BY DATE
BUILDING INSPECTION PLAN EXAMINER
ZONING: C.B.M.G.T. Nov. 14, 1986
BUILDING CODE
Fire Dept
Health Dept
Others
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?

Signature of Applicant Richard Rudolph Phone # 773-5736
Type Name of above Richard Rudolph 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
19 Nov 20 1986

NOTES

OK AS PER PLANS *AW*

Alteration

Garage

Decline

Approved

Date of permit

Owner

Location

Permit No.

8611671
1211 E. 1st St. W
East
11-13-86
11-21-86
Changes of use

~~Blank lined area for notes, crossed out with a large X.~~



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

171 Ashmont Street

November 5, 1986

Mr. Richard Rudolph
171 Ashmont Street
Portland, Maine 04103

Dear Mr. Rudolph:

Records in this office show that a change of use for your address was never approved to show that the building is authorized to have a professional office use as a massage establishment. We can not approve your application for a license until such a change of use is granted.

Upon application for a change of use for the premises with a fee of \$25.00 and a floor plan furnished to show the location of the office use, then we can proceed to grant your license as being in compliance with the zoning requirements.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer
Stephanie Takes-Desbiens, License Inspector



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

171 Ashmont Street
(R-3 Residence Zone)

October 8, 1986

Mr. Richard Rudolph
171 Ashmont Street
Portland, Maine 04103

Dear Mr. Rudolph:

Records in this office do not show that a change of use for the building at 171 Ashmont Street was ever processed to show that the existing structure there is authorized to have a professional office use as a massage establishment. It appears that this is a renewal of your license at this address

However, a change of use for the property at 171 Ashmont Street should have been incorporated into our records here in the building inspection office. This would acknowledge the massage establishment to be a home occupation. A floor plan showing the location of the massage establishment must accompany the change of use application with a fee for \$25.00.

The Assessor's records show this property to be listed with Carol L. Rieger, owner. Perhaps the application for a change of use should be issued for Ms. Rieger as applicant and owner of the property.

Sincerely,

Warren J. Turner
Warren J. Turner

Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer



City of Portland, Maine
OFFICE OF THE CITY CLERK
LICENSE

No. 0304

To all whom these presents may concern:

THIS IS TO CERTIFY That the Municipal Officers have granted a license to

Richard Rudolph
NAME _____
same
D O B A _____
106 Park Street
AT _____
PORTLAND, MAINE 04101

For Massage Est. Expires 9-30-86

and in that place only under the following conditions

This license is granted subject to strict observance of all laws, ordinances
and regulations enacted for the protection of the City so far as they may
apply, and is to continue in force until 9-30-86

unless sooner revoked

City Clerk

THIS LICENSE IS NOT TRANSFERABLE

Oct. 7, 1986
171 Ashmont St
04103

Warren J Turner
Zoning Enforcement Inspector
City Hall
Portland, Me. 04101

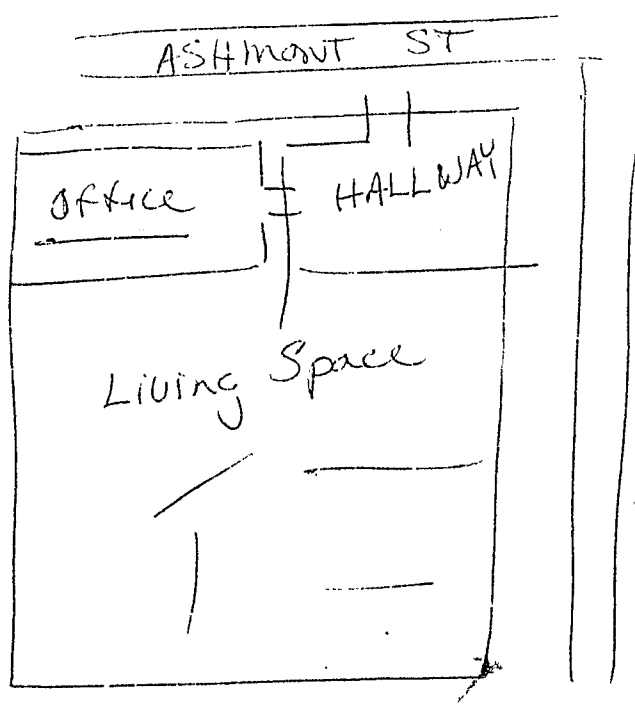
Dear Mr. Turner:
Thank you for your letter of Oct. 1st
Enclosed, please find my license
my office is located on the first
floor of this building: 171
Ashmont St. - please see sketch
on reverse side.

Please call 773-5736 if there are
further questions, or write to
this address.

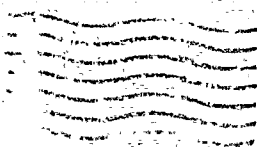
I am now working in an
office. Thank you.

Sincerely,
Richard Rudolph

"Remember ... life may take it out of you,
but massage can put it back."



PARKING



Mr. Warren J. Turner
Dept. of Planning & Urban Development
Room 315 O, City Hall
Portland, Maine 04101