

489-495 DEERING AVENUE

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE Oct. 8, 1982 ..

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

The undersigned hereby applies for a permit to rect, 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 .. 489-495 Deering Ave. Cor. of 141-147 Coyle St. Fire District #1 , #2
 1. Owner's name and address ~~Blanche N. LeBrie~~ same as ~~above~~ LeBrie Telephone
 2. Lessee's name and address Telephone
 3. Contractor's name and address Telephone
 No. of sheets
 Proposed use of building ~~3X~~ 6-family No families
 Last use .. 3-family No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$
 FIELD INSPECTOR—Mr. @ 775-5451
 Change of Use from 3-family to 6-family, as per plans.

	Appeal Fees	\$100.00
	Base Fee	& Space & Bulk & Dwell. Unit Conv.
	Late Fee
	TOTAL	\$

Appeal Denied 11-18-82

Stamp of Special Conditions

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

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
 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	MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER	Will work require disturbing of any tree on a public street?
ZONING:	
BUILDING CODE:	Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:	
Health Dept.:	
Others:	

Signature of Applicant *Donald L. Philbrick* Phone # 774-4000
 Type Name of above .. Donald L. Philbrick, Atty.
 Other
 and Address

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

November 22, 1982

Ms. Blanche M. Labrie
491 Deering Avenue
Portland, Maine 04103


cc to: Donald I. Philbrick, Atty
Two Canal Plaza
Portland, Maine 04101

RE: Appeal at 489-495 Deering Ave. Cor 141-147 Coyle St.

Dear Ms. Labrie:

Following is the decision of the Board of Appeals regarding your petition to change the use of the above named location to a 6 family from a 3 family. Please note that your appeal was denied.

Very truly yours,


Malcolm G Ward
Zoning Enforcement Officer

MGW/t

TABLED ON
11/28/82
UNTIL NEXT
MEETING

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Ms. Blanche M. Labrie and he is interested in the property located at 489-495 Deering Ave. Cor. 141-147 Coyle St. as 6-family. The owner of the property is Ms. Blanche M. Labrie and his address is 491 Deering Avenue, Portland, Maine. The property is located in a R-5 Zone. The present use of the property is 3-family.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.6.A of the Ordinance to permit change of use of the 3-family apartment house, at the above named location, to a 6-family apartment house not issuable under the Zoning Ordinance because such a use is not permitted in the R-5 Residential Zone in which this property is located.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: _____

_____;

and the names and addresses of those appearing in opposition to the application are: _____

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (could/could not) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: Lot size does not allow 6 units

By reasons of its age, condition or marketability, the structure (can/can not) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons:

Unit rental under market
Financial INC NOT Adequate

The existing uses in the immediate vicinity of the subject property (are/are not) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: Residential

Neighborhood

Adequate provision (has/has not) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 6 parking spaces.

If the proposed variance should be granted, it (will/will not) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (would/would not) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: No evidence to the contrary

The foregoing conditions, (have/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by:

There (is/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: increase rents roughly for 100%
No. of Units

SPECIFIC RELIEF GRANTED

After a public hearing held on 11/18/82, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a variance for dwelling unit conversion 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.

Assessed Merrill A. Seltzer
Eugene J. Martin
Gail D. Zayac
Jacqueline White

TABLED
ON 10/28/82
UNTIL NEXT
MEETING

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Ms. Blanche M. Labrie
- B. Property Location 489-495 Deering Ave. Cor. of 141-147 Coyle St.
- C. Applicant's Interest in Property:
(x) Owner
() Tenant
() Other _____
- D. Property Owner Ms. Blanche M. Labrie
- E. Owner's Address 491 Deering Avenue, Portland, Maine 04103
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b 1-3 I-3b I-4
R2Z W-1
- G. Site Plan Approval required _____
- H. Present Use of Property 3-family
- I. Section(s) to Which Variance Related 602.6.R.8
- J. Reasons Why Permit Cannot be Issued Area of lot on which building is located is only about 9,961 sq. ft. rather than 18,000 sq. ft. minimum required.
- K. Requested Variance Would Permit Change of Use from 3-family apartment house to a 6-family apartment house not issuable under the Zoning Ordinance.

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

10/28/72 Paul Phelan, re Mr LaBrie

11/18/72 S. G. G. S.

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons Typical of lots in Area

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons New 3-Family in R-5 district

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

() Yes/Agreement with statement

() No/Disagreement with statement

Reasons lot size too small to support 6 families

V. Specific Relief Granted

After a public hearing held on 11/18/82, the Board of Appeals finds that: (Check One)

() Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

1
A
(6) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Apposed _____
Merrill Keltzer _____ Chairman
Jacqueline O'Keefe _____
Joseph S. Martin _____
Charles Zajac _____
Thomas J. Murphy _____

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

October 12, 1982

489-495 Deering Avenue Corner of 141-147 Coyle Street

Ms. Blanche M. Labrie
491 Deering Avenue
Portland, Maine 04103

cc: Mr. Donald L. Philbrick, Atty.
Two Canal Plaza
Portland, Maine 04101

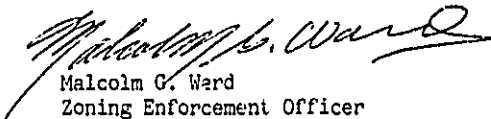
Dear Ms. Labrie:

Building Permit and Certificate of Occupancy to change the use of the 3-family apartment house, at the above named location, to a 6-family apartment house are not issuable under the Zoning Ordinance for the following reasons:

- (1) The area of the lot on which this building is located is only about 9,961 sq. ft. rather than the 18,000 sq. ft. minimum required by Section 602.6.B.8 (3,000 sq. ft. per family) Space & Bulk Appeal Section 602.24.C.3.b.1.
- (2) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. Dwelling Unit Conversion Appeal, Section 602.24.C.3.b.2.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$100.00 shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality.

Yours truly,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

VERRILL & DANA

TWO CANAL PLAZA
P O BOX 388
PORTLAND, MAINE 04112-0588
207/774-4000

DONALD L PHILBRICK
ROGER A PUTNAM
ROBERT B WILLIAMSON, JR
JOHN A MITCHELL
LOUIS A WOOD
JOHN W PHILBRICK
JOHN L SULLIVAN
PIETER B WEBSTER
CHARLES KADISH*
HOWARD H DANA JR
CHARLES R OESTREICHER
MICHAEL T HEALY
CHRISTOPHER J W COGGESWELL

CHARLES L CRAGIN
THOMAS J VAN MEER
ROBERT H PATTERSON, JR
BRUCE W BERGEN
ROBERT A MOORE
P BENJAMIN ZUCKERMAN
CHARLES A HARVEY, JR
JUDITH M COBURN
LEWIS D EPSTEIN
CHRISTOPHER S NEAGLE
DAVID C HILLMAN

DONALD W PHILBRICK
TOW: TO F DANA
COUNSEL

October 28, 1982

YORK COUNTY OFFICE
20 144 7700
DI POT ROAD
P O BOX 1
ALFRED MAINE 04002 0001

JOHN C DUNCAN
ANDREW M HORTON
WILLIAM S HARWOOD
THOMAS A PURINGTON
JAMES G COGGIN
ROBERT J KACAH

BETH DOBSON
KURT E LARSEN
PAUL F THISCOLL
GREGG M GINN
JOHN E LUCAS

*ADMITTED IN NEW YORK AND ILLINOIS

Zoning Board of Appeals
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Chairperson and Members:

Re: Blanche M. LaBrie, 491 Deering
Avenue, Portland, Maine

Mrs. Blanche M. LaBrie of 491 Deering Avenue, Portland, Maine 04103, has applied for the conversion of her home from three dwelling units to six dwelling units. Her application has been denied for reasons of: (1) space and bulk; (2) such use not permitted in R5 Residential Zone. Mrs. LaBrie therefore appeals to this Board from the action of the Zoning Enforcement Officer. At the outset it should be brought to the attention of the Board that a similar appeal was sustained for Mrs. LaBrie in March 1976 for conversion to five units, but due to the expense involved at that time she did not proceed with the conversion of her dwelling.

At the time of the purchase of this property in 1961, it served as the principal residence for Mrs. LaBrie and her late husband, Paul J. LaBrie, and their six children. Mr. LaBrie died in 1968; the children are now all grown and have their own residences leaving Mrs. LaBrie with the responsibility of the care and upkeep of a very large dwelling house in which she has for some number of years been able to accommodate two small apartments. She has for some time offered the property for sale in its present configuration but has received no offers, or at least none anywhere near the true value of the property. As a woman of advancing age, she is therefore left with a property which is not only uneconomic but also a physical burden for her to maintain.

With reference to the appeal for a variance for dwelling

Page 2.
October 28, 1982

Zoning Board of Appeals

Re: Blanche M. LaBrie

unit conversions, the following is submitted:

(a) the subject property consists of a structure, which by reason of its size could legally accommodate more dwelling units than are permitted in the residential zone where it is located;

(b) by reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located;

(c) the existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property;

(d) Adequate provision has been made for on-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply or meet the requirements for a variance of all other provisions of the zoning ordinance and all other codes or ordinances of the City of Portland;

(e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity;

(f) None of the foregoing conditions have been deliberately created by or with the consent or acquiescence of the owner, her predecessors in title, or any user of the property in order to bring the subject property within the standards of this Section, and no alternative available to the owner, other than a variance to permit an increase in the permitted number of dwelling units, would suffice to permit the economic use and maintenance of the subject property.

With reference to the appeal for space and bulk variances,

Page 3.
October 28, 1982

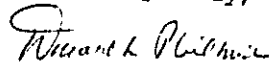
Zoning Board of Appeals

Re: Blanche M. LaBrie

the following is submitted:

- (a) the subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition which amount to more than a mere inconvenience to the owner;
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought;
- (c) the carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision;
- (d) the hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision;
- (e) property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which will be detrimental to the public health or safety.

Yours very truly,



Donald L. Philbrick
Attorney for Blanche M. LaBrie

/bh

VERRILL & DANA

TWO CANAL PLAZA

P O BOX 586

PORTLAND, MAINE 04112-0586

207/774-4000

October 28, 1982

DONALD L PHILBRICK
ROGER A PUTNAM
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EDWARD F DANA
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YORK COUNTY OFFICE

207/324 7700

DEPOT ROAD

P O BOX 1

ALFRED, MAINE 04002 0001

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*ADMITTED IN NEW YORK AND ILLINOIS

Zoning Board of Appeals
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Chairperson and Members:

Re: Blanche M. LaBrie, 491 Deering
Avenue, Portland, Maine

Mrs. Blanche M. LaBrie of 491 Deering Avenue, Portland, Maine 04103, has applied for the conversion of her home from three dwelling units to six dwelling units. Her application has been denied for reasons of: (1) space and bulk; (2) such use not permitted in R5 Residential Zone. Mrs. LaBrie therefore appeals to this Board from the action of the Zoning Enforcement Officer. At the outset it should be brought to the attention of the Board that a similar appeal was sustained for Mrs. LaBrie in March 1976 for conversion to five units, but due to the expense involved at that time she did not proceed with the conversion of her dwelling.

At the time of the purchase of this property in 1961, it served as the principal residence for Mrs. LaBrie and her late husband, Paul J. LaBrie, and their six children. Mr. LaBrie died in 1968; the children are now all grown and have their own residences leaving Mrs. LaBrie with the responsibility of the care and upkeep of a very large dwelling house in which she has for some number of years been able to accommodate two small apartments. She has for some time offered the property for sale in its present configuration but has received no offers, or at least none anywhere near the true value of the property. As a woman of advancing age, she is therefore left with a property which is not only uneconomic but also a physical burden for her to maintain.

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Zoning Board of Appeals

Re: Blanche M. LaBrie

unit conversions, the following is submitted:

(a) the subject property consists of a structure, which by reason of its size could legally accommodate more dwelling units than are permitted in the residential zone where it is located;

(b) by reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located;

(c) the existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property;

(d) Adequate provision has been made for on-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply or meet the requirements for a variance of all other provisions of the zoning ordinance and all other codes or ordinances of the City of Portland;

(e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity;

(f) None of the foregoing conditions have been deliberately created by or with the consent or acquiescence of the owner, her predecessors in title, or any user of the property in order to bring the subject property within the standards of this Section, and no alternative available to the owner, other than a variance to permit an increase in the permitted number of dwelling units, would suffice to permit the economic use and maintenance of the subject property.

With reference to the appeal for space and bulk variances,

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October 28, 1982

Zoning Board of Appeals

Re: Blanche M. LaBrie

the following is submitted:

(a) the subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition which amount to more than a mere inconvenience to the owner;

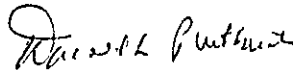
(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought;

(c) the carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision;

(d) the hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision;

(e) property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which will be detrimental to the public health or safety.

Yours very truly,



Donald L. Philbrick
Attorney for Blanche M. LaBrie

/bh

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S SELTZER

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 200, City Hall, Portland, Maine on Thursday, October 28, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Ms. Blanche M. Labrie, owner of the property at 489-495 Deering Avenue Corner of 141-147 Coyle Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit change of use of the 3-family apartment house, at the above named location, to a 6-family apartment house are not issuable under the Zoning Ordinance for the following reason:

- (1) The area of the lot on which this building is located is only about 9,961 sq. ft. rather than the 18,000 sq. ft. minimum required by Section 602.6.B.8 (3,000 sq. ft. per family) Space & Bulk Appeal, Section 602.24.C.3.b.1.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C. (3)(b)(1) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

125-K-2 - Angela M. Evans - 32 Lincoln St. 04103
125-K-4 - John R. & Theresa F. Botto - 28 Lincoln St. 04103
125-K-3 - Dorothy McCracken - 139 Coyle St. 04103
125-J-3 - Eugene J. Cummeskey, Jr. - 11 Arlington St. 04101
125-J-9 - The Dartmouth Co. - Four Canal Plaza 04101
125-D-2 - William L. Redding - 492 Deering Ave. 04103
125-D-5 - Francis C. & Louise A. Codgan - 494 Deering Ave. 04103

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, Nov. 18, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by ordinance.

Ms. Blanche M. Labrie, owner of the property at 489-495 Deering Avenue Corner of 41-147 Coyle Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit change of use of the 3-family apartment house, at the above named location, to a 6-family apartment house not issuable under the Zoning Ordinance for the following reason:

- (1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. Dwelling Unit Conversion Appeal, Section 602.24.C.3.b.2.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C (3)(b)(2) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Ms. Blanche M. Labrie, owner of property at 489-495 Deering Avenue Corner of 141-147 Coyle Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of Use of the 3-family apartment house, at the above named location, to a 6-family apartment house not issuable under the Zoning Ordinance for the following: Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. Dwelling Unit Conversion Appeal, Section 602.24.C.3.b.2.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Blanche M. Labrie

by Donald P. White, Esq. attorney
APPELLANT

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Ms. Blanche M. Labrie, owner of property at 489-495 Deering Avenue Corner
of 141-147 Coyle Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of Use of the 3-family apartment house, at the above named location, to a 6-family apartment house not issuable under the Zoning Ordinance for the following: (1) The area of the lot on which this building is located is only about 9,961 sq. ft. rather than the 18,000 sq. ft. minimum required by Section 602.6.B.8 (3,000 sq. ft. per family) Space & Bulk Appeal, Section 602.24.C.3.b.1.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If Site Plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Blanche M. Labrie
by *Winston P. Poirer* her attorney
APPELLANT



APPLICATION FOR PERMIT

PERMIT ISSUED

NOV 20 1980

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 993

ZONING LOCATION _____ PORTLAND, MAINE, Nov. 13, 1980.

CITY OF PORTLAND

To the DIRECTOR 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 following specifications:

LOCATION 491 Deering Ave., Portland, Maine Fire District #1 #2

1. Owner's name and address Blanche Labrie Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Maine, Shawnee Step, Auburn, Me. Telephone .7741833

4. Architect Specifications Plans No. of sheets

Proposed use of building dwelling No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 539.00 Fee \$ 5.50

FIELD INSPECTOR—Mr. _____ GENERAL DESCRIPTION

This application is for: @ 775-5451 Rear Shawnee Step 5 riser

- Dwelling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

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. Lidding 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 the State and City requirements pertaining thereto are observed?

Signature of Applicant Richard L. Snowe Phone #

Type Name of above Richard L. Snowe 1 2 3 4

Other

FIELD INSPECTOR'S COPY

NOTES

1-9-80 installed - 1/2

Permit No. 80/993

Location

499 D. General

Owner

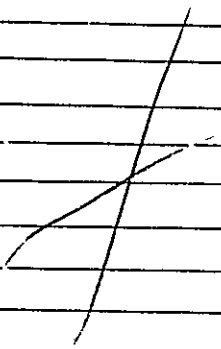
Blanchard ~~Blanchard~~ Schrie

Date of permit

11-13-80

Approved

11-20-80 ^{Permit} _{SM Jones} _{Steps}



August 5, 1976

491 Deering Ave.

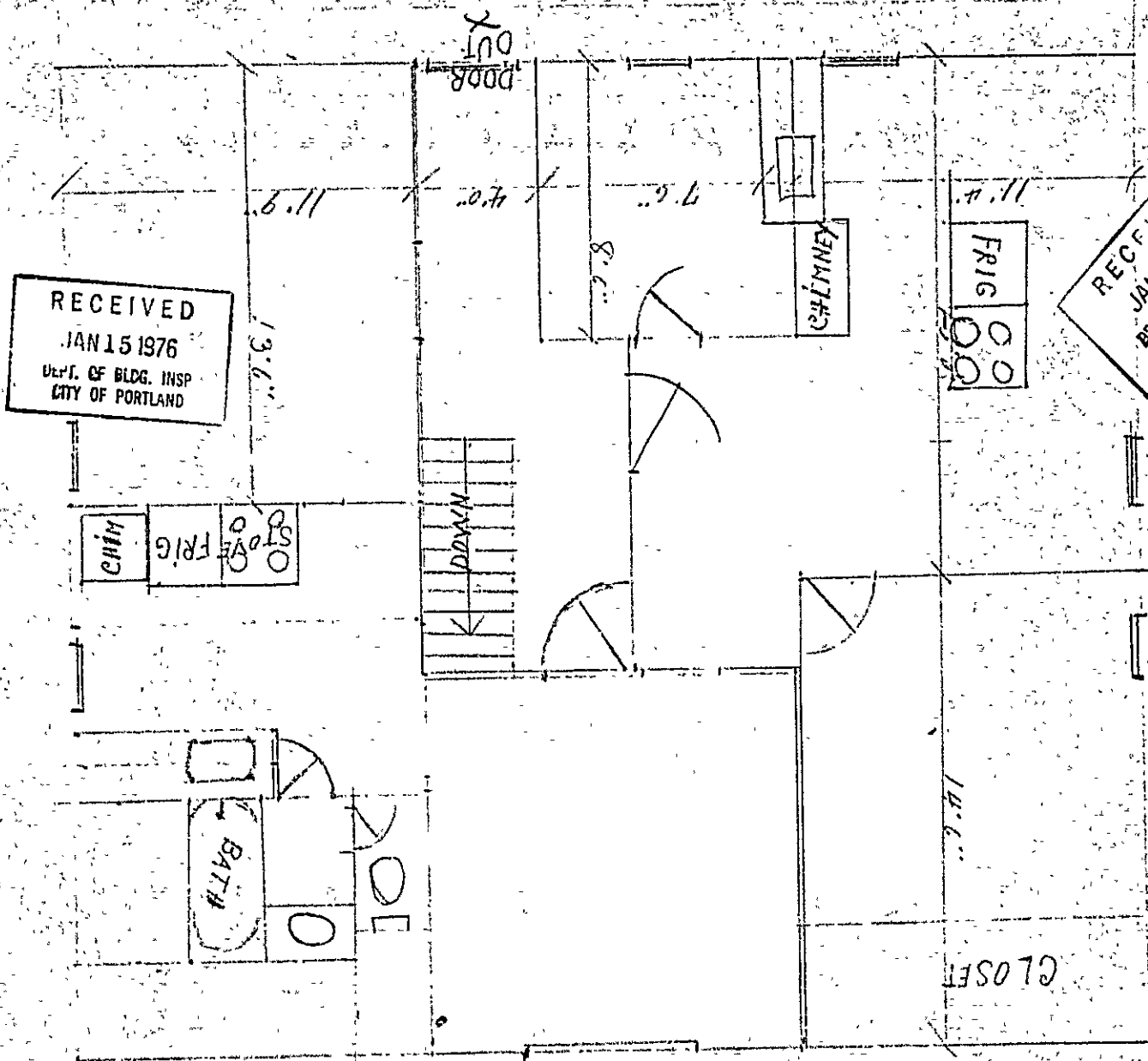
Black LaBri
491 Deering Ave.
Portland, Maine

This letter is to remind you that your appeal to change the use of the building as the above location from 3 families to 5 was approved by the board on March 11, 1976 and will expire on Sept. 11, 1976 if word has not started. (Section 602.25L of the Zoning Ordinance.)

Sincerely,

A. Alan Soule
Assistant Director

uas/ht



REC'D
 JAN 15 1976
 BERT J. ...
 CITY OF PORTLAND

Copy at

Dorming Ave

$\frac{1}{4} = 1.0''$

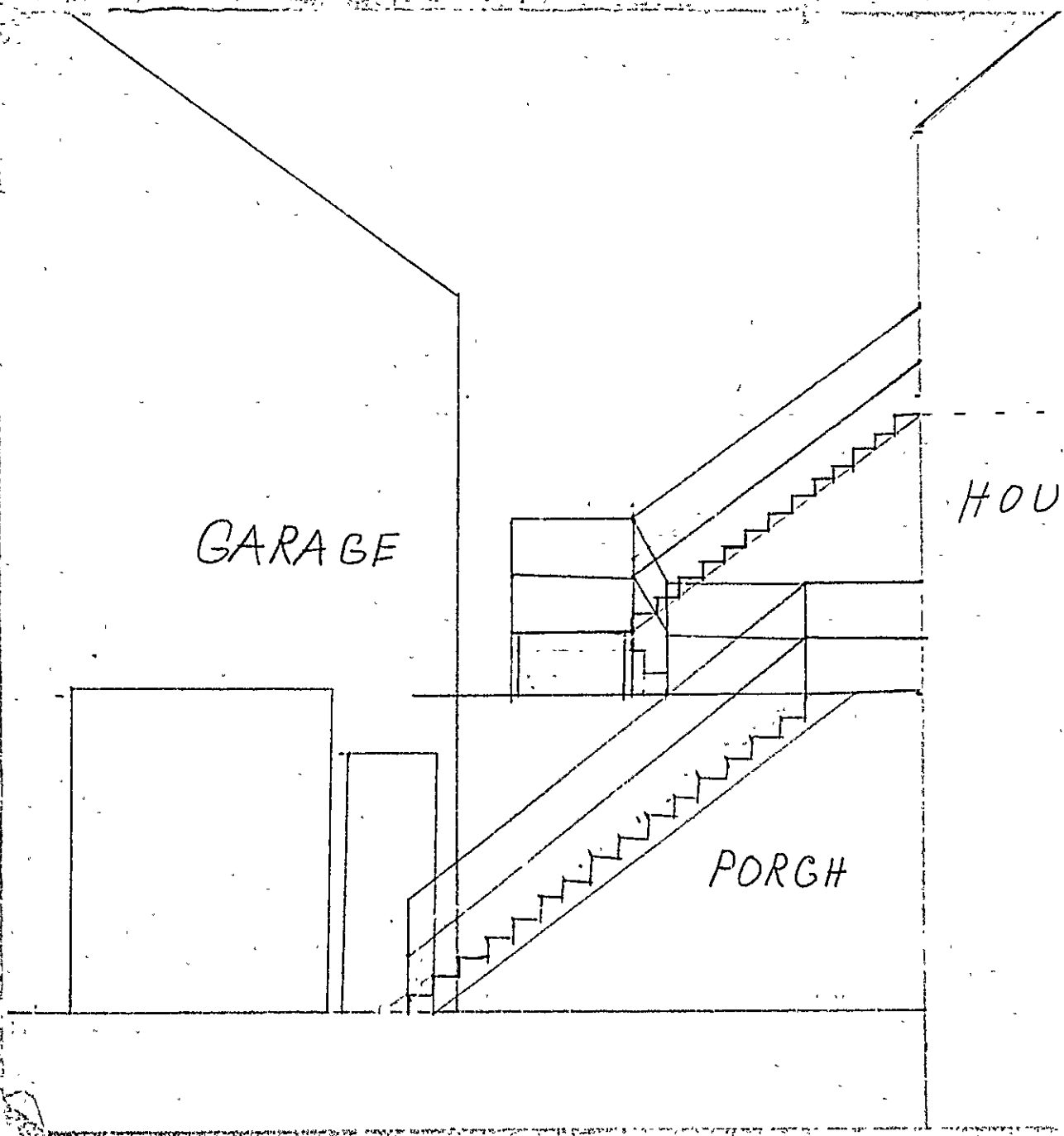
RECEIVED
JAN 15 1976
DEPT. OF BLDG. & PLANING
CITY OF

GARAGE

HOUSE

PORCH

$\frac{1}{4} = 1'0''$



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

Please Read Application And Notes, If Any, Attached

CITY OF PORTLAND BUILDING INSPECTION

No.

PERMIT

This is to certify that Blanche McBrie
has permission to change use from 3 fam. dwelling to 5 fam. dwelling with alterations
AT 491 Deering Ave.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification for inspection must be given and written permission secured before this building or part thereof is lathed or otherwise closed-in.

A certificate of occupancy must be secured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. [Signature]

Health Dept. _____

Appeal is preliminary to settlement of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and _____

Office _____
Department Name _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, Jan. 15, 1976

To the DIRECTOR 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 491 Deering Ave. Fire District #1 #2
 1. Owner's name and address Blanch LaBrie same Telephone 772-8540
 2. Lessee's name and address Telephone
 3. Contractor's name and address to be let Telephone
 4. Architect Specifications Plans No. of sheets
 Proposed use of building 5 fam. dwelling No. families
 Last use 3 fam. dwelling No. families

Material No. stories Heat Style of roof Roofing
 Other buildings on same lot

Estimated contractual cost \$ 29,000 4,000 - ? - see Allen & Co -
 Fee \$ 16.00 ~~25~~ not pd.
210,000? - what has at least 8,000

FIELD INSPECTOR—Mr. _____ GENERAL DESCRIPTION 5.00 appeal fee
 This application is for: @ 775-5451
 Dwelling Ext. 234 To change the use from 3 family paid dwelling to five family dwelling with alterations as per plans.

Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

Stamp of Special Conditions

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

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 Sent to Fire Dept. 3/11/76
 Rec'd from Fire Dept. _____
 Other:

DETAILS OF NEW WORK Appeal sustained 3-10-76
 Is any plumbing involved in this work? .. yes Is any electrical work involved in this work? .. YES
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

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

APPROVALS BY: DATE MISCELLANEOUS
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
 ZONING:
 BUILDING CODE: 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....
 Fire Dept. [Signature]
 Health Dept.:
 Others:

Signature of Applicant Blanche LaBrie Phone #
 Type Name of above in Blanch LaBrie 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

iak



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, Jan. 15, 1976

To the DIRECTOR 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 491 Dearing Ave. Fire District #1 #2

1. Owner's name and address Blanch LaBrie same Telephone 772-8540

2. Lessee's name and address Telephone

3. Contractor's name and address to be let Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building 5 fam. dwelling No. families

Last use 3 fam. dwelling No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ ~~4,000~~ 4,000 Fee \$ 16.00 ~~25~~ not pd.

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION 5.00 appeal fee

This application is for: @ 775-5451 To change the use from 3 family dwelling to five family dwelling with alterations as per plans.

Dwelling Ext. 234

Garage

Masonry Bldg. Stamp of Special Conditions

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals. appeal sustained 3-10-76

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes .. Is any electrical work involved in this work? .. yes ..

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

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

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

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

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

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

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

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

IF A GARAGE

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

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

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..

ZONING:

BUILDING CODE: 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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Blanche LaBrie Phone #

Type Name of above Blanche LaBrie 1 2 3 4

Other

and Address

OFFICE FILE COPY

lak



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, Jan. 15, 1976

To the DIRECTOR 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 491 Deering Ave. Fire District #1 #2

1. Owner's name and address Blanch Labrie same Telephone 772-8540

2. Lessee's name and address _____ Telephone _____

3. Contractor's name and address to be let Telephone _____

4. Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building 5 fam. dwelling No. families _____

Last use 3 fam. dwelling No. families _____

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

Other buildings on same lot _____

Estimated contractual cost \$ 4,000 Fee \$ 16.00 not pd.

FIELD INSPECTOR—Mr. _____ GENERAL DESCRIPTION 5.00 appeal fee

This application is for: @ 775-5451 Ext. 234 **To change the use from 3 family dwelling to five family dwelling with alterations as per plans.**

Dwelling _____

Garage _____

Masonry Bldg. _____

Metal Bldg. _____

Alterations _____

Demolitions _____

Change of Use _____

Other _____

Stamp of Special Conditions _____

Appeal sustained 3-10-76

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

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

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

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

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

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

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

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

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

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

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

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

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

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

IF A GARAGE

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

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

APPROVALS BY: _____ DATE _____ MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER _____ Will work require disturbing of any tree on a public street? _____

BUILDING CODE: _____ 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

Fire Dept.: _____

Health Dept.: _____

Others: _____

Signature of Applicant Blanch Labrie Phone # _____

Type Name of above _____ 1 2 3 4

Other _____

and Address _____

APPLICANT'S COPY

lak

489-495 Deering Avenue
cor. 141-147 Coyle St.

March 11, 1976

Blanche LaBrie
491 Deering Avenue
Portland, ME 04103

Following is the decision of the Board of Appeals regarding your petition to change the use of the three family apartment house at the above named location to a five family apartment house, with one family on the first floor, two on the second floor, and two new apartments on the third floor. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mt

489-495 Deering Avenue
cor. 141-147 Coyle St.

January 21, 1976

Blanche LaBrie
491 Deering Avenue
Portland, ME 04103

Building permit and Certificate of Occupancy to change the use of the three family apartment house at the above named location to a five family apartment house, with one family on the first floor, two on the second floor, and two new apartments on the third floor, are not issuable under the Zoning Ordinance for the following reasons.

1. Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.

2. The area of the lot on which this building is located is only about 9,961 sq. ft., instead of the minimum of 15,000 sq. ft. (3,000 sq. ft. per family) required by Section 602.6.B.8

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$5.00 for a Dwelling Unit Conversion appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.2

Very truly yours,

Malcolm G. Ward
Plan Examiner

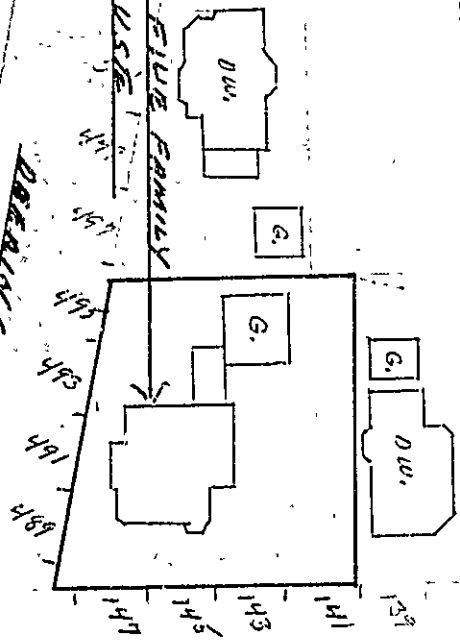
MGW/mj

LINCOLN ST.

PROPOSED FIVE FAMILY
APT. HOUSE

DEKALB AVE.

COYLE ST.



Blanche Lafrie
Expenses 491 During
are

Taxes: \$ 1,124.27

Oil \$ 812.50

New Oil Burner \$ 582.50

Central Maine Power \$ 325.05

Water \$ 47.26

New stove for Apt. No. 1 \$ 183.75

Repair for roof. \$ 42.10

Cutting ^{Removal} of tree \$ 160.00

Insurance: \$ 149.00

2 beds. \$ 20.10

\$ 3446.33

Rent Money. \$ 3060.00

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Blanche LaBrie, owner of property at 489-495 Deering Avenue
cor. 141-147 Coyle Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the change of use of the three family apartment house at the above named location to a five family apartment house, with one family on the first floor, two on the second floor, and two new apartments on the third floor. This permit is not issuable under the Zoning Ordinance for the following reasons: 1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. 2) The area of the lot on which this building is located is only about 9,961 sq. ft., instead of the minimum of 15,000 sq. ft. (3,000 sq. ft. per family) required by Section 602.6.B.8

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Blanche LaBrie
APPELLANT



30 X 24

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Dwelling Unit Conversion Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, March 10, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Blanche LaBrie, owner of property at 489-495 Deering Avenue, corner 141-147 Coyle Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the three family apartment house at the above named location, to a five family apartment house, with one family on the first floor, two on the second floor, and two new apartments on the third floor. This permit is not issuable under the Zoning Ordinance for the following reasons
1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. 2) The area of the lot on which this building is located is only about 9,961 sq. ft., instead of the minimum of 15,000 sq. ft. (3,000 sq. ft. per family) required by Section 602.6.B.8.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C.3.b.2 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

Abutters:

A497-503 Deering Ave, cor. 30-32 Lincoln St. / Angela Evans, 332 Lincoln St.
26-28 Lincoln Street / John Botto, 28 Lincoln Street
135-139 Coyle Street / Dorothy McCracken, 139 Coyle Street
156-142 Coyle Street / Ashco, Inc., c/o Diane Zglobicki, 31 Harding Ave, Falmouth
144-150 Coyle St, cor. 477-483 Deering Ave / Eugene Cummsiskey, Jr., 41 Arlington
474-484 Deering, cor. 156-160 Coyle St / Elaine Harper, 474 Deering Ave
488-492 Deering, cor. 153-163 Coyle St. / William Redding, 492 Deering Ave
494-498 Deering ave / Francis & Louise Coogan, 494 Deering Ave

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Dwelling Unit Conversion Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday February 11, 1976 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Blanche LaBrie, owner of property at 489-495 Deering Avenue, corner 141-147 Coyle Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the three family apartment house at the above named location, to a five family apartment house, with one family on the first floor, two on the second floor, and two new apartments on the third floor. This permit is not issuable under the Zoning Ordinance for the following reasons. 1) Such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located. 2) The area of the lot on which this building is located is only about 9,961 sq. ft., instead of the minimum of 15,000 sq. ft. (3,000 sq. ft. per family) required by Section 602.6.B.8.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C.3.b.2 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

Abutters:
497-503 Deering Ave, cor. 30-32 Lincoln St / Angela Evans, 32 Lincoln Street
26-28 Lincoln Street / John Botto, 28 Lincoln Street
135-139 Coyle Street / Dorothy McCracken, 139 Coyle Street
136-142 Coyle Street / Ashco, Inc., c/o Diane Zglobicki, 31 Harding Ave, Falmouth
144-150 Coyle St, cor. 477-483 Deering Ave / Eugene Cummiskey, Jr., 41 Arlington
474-484 Deering, cor. 156-160 Coyle St / Elaine Harper, 474 Deering Ave
488-492 Deering cor. 153-163 Coyle St. / William Redding, 492 Deering Ave
494-498 Deering Ave / Francis & Louise Coogan, 494 Deering Avenue

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Blanche LaBrie and he is interested in the property located at 489-495 Deering Avenue cor. 141-147 Coyle Street as owner. The owner of the property is same and his address is 491 Deering Avenue. The property is located in a R-5 Zone. The present use of the property is three family apartment house.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.6.A & 602.6.B.8 of the Ordinance to permit the change of use of the three family apartment house at the above named location to a five family apartment house, with one family on the first floor, two on the second floor, and two new apartments on the third floor.

Further Findings of Fact

Cars would have to back out into Deering Avenue

Appearances

The names and addresses of those appearing in support of the application are: Mrs. LaBrie

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: photo, overlay, Sanborn map, drws. from owner, statement of expenses from owner.

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~can~~/could not) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: area is 9,961 sq. ft. instead of 15,000 sq. ft.

By reasons of its age, condition or marketability, the structure (~~can~~/can not) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: figures provided by owner

The existing uses in the immediate vicinity of the subject property (~~are~~/are not) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: houses in the area are smaller, generally

Adequate provision (~~has~~/has not) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 5 parking spaces.

If the proposed variance should be granted, it (~~will~~/will not) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would~~/would not) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: no opposition by abutters

3

The foregoing conditions (~~have~~/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of section, as shown by: _____

There (~~is~~/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: _____ figures of costs by owner _____

SPECIFIC RELIEF GRANTED

After a public hearing held on March 10, 1976, the Board of Appeals find that all of the conditions required by the Ordinance (~~do~~/do not) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

W. Earle Eskilson _____

Thomas J. Murphy _____

Gail D. Snow _____

491 DEERING AVE

COYLE ST

10.0'

HOUSE

PARKING

RECEIVED
JAN 15 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PORCH

GARAGE

DEFERING

32'0"

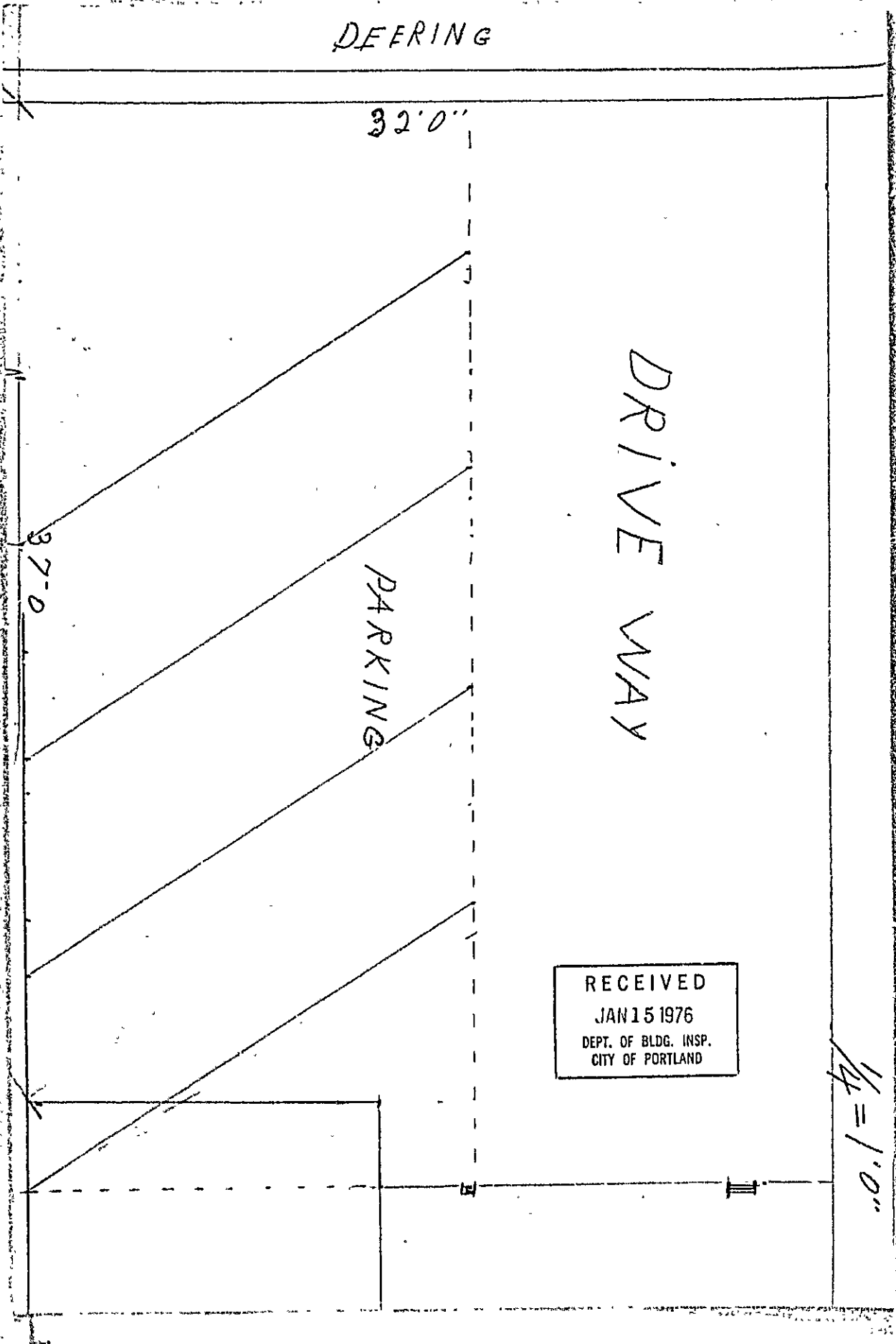
DRIVE WAY

PARKING

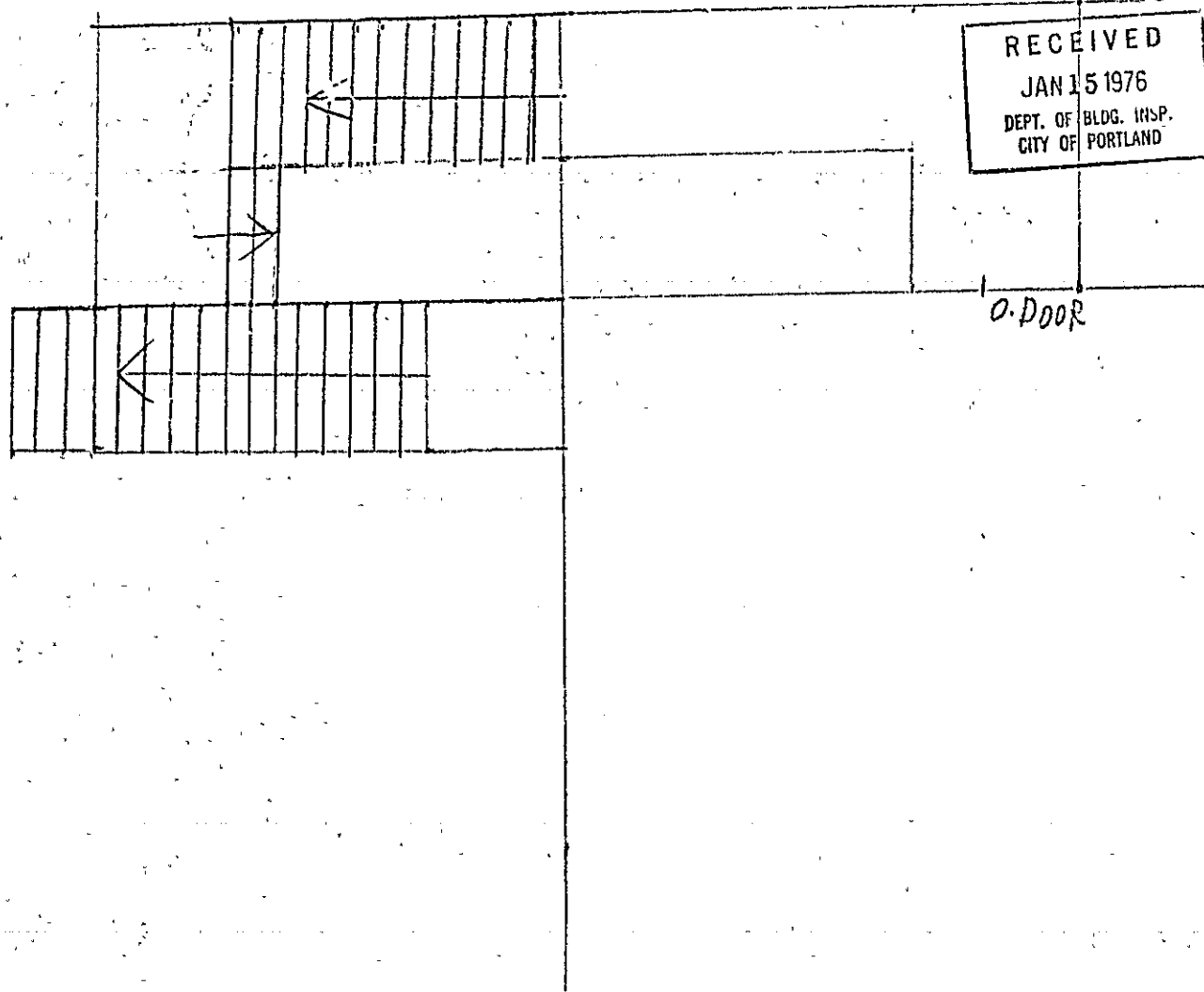
37'0"

RECEIVED
JAN 15 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

1/4" = 1'0"



$\frac{1}{4} = 1' 0''$



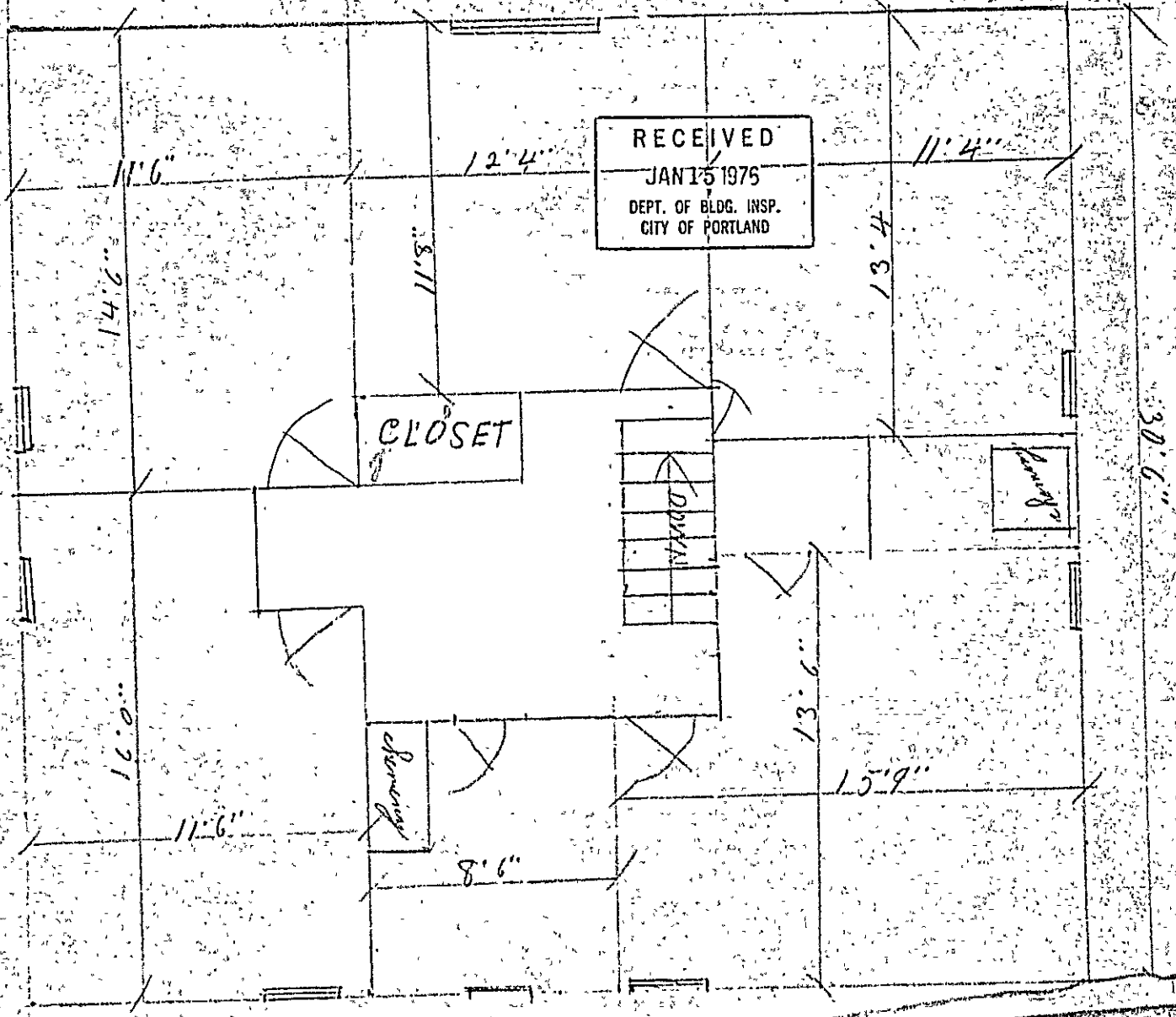
RECEIVED
JAN 15 1976
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

O. DOOR

ACTUAL LAYOUT

35'8"

$\frac{1}{4} = 1'0''$



RECEIVED
JAN 15 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CLOSET

DOWN

Dressing

Dressing

A.P.- 491 Deering Ave.

April 2, 1969

Roy Sicard
34 Stevens Avenue
Westbrook

cc to: Mrs. Paul Labrie
491 Deering Avenue

Dear Mr. Sicard:

Permit is issued herewith to change window to door on first floor rear and to construct a 3' x 4' platform and steps at the above address, subject to the following Building Code requirements:

1. The 9" sonotubes are required to extend at least 6" above the finished grade.
2. The 4x6 sill is required to extend around the three sides of the platform. It is required to be all one piece in cross section and not built up.
3. The 2x6 floor timbers are required to be 16" o. c. notched over a 2x3 nailing strip or to rest on top of the 4x6 upright sill.
4. We are assuming the new door is to be of nominal size and that 2x4 headers will be used, supported on the sides by 2x4 jack studs.

Very truly yours,

Earle S. Smith
Plan Examiner I

ESS:m

RS RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 2, 1969

PERMIT ISSUED

APR 2 1969

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 491 Deering Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. Paul Labrie, 491 Deering Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Roy Sicard, 34 Stevens Ave., Westbrook Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Dwelling No. families 2
Last use _____ " _____ No. families 2
Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 150. Fee \$ 3.00

General Description of New Work

To change window to door on first floor rear -
To construct 3'x4' platform and steps

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

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 9" Sonotubes at least 4' below grade Thickness, top _____ bottom _____ cellar _____
Kind of roof none Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber--Kind hemlock; Dressed or full size? dressed Corner posts _____ Sills 4x6
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 2x6, 2nd _____, 3rd _____, roof none
On centers: 1st floor 16", 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor 3', 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:

G.R. E.S.S. 4/2/69

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

Mrs. Paul Labrie

CS 301

INSPECTION COPY

Signature of owner By:

Roy J. Sicard

P.H.

Permit No. 69/230

Location: 491 Spring Avenue

Owner: Mrs Paul K. Blane

Date of permit: 4/2/69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

4-23-69 Not started

10-22-69 Completed

Handwritten notes and a large checkmark on a lined background.



APPLICATION FOR PERMIT

PERMIT ISSUED

00334
MAY 18 1967

CITY OF PORTLAND
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, May 18, 1967

To the INSPECTOR OF BUILDINGS, Portland, Me.

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

Location 491 Deering Ave.

Owner's name and address Paul LeBrie, 491 Deering Ave. Telephone _____

Contractor's name and address J. F. Boone, 71 Lincoln St. Telephone _____

Use of building—Present Dwelling Proposed Dwelling

No. of Stories 2½ Style of roof pitch Type of present roof covering asphalt roofing Class C

Type and Grade of roofing to be used Asphalt roofing Class C Mod. Lab. No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover entire roof

Paul LeBrie

Fee \$.50

Signature of Owner By J. F. Boone

INSPECTION COPY

P.38/811-I

489-495
July 2, 1938

Dr. Chester L. Clarke,
491 Deering Avenue,
Portland, Maine

Dear Dr. Clarke:

I want to clear up in your mind the situation about fire protection in connection with the recent alterations to your garage at 491 Deering Avenue.

Your garage has existed for many years in direct connection with the house without any fire protection whatever. For that reason I think we could not require that you provide full fire protection as is now required by the Building Code in case of attached garages.

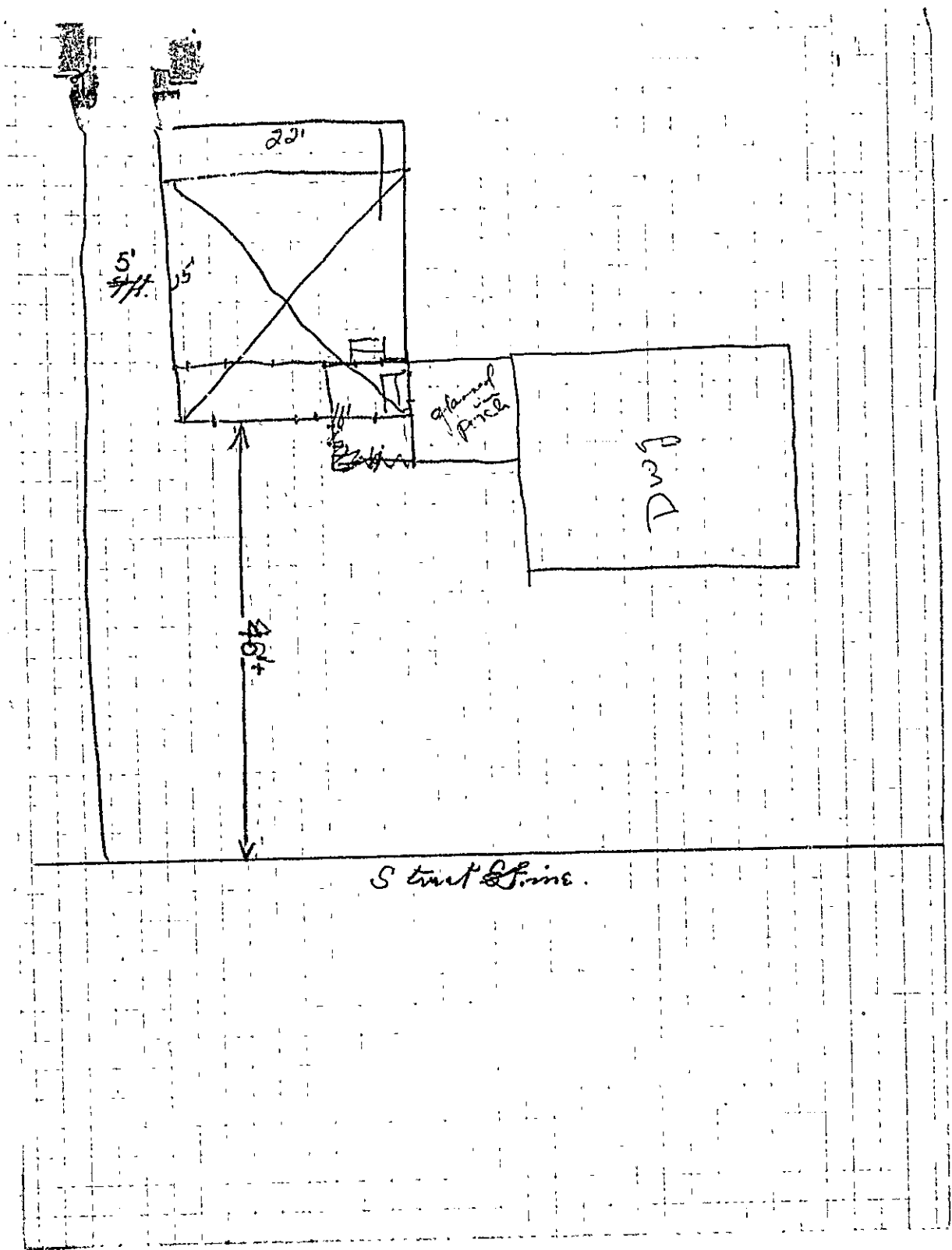
It occurs to me, however, that you may assume that you have the best known fire protection, and that we are accepting it as such. The door between the garage and the porch has been covered with metal on one side. From the standpoint of fire protection this is merely a waste of metal. For the door to offer any protection to your house from a quick fire in the garage the door should be covered all over - edges and both sides with tin or galvanized metal put on with locked joints tightly so as to exclude air from the wooden core, and the frame of the door should be similarly covered. The theory, of course, is that exclusion of the air from the burnable wood, prevents it from bursting into flames and increases the fire resistance of the entire assembly tremendously.

We do not have very many garage fires, not enough apparently to increase the insurance rates for unprotected attached garages, but what we do have are usually quick and of undetermined origin. Despite our familiarity with gasoline, it is just as dangerous as it ever was.

Very truly yours,

Inspector of Buildings

W.McD/H
CC: Brown & Berry
22 Monument Square



5'

20'

15'

planned porch

Dug

40'

Street Line.



(R) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**
0811

Class of Building or Type of Structure Third Class JUN 1 1936

Portland, Maine, May 21, 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 491 Deering Avenue Ward 8 Within Fire Limits? no Dist. No. _____
 corner of Coyle Street
 Owner's or Lessee's name and address Dr. Chester L. Clarke, 491 Deering Ave. Telephone _____
 Contractor's name and address Brown & Berry, Inc. 22 Monument Square Telephone 5-2482
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building dwelling house with 2 car garage attached No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 850. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2-1/2 Heat _____ Style of roof _____ Roofing _____
 Last use dwelling house with 2 car garage attached No. families _____

General Description of New Work

To remove end of existing glass in porch, 10' x 3', and move existing 2 car garage forward 5', with new self-closing fire door between garage and dwelling house
 To provide concrete trench wall 12" thick - 4' below grade, with concrete floor in garage
 To provide two 8' doors in front of garage in place three 4' doors
 To provide single door in side of building in place of existing double door

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

**CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED**

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation concrete trench wall thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x1-16" 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 concrete floor in garage, 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 _____
 Total 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 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
 Dr. Chester L. Clarke

INSPECTION COPY

Signature of owner

By Edward C. Berry

CHIEF OF FIRE DEPT.

2053

Ward 8 Permit No. 38/811

at 491 Deering Ave

Owner Dr. Charles L. Clarke

Date of permit 6/1/38

Closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 7/2/38

Cert. of Occupancy issued None

NOTES

5/31/38 - Location OK -

Mr. Berry said that
position of entire house
& garage will be covered
with 2" asbestos/insulation
as well as fire door being
removed. A.G.S.

6/7/38 - Mulching moved
forward - excavation
for foundation being
excavated. A.G.S.

6/14/38 - Work progressing -
A.G.S.

6/29/38 - Work well along -
A.G.S.

7/2/38 - Letter about
fire door - removed

1.75

28

140

28

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FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 6627
1936

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, May 15, 1936

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 491 Deering Avenue Use of Building dwelling house
Name and address of owner Dr. Chester L. Clarke, 491 Deering Ave. Ward 8
Contractor's name and address C. H. Babb & Co., 106 Exchange St. Bangor Telephone 83-45

General Description of Work

To install Oil Burning Equipment in existing hot water system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____, from sides or back of heater _____
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner General Electric Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure
Location oil storage basement No. and capacity of tanks 1 - 275 gal.
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor

By C. H. Babb & Co.
1460 Forest Ave.
212-2005

RECEIVED BY THE CITY OF PORTLAND
MAY 15 1936
CITY ENGINEER'S OFFICE

108
6



Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE Garage

in compliance with the law, of Portland, Maine, enacted 20/26 19...

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE: *Parents of...*
The undersigned hereby applies for a permit to alter the following described building according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 691 Deering Avenue Within Fire Limits? no
Owner's name and address? G. H. Clark, 491 W. 1st Ave
Contractor's name and address? George Sears, 117 1/2 St. Street
Architect's name and address? _____
Last use of building? private garage 2 cars No. Families? _____
Proposed use of building? private garage 2 cars No. Families? _____

Description of Present Building

Material wood No. of Stories 1 1/2 Style of Roof hip Roofing shingles

General Description of New Work

Change hip roof to gable roof

Size of New Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____
Material and size of columns under girders? _____ on center? _____
Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.
Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor _____, 2nd _____, 3rd _____, 4th _____
On centers: 1st floor _____, 2nd _____, 3rd _____, 4th _____
Span: 1st floor _____, 2nd _____, 3rd _____, 4th _____

If 1st or 2nd Class Construction

External walls } thickness { 1st story _____, 2nd story _____
Party walls } 1st story _____, 2nd story _____

Other Details New Construction

To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation? _____ Thickness, top? _____ bottom? _____
Material of underpinning? _____ over 4 ft. high? _____ thickness? _____
Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____
No. of new chimneys? _____ Material of chimneys? _____ of lining? _____

If a Private Garage

No. cars now accommodated on lot? _____ Total number to be accommodated? _____
Other buildings on same lot? _____
Distance from nearest present building to proposed garage? _____
All parts of garage, including eaves, will be at least 2 ft. from all lot lines.
Garage will be at least _____ feet from nearest windows of adjoining property.

NOTIFICATION
before
LAYING ON CLAY
IS
WAIVED

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no
Plans filed as part of this application? no No. sheets? _____
Estimated total cost \$ 50. Fee? 50

Signature of owner or authorized representative? G. H. Clark
Geo E Sears

Bel. Cople + Lincoln

8-26/47

491 Seering Ave
C L Clarke
Aug 14/26

Connected to house with
glassed in porch, door direct
from garage to porch
Blum studded wall + doors

Seering Ave

3/19/27

~~Bel. Cople + Lincoln~~



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

Application for Permit for Alterations, etc.

To the
 INSPECTOR OF BUILDINGS:

Portland, July 7, 1919 191

The undersigned applies for a permit to alter the following-described building:—

Location 491 DEARING AVENUE Ward, 9 in fire-limits?
 Name of Owner or Lessee, Mrs A E Whitehouse Address Peaks Island
 " " Contractor, Not let " "
 " " Architect, " "
 Description of Present Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 22ft feet long; 50ft feet wide. No. of Stories, 2
 Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
 Underpinning is brick is inches thick: is feet in height.
 Height of Building, 30ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? dwelling No. of Families? 1
 What will Building now be used for? same Estimated Cost, \$ 700

DETAIL OF PROPOSED WORK

Build addition 8x25
To comply with the building ordinance

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? 25ft; No. of feet wide? 8ft; No. of feet high above sidewalk? 20ft
 No. of Stories high? 2; Style of Roof? flat; Material of Roofing? asphalt
 Of what material will the Extension be built wood Foundation? concrete
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building? joined

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be?
 How many feet will External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative E. L. Clark
 Address Peaks Island - Me

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

PERMIT TO INSTALL PLUMBING

Address 491 Deering Avenue PERMIT NUMBER **2584**

Installation For 4-fam.

Owner of Bldg. Willard Viola, Scarborough, Me. (6 Thanda Dr.)

Owner's Address

Plumber Robert Viola

Date 6-30-83

Date Issued June 30, 1983
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

App. First Insp. JUL 6 - 1983

Date
 By SEP 19 1983

App. Final Insp.

Date
 By SEP 30 1983

Type of Bldg.

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

NEW	REPL		Date	NO	FILE
x	1	SINKS	JUL 22 1983		
x	1	LAVATORIES		1	
x	1	BATH TUBS		1	
x	1	SHOWERS			
		DRAINAGE SURFACE		1	
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
x	1	GARBAGE DISPOSALS			
		SEPTIC TANKS		1	
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
				TOTAL	5

Building and Inspection Services Dept.: Plumbing Inspection

5 15.00