21-27 CLIFTON STREET



TY OF PORTLAND, MAINE THENT OF BUILDING INSPECTION COMPLAINT

INSPECTION COPY
COMPLAINT NO. 72/102

Date Received Sept. 25, 1972

27 Clifton St. Use of Building 772-9061	
location 27 Clifton St. Telephone 772-9001	
Owner's name and address Mrs. Bernice Clark-25 Clifton St. Telephone 772-9061 Telephone Telephone	A1
Tenant's name and address	N. Control
and address, Arthur Seruizan, out	
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NOTES: 10-18-72 - 4:00 p.m 1 talked with Mrs. Bandora who said that her	÷.
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Re: 27 Clifton Street

October 19, 1972

Mrs. Bernice Clark 25 Clifton Street Portland, Maine 04102

Dear Mrs. Clark:

On September 30, 1949, this property was experied for change of ppartments from two to three and it was denied.

Recently, it has come to the attention of this department that you have three apartments at the above named location.

It is now necessary that you come to this office with a set of plans showing the layout and the location of exits, in order that a certificate of occupancy may be issued.

May we hear from you within the next ten days - not later than November 8, 1972.

Very truly yours,

High Inving Inspector

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CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

FILE COPY
COMPLAINT NO. 72/102

Date Received Sept. 25, 1972

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Complainant	s name and address Arthur 9	erunian, Jr19 Clifto	L & Case le priorité
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(RC) RESIDENCE ZONE - CHTC.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

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accordance with the Laws of the cife ations, if any, submitted it	the State of Maine, th herewith and the follo	he Building Code and Zo wing specifications:	ning Ordinance o		ans
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wner's name and address	Bernice R. Cla	rk, Box 156 So. F	indham, Main	7 Telephone Telephone	
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To Change Use of Bui	lding from 2 fa 3rd floor to be	mily dwelling to used by owner	's family apar	tment.	
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notes

AP 21-27 Clifton St.

October 7, 1949

Mrs. Barnice R. Clark, Box 156 South Windham, Maine

Dear Madam:

We are unable to issue the building permit for Change of Use of the building at 21-27 Clifton Street because the appeal under the Zoning 'aw was denied by the Municipal Officers on September 30, 1949.

If you will return the receipt for the fee paid to this office within 10 days, your money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

AP-21-27 Ciliton Street-I

September 6, 1949

Hro. Bornice A. Clark South Mindham, Maine

Subject: Application for building pormit to cover change of use of two family dwalling house at 21-27 Clifton Street to a three family apartment

Doar Ers. Clarks

As I have explained to you, the building permit to authorize provision of a third agartment on the third floor of your two family dwelling house at 21-27 Clifton Street, even though no physical energes are contemplated, is not issuable under the Zoning Crainance became now than the writing two apartments are not allowable under party is located unless contain characteristics of the property exist and unless the property is first authorized by the Board of Appeals after the usual appeal procedure.

You have agree indicated your desire to exercise your appeal rights and sook authorization from the Board of Appeals; and there is enclosed, therefore, an outline

A substantial difference appears in the current application in comparison with the two former appears which you have filed seeking to make three apartments in the building. This time you make the right to make an obysical alterations whatever while both of the other attempts contemplated enlargement of one dormer idindow and

While no extensive examination has been made of the plans which we formerly had of the third floor, it appears likely that difficulty with meeting mulding Code requirements would not arise, except possibly on the question of means of egress from the third floor. It is noted that the stairway from third to second floor nearer the front of the building, in approximately in the center of the depth of the building and to the third floor plan there would be two rooms (marked bedroom number 2 and seals a number 3) between the front of the building and these stairs. the swilding and course white theore plan there would be two rooms (where beareds number 2 and held somether 3) between the front of the building and these stairs. That situation may raise a question under the Building Code as to separation of exite That situation me, raise a question under the bullotty code as to separation of each on the basis that i fire travelling the certo: stairway might prevent the occupants of the two front room from reaching the rear stairway also. Permaps some "detours" of the two front rooms from reaching the rear stainery also. Permaps some "detours arrangement can be worked out around this center stainery or some other expedient adopted to compare the for this relative situation. Some change in hallway lighting will be necessary, if your appeal is accessful, and there may be some problems as to the amount of daylight through wholess available for the taind floor rooms, especially bedrace number 2 in the rear of the building and perhaps bedrace number 2 in the front of the building. If all of these rooms marked as bedraces on third floor are finished off as rower naw, aggregate window area in each (outline of such is smarrared) one window in each room would have to equal at least one-twelfth of the floor area of the room, and at least one window in each room would have to be at least 51 above the floor.

Very truly yours,

1:Keb/G

Harren McDonald Inspector of Bulldings

Enclosure: Outline of appeal proc

CC: Mark Barrott with last appeal papers attached Acai: Want Corporative Councel

City of Portland, Maine Board of Appeals

-ZONING-

September 14,

To the Board of Appeals:

Your appellant, Bernice R. Clark , who is the property at 21-27 Clifton Street , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to authorize provision of a third apartment on the third floor of the two-family dwelling house at 21-27 Clifton Street, to be owner occupied, with no physical outside changes, it not issuable under the Zoning ()rdinance because more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zone in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals.

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

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

Bernice Plan -- -

City of Portland, Maine Board of Appeals _ZONING-

Decision

, 1949, September Public hearing was held on the 30th of property at Bernice R. Clark on petition of , seeking to be permitted an exception to the regulations of 25-27 Clifton Street the Zoning Ordinance relating to this property.

Building permit to authorize provision of a third apartment on the third floor of the two-family dwelling house at 25-27 Clifton Street, to be owner occupied, with no physical outside changes, is not issuable under the Zoning Ordinance because more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zones in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals.

The Board finds that an exception is not necessary in this case to grant reasonable use of property and can not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to	the Zoning Ordinance may	rot	be permitted
in this specific case.		Market (77 c 54 c 54	
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DATE: September 30, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF BERNICE R. CLARK AT 25-27 Clifton Street

Public hearing on above appeal

was held before the Board of Appeals

Board of Appeals	VOTE	Municipal Officers
Mr. Gatchell Mr. Holbrook Mrs. Frost Mr. Loke Mr. Moore	Yes No () (x) () (x) () (x) () (x) () () () () () () () ()	

Record of hearing:

Mrs. Clark for - mother lived in Apartment for 7 years - 1936 - 1942 Cark K. Ross for appellant - City is changing - any objections are personal for three-family houses exist on street.

Mrs. Calderwood, Coyle Park, objects, states no bathtub, no kitchen facilities - 3 llats will depreciate values, wants to keep it residential street.

Mrs. Serunian - opposes three family house for if one can do it, many

will.

Judge Chapman, Clifton Street composes 1 and 2 family houses, and the people bought their houses on this premise and do not want a change in the character of neighborhood.

Mrs. Powers objects (42 Clifton Street

32 Clifton Street objects.

See petition in file.

We the undersign d property nodcers object to

The grating of he petition to change the process of two 1 mily located at 25 als 27 Chirton Street family abelians which is continued to a three family abelians had a continue to the zoning 1 less for the locality trary to the zoning 1 less for the locality

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Wendell Fraymer 32 Clifton St.
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Hartin Russe 42 Performing.
Wall Surley 83 Cough Strubt

CINT OF POSTLAND, NATUR

BOARD OF APPELLS

Septador 27, 1941

to the doals of appraise

The Board of Appeals will held a public hearing is the Council Charler, City Hall, Fortland, Mains on Friday, September 30, 1949 at 10:00 a. n. to hear the following appeals:

Bornise H. Clark - 25-27 diffice Street - change of upe of to-family duelling to three-family duelling not permissible in Residence C Sons until enthropized by the Booml of Appends.

Harry N. Hance - 621-631 forest Astono - Construction of roof edge to be 75° long by 12° high on and above the must not provide absonue it would be closer than the bundred feet to a heridence C zone, and transperson to the open and upon which sign is proposed is large than 20° in height.

(see attached sopius of notices for further details)

Parcy Finders - 25 Deblois Street - Construction of addition at olde of minor garage not paraisable because proposed sew well would be only 2 feet from side property line where no less than three feet in required in Registers NA Lone.

Lillian whitemers - Oll Congress Street - construction of wooden outside stairway to corve as fire escape not permissible because there would be only about 6' between the proposed stairway and the side property line instead of the winium of 10' required in the Limited besigns Ione where located.

Sound of Appeals

Petert L. Cotutoll

Chairson

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CITY OF PORTLAND, MAINE BOARD OF APPEALS

September 20, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, September 30, 1949 at 10:30 a.m. to hear the appeal of Mrs. Bernice R. Clark requesting exception to the Zoning Ordinance to permit change of use of the two-family quelling house at 25-27 Clifton Street to three family duelline, with new third apartment on third floor to be owner occuped. In making this apartment on third floor to be owner occuped. September 25-27 Clifton Street to three family duellines.

This permit is presently not issuable under the Zoning Ordinance because more than the existing two apartments are building. ordinance occause more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zone in which this property is located unless cortain characteristics of the property exist and unless the property is located unless the cortain characteristics of the property exist and unless the property is located unless the cortain characteristics of the property exist and unless the property is first sutherized by the Roard of appeals. proposition is first authorized by the Board of Appeals.

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

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of the areas within son feet of the premises in question as represents within son feet of the premises in question as rerequired public nearing naving been sent to the owners of property within 500 feet of the premises in question as required board of appeals

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPLALS

September 20, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, September 30, 1949 at 10:30 a m. to hear the appeal of Mrs. Bernice R. Clark requesting exception to the Zoning Ordinance to permit change of use of the two-facily awelling house at 25-27 Clifton Street to three family dwelling, with new third apartment on third floor to be owner occuped. In making this convergion there will be no outside physical change to this conversion there will be no outside physical changes to this building.

This permit is presently not issuable under the Zoning Ordinance because more than the existing two apartments are not allowable under Section 10A of the Ordinance applying to Residence C Zone in which this property is located unless certain characteristics of the property exist and unless the proposition is first authorized by the Board of appeals.

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

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

BOARD OF APPEALS

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE BOARD OF APPEALS

September 27, 1949

Hrs. Bernico R. Clark Box 156 South Windher Mains

Dear Mrs. Class

The Board of Appeals will hold a gublic hearing in the Council Chamber, City Hall, Portland, Meine on Friday, September 30, 1949 at 10:30 a. m. to hear your appeal under the Zoning Ordinance relating to the premises at 25-27 Clifton Street.

Plese be present or is represented at this housing in support of your appeal.

Very truly prurs, Board of Appeals Robert L. Getchell

Chairman

....RREN MCDONALD NEFECTOR OF BUILDINGS

On reply refer

CITY OF PORTLAND, MAINE

AF-21-27 Clifton Street-I

Department of Building Inspection

FU

September 6, 1949

Mrs. Bernice R. Clark Box 156 South Windham, Maine

Subject: Application for building permit to cover change of use of two family dwelling house at 25-27 Clifton Street to a three family apartment house

Dear Ers. Clark:

As I have explained to you, the building permit to authorize provision of a third apartment on the third floor of your two family dwelling house at 21-27 Clifton Street, even though no physical changes are contemplated, is not issuable under the Zening Ordinance because more than the existing two apartments are not allowable under Section 10A of the Zoning Ordinance applying to the Residence C Zone in which your property is located unless cortain characteristics of the property exist and unless the proposition is first authorized by the Board of Appeals after the usual appeal procedure.

You have again indicated your desire to exercise your appeal rights and cook authorization from the Board of Appeals; and there is enclosed, therefore, an outline of the appeal procedure.

A - substantial difference appears in the current application in comparison with the two former appeals which you have filed seeking to make three apartments in the building. This time you seek the right to make no physical alterations whatever while both of the other attempts contemplated enlargement of one dormer window and several partition changes on second and third floors.

While no extensive examination has been made of the plans which we formarly had of the third floor, it appears likely that difficulty with meeting Building Code requirements would not arise, except possibly on the question of means of egross from the third floor. It is noted that the stairway from third to second floor nearer the front of the building, is approximately in the center of the depth of the building and bn the third floor plan there would be two rooms (marked bedroom number 2 and bedroom number 3) between the front of the building and these stairs. That situation may raise a question under the Building Code as to separation of exits on the basis that a fire travelling the center stairway might prevent the occupants of the two front rooms from reaching the rear stairway also. Perhaps some "detour" arrangement can be worked out around this center stairway or some other expedient adopted to compensate for this relative situation. Some change in hallway lighting will be necessary, if your appeal is successful, and there may be some problems as to the amount of daylight through windows available for the thire floor rooms, especially bedroom number 2 in the rear of the building and perha, a bedroom number 2 in the front of the building. If all of these rooms marked as bedrooms on third floor are finished off as rooms now, aggregate window area in each (outline of sash is measured) would have to equal at least cas-twelfth of the floor area of the room, and at least one window in each room would have to be at least 5' above the floor.

Very truly yours,

WHoD/G

Warren McDonald Inspector of Buildings

Enalgeure: Outline of appeal procedure

OCY Mark Barrett with last appeal papers attached Assistant Corporation Counsel

AP 25-27 Clifton Strout-I (Ap of January 22, 1917) AND THE STATE OF THE SECOND SE

February 26, 1947

Subject: Application for building permit of January 22, 1947, for change of use of 2-family dwelling, house at 25-27 Clifton Street and zoning appeal relating thereto

Dear Haden & Sir:

Doubtless Hrs. Clark has received, as I have, a notice that the zoning appeal on the above subject failed if sustaining by the Bc. . of Appeals.

If you will return the receipt for the building permit fee not later than where harch 10, 1947, the money will be refunded by voucher.

very truly yours,

Inspector of Buildings

KhaD/S

· i

AP 25-27 Clifton Street-

January 25, 1947

Mrs. Bernice R. Clark 28 Ugland Avenue N. C. Armitage 22 Mitchell Roud South Portland Subject: Application for building permit intended to cover alterations in the two family invelling house at 25-27 Clifton Street and to change the use of the duelling house to that of a three family apartment house

Donn Bacon & Sir:

Mr. Armituge, as agent for the owner, has filed a now application for a permit for the above work which is, as far as I can see identical with the proposal acted upon unfavorably by the floard of Appeals on Fovomber 15 last year.

The application of the Zoning Ordinance to your proposal is not changed, so that I am obliged to dony the building permit because the property is located in a Residence of Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence of Zone as not forth in Bestion 9A of the Yoning Ordinance.

You lave indicated that you wish seek an exception again from the Phard of Appeals, and there is enclosed, therefore, to each o. you an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of the Corporation Counsel is in the afternoon.

Your attention is ugain called to the provisions of Lection 9A8 of the Ordinance, which authorizes the Board of Appeals to great such an appeal if it is considered for the best interests to do so, provided contain physical conditions obtain as to the existing property and the proposal for change, those physical conditions relating to the size of the lot, the cubical volume of the building, the size and number of the proposed aparticular, the size and number of the proposed aparticular, etc.

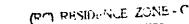
Your proposal to extend under the dormar windows represents an increase in volume, which would not be solely for the purpose of compliance with the sufaty features of the Building Code, but would be to create additional space for living quarters, and, therefore, may effect the authority of the Board of Appeals in your case since one of the stipulating conditions is that the alteration can be rade in compliance with the terms of the Building Code with only a minor increase in volume, such increase to be permissible solely for the purpose of compliance with the rafety features of said Code and not to create additional space for living quarters.

we have not chech 2 plans as to compliance with the Building Gode requirements, and can hardly do so onless and until favorable action were received on your Zoning appeal. In that connection it would be tell for both of you to examine again the next to lest paragraph of my letter of October 18.

Very touly yours,

PKOD/J

Inspector of Buildings





APPLICATION FOR PERMIT

Class of Building or Type of Structure_ IENGLESTALYER.

Portland, Maine, January 22, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MR. Supersedes application of 10/14/46

The undersigned hereby applies for a permit to erect after 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 Porsland, plans and specifications, if any, submitted herewith and the following specifications: Within Fire Limits? no Dist. No. c5-27 Clifton Street Permice Clark, 28 Upland Avenue Owner's name and address. Lessee's name and address .Telephone Contractor's name and address____Not_let _No. of sheets__4_ Pins yes Specifications. Architect. W1:11am O. Armitage. _No. families_ Proposed use of building Tenement house No. families 2 Dwelling house Last use

Roofing Material wood No. stories 3 Heat Style of roof. Other buildings on same lot Garage

Estimated cost \$___1500_

3.75 Fee \$

General Description of New Work

To change use of brilding from two families to three families as per plans.

the besting contractor.	ion of appeal is settled. Of seal de ied 2/14/2- i heating apparatus which is to be taken our separately by and in the name of
Detai	ils of New Work
Is any plumbing work involved in this work?	Is any electrical work involved in this work?
and a state of plate	Height average grade to nighest point of 1001
ne d	solid or filled land?
This	ckness, topbottomcellar
And the Art of the State of the	Height Incartess /
The new foot	Roof covering
Material of chimneys_	of lining Kind of heat /
- · · · · · · · · · · · · · · · · · · ·	Dressed or full size:
ente Girt or l	edger board?
Columns under	r girdersSize
Caute (outside upille and carrying partitions) 2x4-16	5" O. C. Bridging in every moor and nat room span over on
Initiate and rafters: 1st floor	, 2nd, 3rd
On centers: 1st floor	, 2nd, 3rd
Maximum span: 1st floor	, 2nd, 3rd, 100f
If one story building with masonry walls, thickness	of walls?height?
	If a Garage
No care now accommodated on same lot to be	e accommodatednumber commercial cars to be acc
Will automobile repairing be done other than minor	repairs to cars habitually stored in the proposed build
Will automobile repairing to the control of the con	Miscellaneous , / /
PROVED:	Will work require disturbing of any tree on a put
	Will there be in charge of the above work a
	see that the State and City requirements p
	observed? Ves -
	OUSCITES !
	Bernigg Class
Signature of or	mer tv: filliers (Chamber)
INSPECTION COPY	/ 1.1

2/14/47 47/7

City of Portland, Maine Board of Appeals —ZONING—

January 24,

, 19 47

To the Board of Appeals.

Your appellant, Mrs. Bernice R. Clark , who is the owner of property at 25-27 Clifton Street , respectfully petitions the Board of Appeals of the City of Portland to permit an execution to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application for building permit to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house has been denied because the property is located in a Residence C.Zone where such a use as the apartment house proposed in not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

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

Bernice R Clark

(see al 'cal of 11/16/46 - 46/97)

Part 9

2/14/47 mm

City of Portland, Maine Board of Appeals

-ZONING-

Decision

Public hearing was held on the 14th day of February , 19 47, on petition of Mrs. Bernice R. Clark, owner , of property at 25-27 Clifton Street , seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

Application for building permit to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three ft a. y apartment house has been denied because the property is located in a R -idence C Zone where such a use as the apartment house uroposed is located in a R -idence C Zone where such a use as the apartment house uroposed is not included in the list of allowable uses in a Residence C Zone as sat forth is not included in the list of ordinance.

It, was determined that exception to the Zoning Ordinance markets be permitted in this specific case, by the following members:

Helen C Frast

This specific case, by the Start Collary

Wellen C Frast

The Himners finale.

Roard of Appeals

But because the decision is not unanimous, the appeal is denied.

Sdur.J Gley Chairman, Board of Appeals

he define months.

1

February 14, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. BERNICE R. CLARK 25-27 Clifton Street, Portland, Maine

Public hosring on above -

appeal was held before

the Board of Appeals

today.

Present for City

Board of Zoning Appeals members:-

Edward T. Colley Helen C. Frost B. William Holbrook Robert L. Getchell W. Francis Jensen

VOTE

Yes No

Mr. Colley (x)
Mrs. Frost (x)
Mr. Holbrook ()
Mr. Getchell ()
Mr. Jensen (F(x)

Municipal Officers:-

City officials:-

ZONING COMMITTEE CITY COUNTERS

PORTIAND? MAINE

of Mrs Ternice R. Clark to alter the property situated at 25 - 27 Clifton St from a two family house to a three apartment building. This property is located in a zone restricted to single and two family houses.

Fay & Calderwood. 42 there 21. Frank S. Billings 38 Clifton SX. Windell & Symen 32 Clefton IX Watter B & Silvain Cottool 28 Clifton St. 32 Clefton of Salel Fr. Vene Flame A. Peace Marison L. P.ced Blanche B. Woodbury 33 Chitish 14/ Meline St Willard H Woodbury 89 Clifton John H. marker 75 Canle St 1, Cifton St 11 ceillon Street 585 Forest and Marquet Sereman Ruly o Cemmiske Helen SK. Memily 41 Coyle of 41 Coyle st. uben Merrill - Laure Hauson

City of tortland. Feb. 7, 1947 Board of appeals. Sutterney: This is to advise that I object to the appeal of Mrs. Bernice R. Clark to change the two Samily dwelling House at 25-27 Plifton St., to that of a threet family apartment house. Yours trule Frank & Billings 38 Clifton Al

75 Coyle Street, Portland, Maine.

Dear Mr. Leach:

You undoubtedly have received notice from the City Hall that I am again applying before the Board of Appeals for a pormit to change over my property at 25-27 Clifton Street from a two-family to a three-family house. I believe that you as signer of the petition submitted at the first hearing on November 1st, 1946 were the victim of misinformation as to my plans for renovation of this property. I would like to present the true facts for your judgment.

Prior to making any decisions, I offered to sell this property to the James E. Stephenson family at an absurdly low figure. They did not take advantage of this offer. I have since talked with themabout their taking one of the prospective new apartments, but have received no definite answer from them. As many years. During the Depression of the 1930's, pressure was continually brought to bear by them so that the tent was gradually reduced from the original \$60.00 to \$35.00 per month, and frozen at that level when the OPA came into being.

This house has been a financial burden to my family for many years. The changes planned and explained in the following paragraphs are one solution to this problem. At the same time, the change would provide an extra housing unit which I had planned to rent to an ex-servicement.

As to the exterior, there will be no changes or outside construction in the house other than the extenion of a dormer window from two windows to three. This dormer does not now and will not in the future interfere with any neighbor; its height precludes this possibility in that it overlocks the roof of the house next to my property and there is ample space between the two houses. I understand that there has been much misinformation as to fire escapes. There will be no construction of this nature.

As to the interior of this house, there are fifteen rooms now divided into two rents. The rooms are large and spacious, and when theroughly medernized and redeccrated, will make three very attractive apartments, two of five rooms and one of six rooms. (The sixth room being a dinette converted from a large pantry and storage rooms) Heat, continuous hot water, basement laundry facilities, and garage space would be provided for all three apartments.

The renovation of this property would cost at least \$3,000. The rental price of two spartments, plus the fact that I would be living in the third unit myself, would guarantee that the changes would in no way detract from the neighborhood, but would tend to enhance the value of the property.

Your attention is called to the fact that the frontage of this lot is 100-feet, gales the amount necessary, but providing a lovely setting for a home of this size. Sale of a 50-feet lot for building purposes has been suggested to me, but I would prefer to keep the property intact if possible.

I will be glad to answer any further questions you may have, and may be reached at my home any evening by calling 2-2296.

Very truly yours,

C.

Bernice R. Clark.

CITY OF PORTLAND, KAINE

BOARD OF APPEALS

Pobraary 10, 1947

TO THE MEMBERS OF THE BOARD OF APPLALS:

The Board of Ap; cals will hold a public hearing in the Council Chamber, City Hall, Portland, Kaine on Friday, February 14, 1947 at tou-thirty o'clock in the foremen upon the following appeals under the Zoning Ordinance:

S. R. Bartholomew - Lot Mo. 1 Emm. to Street - Allowable Use (See attached notice for details)

Leon V. Walker - 5 Avon Place - Chunge of Use (See attached notice for details)

Ridlon's Gerago, Inc. - 329 St. John Street - Allowable Use / (See attached notice for details)

Mrs. Pornice H. Clark - 25-27 Clifton Street - Allowable Use (See attached notice for details)

In addition to the above "use" appeals, Joseph F. Coyne, 50 Tyng Street, has made application for building permit to cover construction of one-story addition 3-1/2 feet by 4 feet at the side of the dwelling house at this address. Said permit has been decide because under the Zoning Ordinance the dwelling is located in an Apartment House Zone a cre Section 70 provides that there shall be a mide yard or space between saide of the dwelling and the side lot line of no less than 10 feet in width. Appellant is requesting permit for variation in such open or yard space as provided under Section 15% of the ordinance.

BOARD OF APPEALS

Edward T. Colley Chairman

CITY OF PORTLAND, MAINE .

BOARD OF APPEALS

February 10, 1947

Mrs. Bernice R. Clark 28 Upland Avenue Portland, Mains

Dear Mrs. Clark:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 14, 1947 at ten-thirty o'clock in the forencon upon your appeal under the Zoning Ordinance relating to your proposal to change the use of the dwelling house at 25-27 Clifton Street to that of a three family apartment house.

Please be present or be represented at this hearing in your behalf.

BOARD OF APPEALS

Edward T.Colley Chairman

cc: Mr. W. O. Armitage 23 Mitchell Road South Portland, Maine



January 24, 1947

Mrs. Bernice R. Clark 28 Upland Avenue Portland, Maine

Dear Mrs. Clarks

As requested by Mr. W. O. Armitage, your agent, attached please find five copies of Appeal from regulations of Zoning Ordinance which has been filled out covering your application for building permit to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house. This permit has been denied because the property is located in a Residence C Zone where such a use as the spartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

I would call your attention to the fact that before this Appeal can be filtd by this office it will be necessary for you to pay to the Building Inspector a \$5.00 ree covering costs in connection with this appeal connection with this appeal.

Two copies, original and one other, of the attached appeal must be signed by you, as owner of the property, and these two must be signed by you, as owner of the property, and close the copies together with two of the other copies should be returned to this office. The remaining copy may be retained by you.

If these copies are returned promptly and the fee paid at the Building Inspector's baffice here in the City Building, I believe it will be possible to schedule the hearing on February 14, 1947 at 10:30 A. N.

Very truly yours,

Barnett I. Shur Corporation Counsel

BIS:M Encs.

CITY OF PORTLAND, MAINE BOARD OF APPEALS

February 3, 1947

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Gouncil Chamter, City Hall, on Friday, February 14, 1947, at ten-thirty o'clock in the forencon upon the appearance and the Forence appearance of the February Paris Residue Paris Company of the Paris Residue Paris of Mrs. Bernice R. Clark relating to proposal to make alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house.

This building is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allowable uses in a Residence C Zone as set forth in Section 9A of the Zoning Ordinance.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Beard of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley Chairman

On reply reler

CITY OF PORTLAND, MAINE to File

LP 25-27 Clifton Street-IDepartment of Building Inspection

January 23, 1947

Nrs. Bernice R. Clark 28 Upland Avenue W. O. Armitage 23 Mitchell Road South Portland Subject: Application for building permit intended to cover alterations in the two family dwelling house at 25-27 Clifton Street and to change the use of the dwelling house to that of a three family apartment house

Dear Mndam & Sir:

Mr. Armitage, as agent for the owner, has filed a new application for a permit for the above work which is, as far as I can see, identical with the proposal acted upon unfavorably by the Board of Appeals on November 16 last year.

The application of the Zoning Ordinance to your proposal is not changed, so that I am obliged to deny the building permit because the property is located in a Residence C Zone where such a use as the apartment house proposed is not included in the list of allocable uses in a Residence C Zone as set forth in Section 9A of the Toning Ordinance.

You have indicated that you wish/seek an exception again from the Board of Appeals, and there is enclosed, therefore, to each of you an outline of the appeal procedure. I am told that the best time to file such an appeal at the office of the Corporation Counsel is in the afternoon.

Your attention is again called to the provisions of action 9A8 of the Ordinance which authorizes the Board of Appeals to grant such an appeal if it is considered for the best interests to do re, provided certain physical conditions obtain as to the existing property and the proposal for change, these physical conditions relating to the size of the lot, the cubical volume of the building, the size and humber of the proposed apartments, etc.

Your proposal to extend under the dormer windows represents an increase in volums which would not be solely for the purpose of compliance with the safety features of the Building Code, but would be to create additional space for living quarters, and, therefore, may effect the authority of the Roard of Appeals in your case since one of the stipulating conditions is that the alteration can be made in compliance with the terms of the Building Code with only a minor increase in volume, such increase to be permissible solely for the purpose of compliance with the safety features of said Code and not to create additional space for living quarters.

we have not chucked plans as to compliance with the Building Code requirements, and can hardly do so unless and until favorable action were received on your Zoning appeal. In that connection it would be well for both of you to examine again the next to last paragraph of my letter of October 18.

Very truly yours,

igned) WARREN McDONAL

Inspector of Buildings

MMol/J

CC: Corporation Counsel Enel; Outline of appeal procedure to each addressee.

Memorandum from Department of Building Inspection, Portland, Maine

25-87 Clifton Street--Application for change of use from two families to three families for Bernico Clark--12/4/46

Mr. W. C. Armitage 25 Mitchell Boad So. Portland, Maine Bornico Clark 28 Upland Avenue

Dear Eir & Madam:

Since the appeal at the above location ras denied on November 16, 1946, we are unable to insue the pormit.

If the receipt for the fee paid to this office is returned not later than December 14, 1946, the money will be returned by voucher.

(Signed) Warren McDonald Inspector of Buildings

October 18, 1946

Ers. Sornice k. Clark 28 Upland Avenue Fortland, Anine

Loar Madem

Subject: Application for building permit intended to cover alterations in the E-family dielling house at 25-27 Clifton Street and to change the use of the dvalling house to that of E-family apartsent

as you are there. I me unable to issue the building portit for the above work to become the property is located it is desidence. O Zone under the found Ordinance, where such use as an apartment house is not impluded in the list of allowable uses stated in species II of the ordinance.

You have indicated your desire to seek an exception in this specific case from the Egird of Appeals, and there is enclosed, therefore, an outline of the appeal procedure. The situation which you have as to size of building, area of lot ote, and what you propose in the way of alterations aske quite a difference as to chather or not the Board of Appeals have authority under the appeal clause of the critannes to great such an appeal.

The ordinates given powers to the Board specifically to grant such an exception, if (1) the subject volume of the duellin; house above the first floor is more than 01,000 subjected; (2) the charge of use can be unde in compliance with the three of the Building Code without any increase in volume of the building other than a minor theoretic of the subject purpose of compliance with the unforganties of the Building. Code and not to create additional space for living quarters; (3) open playing for your proper above that casestor, in height or with the floor higher than the ground floor of the duelling are not intended, and open outside stairs extending above ground floor of the ollius not intended; (4) there is such an area or lot us to equal 2,000 square feet, for each duelling unit; (5) no living quarters below first floor; (6) each apartment, will have a floor area of not leas than edd square feet, excludes of partitions, public hallways and storage space i callar, basement, or attic.

If the present situation or any feature of your proposal designated coincide, liftthe coord atipulations, the quastles will come up under the appeal as to shother or not the Eard of appeals have present to great the exception under the limitations of the appeal clause. From information is find in the accessors office it appears that the lot has 10,000 square feat in it, thus being well over the limit of 2,000 square foot for each of the proposed spartments. Also, the same removed indicate much more than 50,000 sphis reet in the present building above the first floor.

From your plan it appears that each of the three spartments would be a well ever for square feet of floor area, elthough the arrangement as to apartments is not fully unicerstood, aspecially as to distribution of the bedrooms on third floor to the three spartments. I note, however, that you proposed in extension of one dersor window; and this underboadly would mean an increase is volume, though a small one which woulf be outside of the limitations stated in the ordinance.

to have not made a carreful examination of the plan from the atendpoint of Building Code requirements, and can hardly take time to do it unless and until successful action may be taken on the appeal under the Roging Ordinance. I believe there are

some indications missing on the plans to show compliance with the Building Codefor instance I can find no indication of the headrsom (height from floor to ceiling)
on third floor plan; if the third floor rooms are all now firsted, I presume t'e
architect has checked the proposition to sake sure that there is an exterior window
in each room equal in area to at least 1/12 of the floor area of the room. If the
meach room equal in area to at least 1/12 of the floor area of the room. If the
meach room equal in area to at least 1/12 of the floor area of the room. If the
meach room equal in area to at least 1/12 of the floor area of the negation
1/12. It is quite certain that something will have to be done about the separation
of the seams of egress on third floor since the bedroom marked number 3 and one of
the two bedrooms marked number 2 (the front one) would have to see the stairs in
the front of the building to reach the rear stairs, and as far as I can see there is
no passagoway through from the center stairball to the room stairball anyway.

These Buildin, lode questions my well be discret up with botter understunding before the public hearing on the zoning up, onl.

Very truly yours,

Inspector of Buildings

MMOI/S

.CO: Ur. W. O. Armitago 25 Sitchell Pood 50. Portland, Enine

Colbo itior converg

Enol: Outline of appeal procedure

Location 25-27 Date 12/4/40 Permit / Inquiry Complaint

City of Portland, Maine Board of Appeals -ZONING-

,19 46

October 19th

, respectfully petitions the Board of Appeals of the (t) of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this To the Board of Appeals. property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Ap lication made for building parallt intended to cover alterations in more limited for building parallt intended to cover alterations in the more for the use of the more family implifing bruing at about 1 cention and to change the use of the the two-family implifing house at above location and to change the use of the dralling house at above necessary which said reserves house. the two-vanity implify nouse at above location and to change the use of the drolling base to that of three-facily appropriate house, which said portif has been refused by the fullding Insensator because the recently is located in a decling hase to use of three-lendly approach house, we less such the following in a been refused by the fullding inspector because the property is located in a been refused by the fullding inspector because where such use as an approach. been refused by the fullding Inspector because the property is located in a spartment first is not included in the list of allowable uses stated in Section 94 of the ordinance. the ordinando.

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

Appellant



APPLICATION FOR PERMIT

Class of Building or Type of Structure. Third

Portland, Maine, October 14, 1946

	Τo	the	INSPECTOR	OF	BUILDINGS, PORTLAND, ME	
--	----	-----	-----------	----	-------------------------	--

o the INSPECTOR OF BUILDINGS, PORTLAND, MI	E.		
The undersigned hereby applies for a permit to 200 cordince with the Laws of the State of Maine, the Building any submitted herewith and the following specifications:			
ocation 25-27 Clifton Street		Within Fire Limits?_	Dist. No
wier's name and address <u>bernice Blark, 28</u>	Uplend Aven us	<u> </u>	Telephone
essee's name and address			Telephone
ontractor's name and addressnot_let			
rchitect William O. Armitage	Specifications	Plans	yes No. of sheets
reposed use of building Tenent house			_No. families_3
ast use Dwelling house			_No. families_2
aterial =909 No. stories 3 Heat	Style of	roof	Roofing
ther buildings on same lotGarage	•		/
stimated cort \$ 1500		7	Fee \$3.75
6 15	scription of Ne	w Work	
General De To change use of building from two factors 1944 Survey	allies to three - 1543 pg. 50966 cm	families as per	7 plans. /5+3 /050 5-946-1029/140/
	<i>J</i> .		alme.
Date of Ser to 302 Summed about a section by the			
Details to be furnished after questi			
is understood that this primit does not iscande installation of the heating contractor.	of heating apparatus w	which is to be taken out	separately by and in the name of
\ Deta	ils of New Wo	rk	
any plumbing work involved in this work?	Is any elec	trical work involved i	n this work?
eight average grade to too of plate	Height average	e grade to highest poi	nt of roof
ize, frontdeptiNo stori			
laterial of underpinning			ickness
ind of rooi. Rise per foot.	Roof cover	ring	
o. of chimneys factorial of chimneys	of lining	Kind of h	eatfuel
"			
orner posts Sills Girt or I	eager noarar		No
rders Size Columns under			
uds (outside wails and carrying partitions) 2x4-16			
			, roof
			roof
•			, roof
one story building with masonry walls, thickness of	of walls?		height?
	If a Garage		
o. cars now accommodated on same lot, to be	accommodated	_number commercial c	cars to be accommodated
Vill automobile repairing be done other than minor			
	•	Miscellane	
VED:	1160		
	-		e on a public street? <u>no</u>
		-	work a person competent to
		• =	ments pertaining thereto are
·	observed?_yes	-	Ĺ,
			_ B9

INSPECTION COPY

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11/16/46 mg

City of Portland, Maine Board of Appeals

-ZONING-

October 19th , 19 46

To the Board of Appeals:

Your appellant, Bernice R. Clark , who is the owner of property at 25-27 Clifton Street , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application made for building permit intended to cover alterations in the two-family dwelling house at above location and to change the use of the dwelling hose to that of three-family apartment house, which said permit has been refused by the Building Inspector because the property is located in a Residente C Zone under the Zoning Ordinance where such use as an apartment house is not included in the list of allowable uses stated in Section 9A of the ordinance.

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

Denne R Clark.

14/97 11/16/46 MA

City of Portland, Maine Board of Appeals

-ZONING-

Decision

, 1946 . Public hearing was held on the let day of November of property at Bernice R. Clark on petition of , seeking to be permitted an exception to the regulations of 25-27 Clifton Street the Zoning Ordinance. relating to this property.

Application was made for building permit intended to cover alterations in the two-family dwelling house at above location and to change the use of the dwelling house to that of three-family apartment house, which said permit was refused by the Building Inspector because the property is located in a Residence C Zone under the Zoning Ordinance where such use as an apartment house is not included in the list of allowable uses stated in Section 9A of the ordinance, unless the Board of Appeals has approved the alterations and change of

This appeal is denied.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

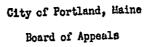
Ster J Colly

Board of Appeals

44/97 Clark Ournitage 4 mus

We he un raigned profess o.m. a object o the gran into of a permit to alter the professy located 25 m 27 Clif on St from a two f mily house to a

Tay or Coldenwood 39 Chilton Start Marion L. Reed 33 Clifton St. Kendell Holymu 32 Clifton St. Josephine M. Barra 12-18 Clifton St.
Marin W Tripodoli 18 Clifton St 19 Celeston St. 49 Clifton St. Margaret Serumano Olice D. Hanson John H. markers. 38 Deftor Str. Frank S. Billings 28 Clifton St. Walter & Steeke 28 Clifton St. Marion Stelle 41 milion It-Willand H. Wordburg -Will I such Theodora C. Conbin 75 bayle & Street 11 certion Strice marjonie C. Sibby 585 Fourt Cong Sishi G. Warren Ruly S. Cumio Kry Duran J. Wood trung 111 Arlington St. to Cliftin 27.



October 22, 1946

Bernice I. Clark 28 Upland Avenue Portland, Mains

Dear Madamt

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, November 1st, 1946, at eleven o'clock in the forencen upon your appeal under the Zoning Ordinance relating to a proposal to permit alterations in and change the use of thetwofamily dwelling house at 25-27 Clifton Street to a three-family apartment house.

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

BOARD OF APPEALS

Helen C. Frost Chairman

Co THE

35. 4

City of Portland, Vaine Board of Appeals

October 22, 1946

To Whom It May Concern:

The Board of Appeals will held a public hearing at the 19%, at 19%, at Council Chamber, City Hall, on Fridiy, November 1st, 19%, at the Zoning eleven o'clock in the forenoon upon the appeal under the zenit ordinance of Bernice R. Clark relating to a proposal to permit ordinance of Bernice R. Clark relating to a proposal to permit ordinance in and change the use of the two-family dwelling alterations in and change the use of the two-family apartment house at 25-27 Clifton Street to a three-family apartment house.

This property is located in a Residence C Zone where such a use is not allowable under Section 948 of the Zoning house. Ordinance unless the Board of Appeals has approved the alterations and change of uso.

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 received public hearing having been sent to the owners of the property within son fact of the property wit required photic neuring naving been sent to the owners of property within 500 feet of the promises in question as remained by law BOARD OF APPEALS quired by law.

Holen C. Frost Chairman

MINT

TING ADDOS ING OR FOWER EQUIPM	EN.
DEPT. OF SIDE DATE	

APPLICATION FOR PERMIT FOR HEATING APPOINT - PERMIT ISSUED
APPLICATION FOR PERMIT FOR HEATING ADDONINGS OR FOWER EQUIPMENT
To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a perm. 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 specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the control of the City of Portland, and the following specific in the city of Portland, and the following specific in the city of Portland, and the following specific in the city of Portland, and the following specific in the city of Portland in the city of Portland, and the following specific in the city of Portland i
Location St. Residence
Name and address of owner MF3. Geo. P. Reed, 21 Clifton St.
Contractor's name and address Easternoil Inc., 135 Marginal May Telephone 3-6495
General Description of Work
To install Two Model A Easternoil Automatic Oil Burners and two 275 gal. tanks
Is heater or source of heat to be in cellar? Yes If not, which story Kind of Fyel William 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 easing 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
Will operator be always in attendance? no Type of oil feed (gravity or pressure) Location oil storage Cellar No. and capacity of tanks two 275 gal. Will all tanks be more than seven feet from any flame? YesHow many tanks fireproofed?
Amount of fee enclosed \$1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

<u>-</u>	*
9/19/1: In Conflict	1 1 04 1 0 1 4-
Ward & Permit No. 35/1224	fords Stride Combust
Location 27 Clefton St.	Mel covering 4" from -
Owner Glorde P. Reed	emokepipe for our of
Date of permit 8/12/35	2'0" Word should be
Post Card sent 8/12/35	cut away for 3"clear-
Notif. for inspn. Mone	and all around where
Approval Tag issued 9/9/35, che.	another funcion
See Comb C-35/138 Oil Berner Check List (date) 9/9/35/000.	through sheattred
1. Kind of heat Water ?	1 titror moclean-
	wite although two here
2. Label	enidenthratte be hut in
3. Anti-siphon	CAB.
4. Oil storage	
5. Tank distance	
6. Vént pipe	
7. Fill pipe	
8. Gauge	** P*
9 Rigidity	
10. Feed safety	
11. Pipe sizes gud material	
12. Control valve	
13. Alli pievent	-
14. Temp. or pressure safety	
15, Instruction card	
16.	
NOTES	
9/9/35 Combustible cove	
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INSPECTION COPY

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

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To the INSPECTOR O	F BUILDINGS, PORTL	Porti Sapei	land, Maine, Au	gust412, 1925 etion of 8/20/2	
The undersigned accordance with the La any, submitted herewith	hereby applies for a pe ws of the State of Man h and the following spe	ermit to erect alter insune, the Building Code of	itt the following of the City of Por	building structure of tland, plans and spec	julpment in ifications, if
Location 27-29 C115					
Owner's or Leaster's nam	e and address Mrs. (G. P. Rund. 29 (5.4	FL CL		
Contractor's name and a	ddressOwner	THE REAL PROPERTY OF THE PARTY	1 1000 000	T-lephone	¥ 7589
Architect's name and ad-	dress			Telephone_	
Proposed use of building	GREATITE NOUSE				_
Other buildings on same	lot garage,	oley house,		No. families_	<u></u>
Plans filed as part of this	application?	20	No of state		
Estimated cost \$ 50.					
	Description of	of Present Building	r to he Alteru		.50
Material wood No	o stories 23 Heat	Paula - f		_	
		MARKS.			_
To alter three eximals cortein vided in an The purpose of the which is to and assigns separate come any as to building as	ating windows on to minor changes in existing room whise changes is to procupy the spend that he cooking whing establishmen make any part of defined and indic	the third floor, in location of one ich is legally went to its legally went to its legally beginned to the third floor cated by the Buird	tking them all or zore door tad by an our starts your licent agreed done on this done the third on the third for Code.	torter and wider to lot is tollet is tollet is tolder window. I for a number property in third floor, and floor, at less third apartment	to be pre- f the family friedry in that no st in such in the
It is understood that this perr the heating contractor.	nit does not include installat	tion of heating apparatus wi	nich is to be taken	CENTIFIC TE OF O	CCUPANCI
	Γ	Details of New Wor	rk	NOTIFICATION B	FFORE LATH
Size, front	ienth Ma	Height a	verage grade to to		
Size, frontC To be erected on solid or a	filled land?	stonesfleight a	verage grade to hi	ghest point of roof	
Material of foundation		Thislman	arth or rock?		
Material of underpinning				.bottom	
Kind of Roof	Rise per foot	neight		.Thickness	
No of clumneys	Material of chiese		ng		
Kind of heat		Type of fuel	<u></u> _	of lining	
Corner posts	Sills Girt	re falous board?	19 gas	fitting involved?	
laterial columns under gi	irders	s reager board.		.Size	····
Studs (outside walls and pan over 8 feet. Sills an	carrying partitions) 2x4	1-16" O. C. Girders Gar	o larger. B	on centers gia_r in every floor an	d dat roof
Joists and rafters:	1st floor	, 2nd	3rd_	mof	
On centers:	1st floor	, 2nd	3rd	, 1001	
Maximum span:	Tat moor	, 2nd	3rd		
t one story building with	masonry walls, thickness	s of walls?		height?	
		If a Garage			
lo, cars now accommodate	ed on same lot	, to	be accommodated	<u></u>	
and transper commercial c	ars to be accommodated.				
Vill automobile repairing	be done other than mind	or repairs to cars habitus Miscellaneous	ally stored in the p	proposed building?	
Vill above work require re	emoval or disturbing of	anv shade + · · ·			
Vill there be in charge of	THE SHOULD INCOME A CORPOR	and the second second			
e observed? you	cz	Zanati	ne State and City	requirements pertains	g thereto
SPECTION COPY	Signature of ou	oner Annie	J. Ileid	Rud)	.1

- I	The state of the s
Ward 8 Permit No. 35/1334	
Location 17-29 Cliftin St.	
Owners Mes. G. C. Poed	是
Date of permit 8/12/35	· 公司 医抗性病毒 医原生 经工程
Notif. losing-in	是一些的情况。当时几乎是我们成功的情况的。
Inspn, closing-in	The second of th
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Final Inspn. 8/16/35	。
Cert, of Occupancy issued North	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
8/16/AC- FITTHE being	· 艺术、《《《· · · · · · · · · · · · · · · · · ·
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Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

Application for Permit to Build (34 CLASS BUILDING)

ft.		Portland, Me., October 15, 1917 19
Тол	THE INSPECTOR OF BUILI	DINGS.
		ned hereby applies for a permit to build, according to the followin
o (p4	Specifica	tions:—
Location, Hong	Chifton St	tions: WdA
ivame of owner is	. H. N. Blanchard	Address 48 Olifton St
Name of mechanic i	s' Willis. & Rumary	
Name of architect is	?	***************************************
Proposed occupancy	of building (purpose)?	.private.garage.
If a dwelling or tend	ement house, for how many fam	ulies?
Are there to be store	s in lower story?	
Size of lot, No of	feet front?200; No c	of feet rear? No. of feet deep?
Size of building, No	of feet front? .20; No.	of feet rear? No. of feet deep?
No of stories, fron	t ² One	; rear?
No. of feet in height	from the mean grade of street i	to the highest part of the roof? 14. ft
Distance from lot lin	ies, front? 70 . feet, side	?, 6 feet; side? 6 feet; rear?6 fee
Firestop to be used?	and twalve feet from	eny-building
Will the building be	erected on solid or filled land?.	1
Will the foundation I	e laid on earth, rock, or piles?	
If on piles, No. of :	rows? distan	ice on centres? length of?
Diameter, top of? ,		diameter, bottom of?
Size of posts?		*********
" girts?	•• •••••••	
" floor timbers	1st floor concrete 2d	. 3d 4th
U C.		4
Span " "	# # ······	
Braces, how put in	****	**********
Building, how framed	1?	
Material of foundatio	n?. ooneretethickno	ess of?laid with mortar?
Underpinning, materi	al of? hei	ght of?
Will the root be flat, p	itch, mansard, or hip?pit	chMaterial of roofing?Achphalt
Will the building be l	leated by steam, furnaces, stove	es or grates?noneWill the flues be lined?
wait the building con	iorm to the requirements of the	C law
No. of brick walls?	and v	where placed?
means or egress?		•••••
16 (1 . 1 . 9 2)		79
n the auto	ing is to be occupied as a	Tenement House, give the following particulars:
What is the height of	cellar or basement?	
Vhat will be the clear	height of first story?	second? third?
state what means of e	gress is to be provided?	***************************************
•••••	• • • • • • • • • • • • • • • • • • • •	Scuttle and stepladder to roof?
Estimated Cost.		
•	Signature of owner or au ized representative,	thor- W
\$50.00	ized representative,	William erig

131 4.	FINAL REPORT
No \$202	
APPLICATION FOR	191 .
PERMIT TO BUILD 3d CLASS BUILDING LOCATION No48.Clifton.Street	Has the work been completed in accordance with this application and plans filed and approved?
31:3h	Law been violated?
*	Nature of violation?
Ward .8.	
8,00	
Inspector	• • • • • • • • • • • • • • • • • • • •
CONDITIONS	
3.	
<u> </u>	,
******	•••••
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, FRMIT GRANIED	· · · · · · · · · · · · · · · · · · ·
October 16, 1917191	•••••
Permit filled out by	*****
Permit number	Violation removed when?191
Plan, number	Estimated cost of building, etc., \$
•	Building Inspector.

Supervisor of Plans

931065 Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone 25.00 Zone Please fill out any part which applies to job. Proper plans must accompany form. Map # Owner: Jane Mahoney XXXXXX Lease : Catherine Breer/Blackrock Design For Official Use Only LOCATION OF CONSTRUCTION 27 Clifton St (3rd fl) Date Nov 12, 1993 Inside Fire Limita. Contractor:__ Bldg Code_ Address: Public Time Limit. Phone €_ Estimated Cost. Est. Construction Cost: Proposed Use: 3-fam w/home occ Zoning: Past Use:__ Street Frontage Provided: of Existing Res. Units_ Provided Setbacks: Front # of New Res Units Review Required: Building Dimensions L____ W. __ Total Sq. Ft. Zoning Board Approval: Yes____No. Planning Board Approval, Yes No Conditional Use: Variance ___ # Bedrooms__ __ Lot Size: Date: Je T - weed Use: Seasonal Site Plan ___ Condominium ____ Conversion _ Shoreland Zoning Yes No_ Floodplain Yes No_ No . Conversion Change of Use from 3-fam to 3-fam w/home occupation Special Exception
Other)
(Explain) Ceiling Foundations Graphic Design 1. Type of Soil: 1. Ceiling Joists Size: 2. Ceiling Strapping Size 3. Type Ceilings: Min District por Landmark. 2. Set Backs - Front Rear Side(s) 3. Footings Size: Control Supported Land 4. Foundation Size: 4. Insulation Type Requires Review. 5. Other 5. Ceiling Height: Roofs Floor: 1. Truss or Rafter Size Span Action Approved. 1. Sills Size: 2. Sheathing Type Sills must be anchored. Size 3. Roof Covering Type 2. Girder Bize: 3. Lally Column Spacing: Chimneys: 4. Joints Size: Турс: Number of Fire Places Signature: Spacing 16" O.C. 5. Bridging Type: Heating: 6. Floor Sheathing Type: Type of Heat: Size: Electrical: 7. Other Material: Service Entrance Size: _ Smoke Detector Required Yes___ Plumbing: Exterior Walls: 1. Studding Size I. Approval of soil test if required 2. No. of Tubs or Showers 2. No. windows 3. No. Doors 3 No. of Flushes_ 4. Header Sizes 4. No. of Lavatories Span(s) 5. No. of Other Fixtures 5. No. of Other Fixtures
ing Pools:

1. Type:
2. Pool Size:
3. Must conform to National Electrical Code and State Law: 5. Bracing: 6. Corner Posts Size Swimming Pools: 7. Insulation Type_ Size 8. Sheathing Type 9. Siding Type
10. Masonry Materials
11. Metal Materials Weather Exposure Permit Received By Mary Gresik Interior Walls: Signature of Applicant atthering 1. Studding Size Spacing Date Nov 12, 2. Header Sizes_ Catherine Breer 3. Wall Covering Type Signature of CEO 4. Fire Well if required 5. Other Materials Inspection Dates_ White-Tax Assesor Yellow-GPCOG White Tag -CEO Copyright GPCOG 1988

style from the

and leave which the trade that the property of the contract of

ease fill out any part which applies to job. Proper plans must accompany	orm.
wner: Jane Mahoney Phone	For Official Use Only Subdivision: NCV 16 1933
MXXX Leane: Cabherina Breer/Elockrock Design	Pole Nov 12, 1993 Subdivision: NOV 16 1933
OCATION OF CONSTRUCTION 27 Clifton St (3rd fl)	Inside Fire Lamits
potractor Sub:	Bldg Code Ownership (TV (1) Probe (1))
	Time Limit Uli Vi
ddress:Phone #	Date NOV 12, 1993 Subdivision: Nov 16 1933 Name Nov 16 1933 Name Name Nov 16 1933 Name Name Nov 16 1933 Name Name Name Nov 16 1933 Name N
st. Construction Cost: Proposed Use: 3-fara w/hom	Cincat Prostage Demided
Past Use: 3-1am	Provided Setbacks: Front Back Side Side
of Existing Res. Units # of Now Res. Units	Review Required: Zoning Board Approval: Yes No Date:
Building Dimensions LWTotal Sq. Ft	Planning Board Approval: YesNo Date:
Stories: # Bedrooms Lot Size:	William Site Plan Subdivision
s Proposed Use: Seasonal Condominium Conversion	Shoreland Zoning Yes No Floodplain 102
Explain Conversion Change of Use from 3-fam to 3-fam w/t	occupation Other (Capiain)
overdetless /26-t-5 Graphic	. Colling
OUTION ,	1. Ceiling Joisto Size Spacing Dose not require review 2. Ceiling Strapping Size Spacing Dose not require review
1. Type of Soil: 2. Set Backs Front Rear Side(s)	3. Type Ceilings: Dose not require review 4. Insulation Type Size Requires Review.
2. Set Backs Pront Rear Street	4. Insulation Type SizeRequires Review.
3. Footings Size	5. Ceiling Height:
5. Other	
Toor:	1. Truss or Rafter Size Spaniction Approved with Co. 2. Sheathing Type Size Approved with Co. 3. Ref. Counting Type
Silla must be anche	3. Roof Covering Type
2. G'rder Size: 3. Lally Column Spaciog: 4. Joists Size: Spacing 16" 0.	Number of Fire Places ste.
3. Lally Column Spacing: Spacing 16" O.	The state of
E Daideing Type: Size.	Type of Heat:
6. Floor Sheathing Type:	Electrical: Service Entrance Size: Smoke Detector Required Yes_No_
7. Other Material:	
Exterior Ws 1s:	Plumbing: 1. Approval of soil test if required Yes No. 2. No. of Tubs or Showers
1. Studding Size Spacing	2, No. of Tube or Showers
	A No of Lavatories
3. No. Doors 4. Header Sizes Span(s)	5, No. of Other Fixtures
4. Header Sizes Span(s) 5. Bracing: Yes No	Swimming Pools:
6. Corner Posts Sizo	1. Type: 2. Pool Size: 3. Must conform to National Economic Law. Parallel By Nary Grant k
7. Insu'ation Type Size	a. Must conform to National Electrical Concept State Law.
8. Sheathing Type Size	WITH HEIJUIREMENTS
9. Siding Type weather exposure	By Mary Gresik
11. Metal Materials	Signature of Applicant Attlesing & Choose Date Nov 12. 19
inter for Walls:	Signature of Applicant 4111111111111111111111111111111111111
8. Sheathing Type 9. Siding Type 10. Masonry Materials 11. Metal Materials interior Walls: 1. Studding Size 2. Header Sizes Spanis	Catherine Breer
2. Header Sizes Span(s)	Signature of CEO
3. Wall Covering Typo	Swimming Poels: 1. Type: 2. Pool Size: 3. Must conform to National Economic State Law. Will Hold Bland State Law. Will Hold Bland State Law. Will Hold Bland State Law. Signature of Applicant Attitude of Theory Date Nov 12. 15 Catherine Breer Signature of CEO Inspection Dates Yellow-GPCOG White Tag CEO Copyright GPCOG 1988
5. Other Materials	Yellow-GPCOG White Tag CEQ 6 Copyright GPCOG 1988

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***		Inspectio	n Record
	FEES (Breakdown From Front)	Турс	Date
4	A VALL Subdivision Fee S	000	10 10 10 10 10 10 10 10 10 10 10 10 10 1
	6.3-4	11000	· / · / ` · / ` · · / · · · / · · · · · · ·
19	Site Plan Review Foe \$	- O/	300 m / 1 m
3 4.	Late Fee \$		्र स्त्राप्ति । । । । । । । । । । । । । । । । । । ।
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	Signature of Applicant Atherine P Breez	Date/	1-12-93

A CONTROL OF THE CONT

27 CLIFTON STREET, PORTLAND, 3RD FLOOR PLAN OWNER-JANE MAHONEY TENANTS-CATHERINE & DOUGLAS BREER PROPOSED HOME OFFICE -BLACKROCK DESIGN LIVING ROOM KITCHEN BATHROOM **BEDROOM** BEDROOM

CLIFTON STREET

THE PROPERTY OF THE PARTY OF TH

SCALE: 3/16" = 1"

To: City of Portland Zoning Board Re: Change of 3-family home to 3-family home with home office

I, Jane Mahoney, owner of 27 Clifton Street, do hereby grant permission to Catherine Breer D/B/A/ Blackrock Design, to utilize the third floor for a home office.

Signed Jane 2 Mahon,
Date 1114,143