

10-14 CHEMERY ST.

SHANGHAI

8203-10



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 00273

MAR 5 1955

CITY OF PORTLAND

N-AAS

Portland, Maine, March 7, 1955

To the INSPECTOR OF BUILDINGS

Portland, ME.

The undersigned hereby applies for 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 14 Cherry Use of Building dwelling No Stories 1 1/2 New Building Existing Name and address of owner of appliance Leif Elev, 224 Ocean Ave. Installer's name and address Randall & McAllister, 84 Commercial St, Telephone 3-2941

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 3 1/2' From top of smoke pipe 3 1/2' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x13 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Timken Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 1-275 gal Low water shut off Make No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

[Signature]

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

Randall & McAllister

Signature of Installer

[Signature]

CIP-234-14 MARKS

INSPECTION COPY

Permit No. 55/279
 Location 14 Cheney St.
 Owner Leif Olsen
 Date of permit 03/8/55
 Approved 5/6/58

NOTES

- 1 Fill Pit
- 2 Vent Pipe
- 3 Exhaust
- 4 Bar Supports
- 5 Stack
- 6 High
- 7 Ben
- 8 P. ...
- 9 Val ...
- 10 ...
- 11 ...
- 12 ...
- 13 ...
- 14 ...
- 15 ...
- 16 ...

Large section of the form with horizontal lines, mostly blank or crossed out with a large 'X'.

City of Denver
 Department of Public Works

City of Denver
 Department of Public Works



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2

Portland, Maine, February 16, 1955

PERMIT ISSUED

FEB 17 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 54/2149 pertaining to the building or structure comprised in the original application 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	10-14 Chenery Street	Within Fire Limits?	Dist. No.
Owner's name and address	Leif Klev, 224 Ocean Ave.	Telephone	
Lessee's name and address		Telephone	
Contractor's name and address	owner	Telephone	
Architect		Plans filed	No. of sheets
Proposed use of building	Dwelling and garage	No. families	
Last use	"	No. families	
Increased cost of work	1500.	Additional fee	1.00

Description of Proposed Work

To finish off three rooms on second floor.
 2x3 studs, 16" O.C., plaster both sides
 2x10 floor joists, 16" O.C., 14' pan.

Details of New Work

Is any plumbing involved in this work?	Is any electrical work involved in this work?
Height average grade to top of plate	Height average grade to highest point of roof
Size, front ... depth	No. stories
Material of foundation	solid or filled land?
Material of underpinning	earth or rock?
Kind of roof	Thickness, top
No. of chimneys	bottom
Framing lumber—Kind	cellar
Corner posts	Height
Girders	Thickness
Studs (outside walls and carrying partitions)	of lining
Joists and rafters:	Dressed or full size?
On centers:	Size
Maximum span:	Max. on centers

2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

1st floor, 2nd, 3rd, roof

1st floor, 2nd, 3rd, roof

1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner *Leif Klev*

Approved: 2/17/55 *[Signature]*
Inspector of Buildings

INSPECTION COPY

C-10-1143C-Mark



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, January 10, 1955

FORM 1330LD

JAN 11 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 51,211,6 pertaining to the building or structure comprised in the original application 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 10-11, Chenery Street Within Fire Limits? no Dist. No.
 Owner's name and address Leaf Klev, 221 Ocean Ave. Telephone
 Lessee's name and address Telephone
 Contractor's name and address OWNER Plans filed yes No. of sheets 3
 Architect Telephone
 Proposed use of building Dwelling and garage No. families 1
 Last use No. families
 Increased cost of work 500. Additional fee 1.00

Description of Proposed Work

To construct 30' dormer across rear of building as per plan

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof shed-pitch Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys Material of chimneys Height Thickness
 Framing lumber—Kind hemlock Dressed or full size? of lining
 Corner posts 4x6 Sills Girt or ledger board? dressed
 Girders Size 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 3x6
 On centers: 1st floor , 2nd , 3rd , roof 16"
 Maximum span: 1st floor , 2nd , 3rd , roof

Approved: O.N. - 1/11/55 - O.N.S.

Signature of Owner Leaf Klev

Approved: 1/11/55 W. S. [Signature]
Inspector of Buildings

INSPECTION COPY

C-10-114-3C-Mark



(R) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Nov. 19, 1954

PERMIT ISSUED
02106
NOV 19 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~also to demolish~~ the following building structure 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 10-14 Cheney St. Within Fire Limits? no Dist. No. _____
 Owner's name and address Leif Klev, 221 Ocean Ave. Telephone 2x4-4-2147
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 5
 Proposed use of building dwelling and garage No. families 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 12.00
 Estimated cost \$ 12,000.

General Description of New Work

To construct $1\frac{1}{2}$ -story frame dwelling house 42'-3" x 27'-6" with attached garage 22' x 29'

Permit Issued with Letter:

The inside of the garage will be covered, where required by law, with perforated gypsum lath covered one-half inch thickness gypsum plaster. A solid wood core door $1\frac{3}{4}$ " thick will be provided in opening between house and garage.

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____
 Height average grade to top of plate 10' ^{gar} Height average grade to highest point of roof 25' ^{gar} 16'
 Size, front 32' depth 27' ^{at least 4' below grade} No. stories 1 solid or filled land? solid earth or rock? earth & rock
 Material of foundation concrete Thickness, top 10" bottom 10" cellar yes
 Material of underpinning " to sill Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 10" Roof covering Asphalt Class C Und Lab
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f. h. w. fuel oil
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x6 Sills 4x6 ^{gar} Girt or ledger board? _____ Size _____
 Girders yes Size 6x8 ^{Full size} Columns under girders 1x11 Size 3" Max. on centers 6' 2"
 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 2x10 ^{gar} conc. 2nd 2x10 3rd _____, roof 2x8 ^{gar} 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16" 16"
 Maximum span: 1st floor 14', 2nd 14', 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

with letter by [Signature]

Signature of owner [Signature]

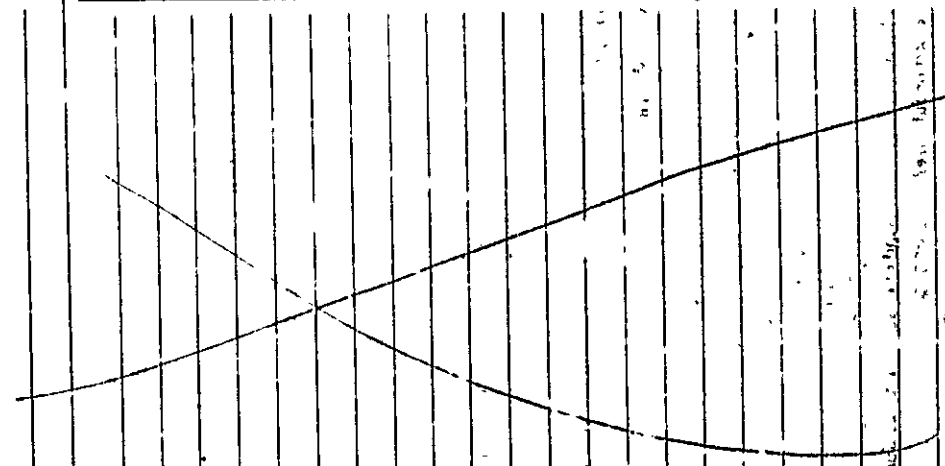
INSPECTION COPY

* 1/2 5/4

Permit No. 542146 P
 Location 10-14 Chimesy St.
 Owner Leif J. Allen
 Date of permit 11/29/54
 Notif. closing-in 3/7/55 13:00 P.M.
 Inspn. closing-in 3/8/55
REMARKS: 1. Inspectors required to test 2. 4/15/55
 Final Notif. 5/5/55 12:46 P.M.
 Final Inspn. 5/6/55
 Cert. of Occupancy issued 5/6/55

NOTES

12/24/54 - Ins. from 11:20 AM - 11:30 AM
3/8/55 - Ins. C.T. - not out to
inspect - 11:00 AM - 11:30 AM
3/9/55 - Moving on Ins. app. out to
OK to start up with 11:30 AM
5/6/55 - Done - 12:46 P.M. - 11:30 AM
OK - 11:30 AM



CS-154-10-Mark

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 10-14 Chenery St.

Issued to **Leif Klev**

Date of Issue **May 6, 1955**

This is to certify that the building, premises, or part thereof, at the above location, built ~~at~~
~~under~~ Building Permit No. **54/2146**, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

One-family Dwelling and Garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/6/55
(Date)

A. Allen Hall
Inspector

Warren D. Hall
Inspector of Buildings

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

November 29, 1954

AP-10-14 Chenery St.

Owner-Contractor—Mr. Leif Klev
224 Ocean Ave.

Building permit for construction of a single family dwelling with attached garage on the lot at the above location is issued herewith based on revised plot plan filed November 29, 1954, and architectural plans filed with application for permit, but subject to the following conditions:

1. Location on lot is approved on the basis that the rear corner of proposed dwelling will be more than 100 feet from the existing dwelling on the adjoining lot fronting on Chenery St.
2. The foundation wall which is common to both garage and dwelling is to have the same thickness as the rest of the foundation walls of dwelling.
3. The 4x10 header indicated for large window opening in front wall of living room will need to be of Douglas Fir lumber in order to figure out.

AJS/B

Warren McDonald
Inspector of Buildings

November 22, 1954

AP - 10-14 Chenery St.

^O
Owner-Contractor - Leif Klev
224 Ocean Ave.

^C
Architect - William B. Hillward
48 Fessenden St.

We are unable to issue a permit for construction of a single family dwelling with attached garage at the above location because of failure of the plot plan to show correctly the actual conditions existing at the site of the lot.

While the location plan filed shows that the side lot lines run at right angles to the street line, we find that actually at least the one towards Bay View Drive runs at an obtuse angle to the street line, and if the new line being laid out for the other side of the lot is to run parallel, it too will be at a similar angle to the street. In such a case it is doubtful if a building of the size indicated can be located on the lot parallel to the street line and still provide the 16 feet sum of setbacks required by the Zoning Ordinance. However, if the new lot line towards Ocean Avenue is to run at right angles to Chenery St., this difficulty will not arise.

We also find that, while the adjoining lot on the side toward Bayview Drive is marked vacant on the plot plan, there actually is an existing dwelling located on the rear of it. It may be that this existing dwelling will be more than 100 feet from the rear corner of the proposed building, in which case it would not control the location of the proposed dwelling. However, the true conditions relating to this existing dwelling on the adjoining lot needs to be shown on the plot plan.

Before a permit can be issued it is necessary that a revised location plan be furnished indicating the true shape of the lot and other necessary information to show compliance with Zoning Ordinance requirements.

Warren McDonald
Inspector of Buildings

WJH/n

AP 12 Chenery Street-I

July 6, 1948

Mr. Martin Mouradian
18 Mayo Street
Portland, Maine

Subject: Application for permit for
construction of new dwelling at 12
Chenery Street

Dear Sir:

Since the sustaining of your zoning appeal at this location on April 16, 1948, we have been waiting for notification that the location of the proposed building has been staked out on the ground in order that we may check it prior to issuance of permit. We understand that the fact that high costs have made changes in the plans and requests for new estimates from contractors necessary and that therefore the contract for the work has as yet not been let is the reason the building has not been staked out.

While we are not particularly interested as to how soon a start is made upon the project, we do wish to let you know that should no permit be issued or no work be started on the job within six months of the date that the appeal was sustained, the special variance granted by the Board of Appeals will expire. In this case another appeal would have to be filed and sustained before we would have any authority to issue a permit for the dwelling in the same location.

If the work is to go ahead in the near future, we shall probably need to know the name of the contractor before issuance of any permit.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Mr. W. O. Armitage
23 Mitchell Road
So. Portland, Maine

AP 12 Chenery Street-1

April 12, 1948

Mr. Martio Mouradian
18 Mayo Street
Portland, Maine

Subject: Proposed zoning appeal relating to
construction of new dwelling at 12 Chenery
Street

Dear Mr. Mouradian:

The building permit for the proposed dwelling on the above lot is not issuable because of insufficient depth of yard spaces as stipulated by the Zoning Ordinance in the single Residence AA Zone where the new dwelling would be located.

The proposed rear yard (the space clear across the lot from the rear wall of the house to the rear lot line) is proposed as 18' while Section 12B with this depth of lot requires 19'.

The front yard (the space between the bay windows and the street line of Chenery Street the entire width of the lot) is proposed 15' deep while Section 12D requires a depth of at least 25'. There is another discrepancy with regard to this front yard in that the existing house on the next lot sets a long distance back, about 150' from Chenery Street, but Section 15J provides that the front of your building shall not set closer to Chenery Street than 30' if the house on the adjoining lot is more than 30' from Chenery Street, the depth proposed being 15'.

You have indicated your desire to file an appeal seeking a variance from the Board of Appeals, and there is enclosed therefore an outline of the appeal procedure.

If the time element is of interest to you, I am told that, if your appeal is filed before the close of business on Tuesday, April 13, the required public hearing will be held at 10:30 on Friday, April 16; but, if your appeal is not filed by Tuesday afternoon, further delay of two weeks will ensue.

Very truly yours,

WHL/jj

Inspector of Buildings

Enclosure: Outline of appeal procedure.

CC: Mr. William O. Armitage
23 Mitchell Road
South Portland, Maine

Edward T. Gignoux
Assistant Corporation Counsel

AP 10-14 Chenery Street-I

April 2, 1948

Mr. William O. Armitage
123 Mitchell Road
South Portland, Maine
Mr. Martin Mouradian
18 Mayo Street

Subject: Application for permit
for new dwelling at 10-14 Chenery
Street

Gentlemen:

We are unable to issue a permit for the above building because the depth of the frontyard to be provided is less than the minimum set by Section 12D of the Zoning Ordinance for the RAA Zone where the dwelling is to be built and also less than the thirty foot set back from the street specified by Section 15J of the Ordinance where the front wall of an existing dwelling on the adjoining lot is that distance or more from the street line, as occurs at this location. Neither does the depth of the rear yard to be provided comply with the requirements of the Ordinance for this Zone.

Due to the shallow depth of the lot and the length of the building which you desire to build on it, it would appear difficult and probably impossible to meet these requirements. On this account the owner may wish to exercise his appeal rights under the Zoning Ordinance. We of course have no knowledge of whether such an appeal would be successful. However, should he decide to do so and will notify us to that effect, we will send to each of you an outline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who handles the appeals.

Very truly yours,

Inspector of Buildings

WSS/J

CC: Edward T. Gignoux
Assistant Corporation Counsel



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 25, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter or to 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 12 Chenery Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Martin Mouradian, 18 Mayo Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Telephone _____
 Architect W. O. Amitage, 123 Mitchell Rd., So. Portland Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Dwelling No. families 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 6000. Fee \$ 4.00

General Description of New Work

To construct 1 story frame dwelling 36'x40' as per plans.

As sustained 4/1/48

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.

W. O. Amitage

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate 13' Height average grade to highest point of roof 21'
 Size, front 36' depth 40' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes
 Material of underpinning brick veneer Height 3' Thickness 4"
 Kind of roof hip Rise per foot 7" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys 2 Material of chimneys brick of lining tile Kind of heat steam fuel coal
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x6 Sills box Girt or ledger board? _____ Size _____
 Girders yes Size 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 8'
 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 2x10, 2nd 2x8, 3rd _____, roof 2x8
 On centers. 1st floor 16", 2nd 16", 3rd _____, roof 16"
 Maximum span: 1st floor 14'6", 2nd 14'6", 3rd _____, roof 18'
 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:

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

Martin Mouradian

Signature of owner By: William O. Amitage

INSPECTION COPY

City of Portland, Maine
Board of Appeals
—ZONING—

*affidavit
granted
4/16/48
[Signature]
40/7*

April 13, 1948

To the Board of Appeals:

Your appellant, Martin Mouradian, who is the owner of property at 12 Chenery 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 cover construction of dwelling at 12 Chenery Street is not issuable under the Zoning Ordinance in the Residence AA Zone where the new dwelling would be located because the proposed rear yard (the space clear across the lot from the rear wall of the house to the rear lot line is proposed as 18' in depth while Section 12B requires depth of 19'. Front yard (the space between the bay windows and the street line of Chenery Street the entire width of the lot) is proposed 15' deep while Section 12D requires a depth of at least 25'. There is another discrepancy with regard to this front yard in that the existing house on the next lot sets about 150' back from Chenery Street, but Section 15J provides that the front of proposed dwelling shall not set closer to Chenery Street than 30' if the house on adjoining lot is more than 30' from Chenery Street, and proposed depth is 15'.

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 avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Martin Mouradian
Appellant

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 16th day of April, 1948,
on petition of Martin Mouradian, owner of property at
12 Chenery Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to cover construction of dwelling at 12 Chenery Street is not issuable under the Zoning Ordinance in the Residence AA Zone where the new dwelling would be located because the proposed rear yard (the space clear across the lot from the rear wall of the house to the rear lot line) is proposed as 18' in depth while Section 12B requires depth of 19'. Front yard (the space between the bay windows and the street line of Chenery Street the entire width of the lot) is proposed 15' deep while Section 12D requires a depth of at least 25'. There is another discrepancy with regard to this front yard in that the existing house on the next lot sets about 150' back from Chenery Street, but Section 15J provides that the front of proposed dwelling shall not set closer to Chenery Street than 30' if the house on adjoining lot is more than 30' from Chenery Street, and proposed depth is 15'.

The Board finds that an exception is necessary in this case to grant reasonable use of property and avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Robert W. Keith
Helene C. Frost
Edwin J. Colley

John W. Lake

Board of Appeals

April 16, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MARTIN MOURADIAN
AT 12 Ehenery Street

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

Present for City
Board of Zoning Appeals members:-

VOYE

	Yes	No
Mr. Getchell	(x)	()
Mrs. Frost	(x)	()
Mr. Colley	(x)	()
Mr. Holbrook	(x)	()
Mr. Lake	()	()
	()	()
	()	()
	()	()

Municipal Officers:-

City officials:-

NO OPPOSITION

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

April 13, 1948

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, April 16, 1948 at ten-thirty o'clock in the forenoon to hear the appeal under the Zoning Ordinance of Martin Mouradian in connection with construction of dwelling at 12 Chenery Street.

This permit is not issuable under the Zoning Ordinance in the Residence AA Zone where the new dwelling would be located because the proposed rear yard (the space clear across the lot from the rear wall of the house to the rear lot line) is proposed as 18' in depth while Section 12B requires depth of 19'. Front yard (the space between the bay windows and the street line of Chenery Street the entire width of the lot) is proposed 15' deep while Section 12D requires a depth of at least 25'. There is an error or discrepancy with regard to this front yard in that the existing house on the next lot sets about 150' back from Chenery Street, but Section 12D provides that the front of proposed dwelling shall not set closer to Chenery Street than 30' if the house on adjoining lot is more than 30' from Chenery Street, and proposed depth is 15'.

If you wish to be heard either for or against this appeal, please be present at the above time and place.

BOARD OF APPEALS

Robert L. Getchell

Chairman

To: Helen Lamb, 77 Ocean Avenue
M
Ethel Jane Warne, 20 Chenery Street

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 12 Chenery Street-I

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

April 12, 1948

Mr. Martin Mouradian
18 Mayo Street
Portland, Maine

Subject: Proposed zoning appeal relating to
construction of new dwelling at 12 Chenery
Street

Dear Mr. Mouradian:

The building permit for the proposed dwelling on the above lot is not issuable because of insufficient depth of yard spaces as stipulated by the Zoning Ordinance in the single Residence AA Zone where the new dwelling would be located.

The proposed rear yard (the space clear across the lot from the rear wall of the house to the rear lot line) is proposed as 18' ^{in depth} while Section 12B with this depth of lot requires 19'.

The front yard (the space between the bay windows and the street line of Chenery Street the entire width of the lot) is proposed 15' deep while Section 12D requires a depth of at least 25'. There is another discrepancy with regard to this front yard in that the existing house on the next lot sets a long distance back, about 150' from Chenery Street, but Section 15' provides that the front of your building shall not set closer to Chenery Street than 30' if the house on the adjoining lot is more than 30' from Chenery Street, the depth proposed being 15'.

You have indicated your desire to file an appeal seeking a variance from the Board of Appeals, and there is enclosed therefore an outline of the appeal procedure.

If the time element is of interest to you, I am told that, if your appeal is filed before the close of business on Tuesday, April 13, the required public hearing will be held at 10:30 on Friday, April 16; but, if your appeal is not filed by Tuesday afternoon, further delay at least two weeks will ensue.

Very truly yours,

W.McD.

Inspector of Buildings

WMcD/J

Enclosure: Outline of appeal procedure.

CC: Mr. William O. Armitage with copy of appeal procedure.
23 Mitchell Road
South Portland, Maine

Edward T. Gignoux
Assistant Corporation Counsel

C
O
P
Y



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 10/28/94, 1994
 Rec'd and Permit number 2485

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 14 Chenery St.
 OWNER'S NAME: Richard Mathurin ADDRESS: _____

		FEES
OUTLETS:		
Receptacles _____	Switches _____	Plugmold _____ ft. TOTAL _____
FIXTURES: (number of)		
Incaudescant _____	Flourescent _____	(not strip) TOTAL _____
Strip Flourescent _____	ft. _____	_____
SERVICES:		
Overhead <u>X</u> _____	Underground _____	Temporary _____
TOTAL, amperes <u>100</u>		<u>15.00</u>
METERS: (number of) <u>1</u>	_____	<u>1.00</u>
MOTORS: (number of)		
Fractional _____	_____	_____
1 HP or over _____	_____	_____
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____	_____	_____
Electric (number of rooms) _____	_____	_____
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____	_____	_____
Oil or Gas (by separate units) _____	_____	_____
Electric Under 20 kws _____	Over 20 kws _____	_____
APPLIANCES: (number of)		
Ranges _____	Water Heaters _____	_____
Cook Tops _____	Disposals _____	_____
Wall Ovens _____	Dishwashers _____	_____
Dryers _____	Compactors _____	_____
Freezers _____	Others (denote) _____	_____
TOTAL _____		_____
MISCELLANEOUS: (number of)		
Branch Panels _____	_____	_____
Transformers _____	_____	_____
Air Conditioners Central Unit _____	_____	_____
Separate Units (windows) _____	_____	_____
Signs 20 sq. ft. and under _____	_____	_____
Over 20 sq. ft. _____	_____	_____
Swimming Pools Above Ground _____	_____	_____
In Ground _____	_____	_____
Fire/Burglar Alarms Residential _____	_____	_____
Commercial _____	_____	_____
Heavy Duty Out ets, 220 Volt (such as welders) 30 amps and under _____	_____	_____
over 30 amps _____	_____	_____
Circus, Fairs, etc _____	_____	_____
Alterations to wires _____	_____	_____
Repairs after fire _____	_____	_____
Emergency Lights, battery _____	_____	_____
Emergency Generators _____	_____	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: _____	_____
FOR REMOVAL OF A "STOP ORDER" (304-13b) _____	DOUBLE FEE DUE: _____	_____
TOTAL AMOUNT DUE.		<u>16.00</u>

INSPECTION:
 Will be ready on Monday AM, 1994; or Will Call XXXXX
 CONTRACTOR'S NAME: Louis Cavallaro Elect
 ADDRESS: 125 Sherwood St- Ptd
 TEL: 822-0079
 MASTER LICENSE NO. 12485 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO _____

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

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX 874-8710

Location of Construction: 14 Chenery St		Owner: Mathurin, Richard & Mary		Phone: 761-9583	Permit No 951011
Owner Address: SAA Portland, ME 04103		Leasee/Buyer's Name		Phone	Business Name
Contractor Name: Gene Francour		Address:		Phone	
Past Use: 1-6am	Proposed Use: Same	COST OF WORK: \$ 2,600.00		PERMIT FEE: \$ 15.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group Type	
Proposed Project Description: Construct Deck (7' x 14')		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning: <input checked="" type="checkbox"/> CE1 129-J-011 Zoning Approval: <i>OK REAR setback - 432</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor	
Permit Taken By: Mary Greenk		Date Applied For: 20 September 1995			

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Call for PIA

PERMIT ISSUED
SEP 25 1995

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: Mary Mathurin ADDRESS: _____ DATE: 20 Sept 95 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK: _____ PHONE: _____

White-Permit Desk Assessor's Canary-D.P.W Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 9/21/95
[Signature]

CEO DISTRICT **6**
A Rowe

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 14 Chanery St		Owner: Mathurin, Richard & Mary		Phone: 761-9583		Permit No: 951011	
Owner Address: 55A Portland, ME 04101		Leasee/Buyer's Name:		Address:		Phone:	
Contractor Name: Gens Francour		Proposed Use: Same		Business Name:		Signature:	
Past Use: 1-100		COST OF WORK: \$ 2,600.00		PERMIT FEE: \$ 35.00		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Deck (7' x 14')		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature:		Signature:	
Permit Taken By: Mary Grest		Date Applied For: 20 September 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved Approved with Conditions Denied		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Date:		Signature:		Zoning Approval: OK		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

PERMIT ISSUED
Permit Issued:
SEP 25 1995
CITY OF PORTLAND

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH LETTER

CERTIFICATION
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT **Mary Mathurin** ADDRESS: _____ DATE: **20 Sept 95** PHONE: _____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Historic Preservation
 Not In District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **9/20/95**
[Signature]

CITY DISTRICT **6**
A. Rowe

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

3/19/96
Completed w/out prior inspection.
OK

	Type	Inspection Record
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Date

BUILDING PERMIT REPORT

DATE: 9/22/95 ADDRESS: 14 Chenery St
 REASON FOR PERMIT: construct deck 7'x14'
 BUILDING OWNER: Richard & Mary MATHURIN
 CONTRACTOR: Gene Francour APPROVED: with conditions
 PERMIT APPLICANT: owner DENIED: _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from Public Works ~~and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA §10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

(over)

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, R-4, I-1, I-2 R and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

14. Headroom in habitable space is a minimum of 7'6".

15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. All construction and demolition debris must be disposed at the city's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-c of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
P. Samuel Hoffses, Chief of Inspection Services

Applicant: MARY MATHWIN
Address: 14 Chenery St
Assessors No.: 129-I-011

Date: 9/22/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - 1955 house built

Zone Location - R-3

Interior or corner lot -

Use - New deck 7' x 14'

Sewage Disposal -

OK Rear Yards - normally 25' - Sec 14-4 3-b. Allows 5' into rear setback
Shows 21.5'

Side Yards - 8' req - 13' shown

Front Yards -

important note → Projections - No stain projections are shown into rear yard

Height -

Lot Area - 6,500 #

Building Area - MAX 25% ~~1628.75 #~~ 6515 # per Surveyors Certification
m 9/6/95 Jim Nadeau

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

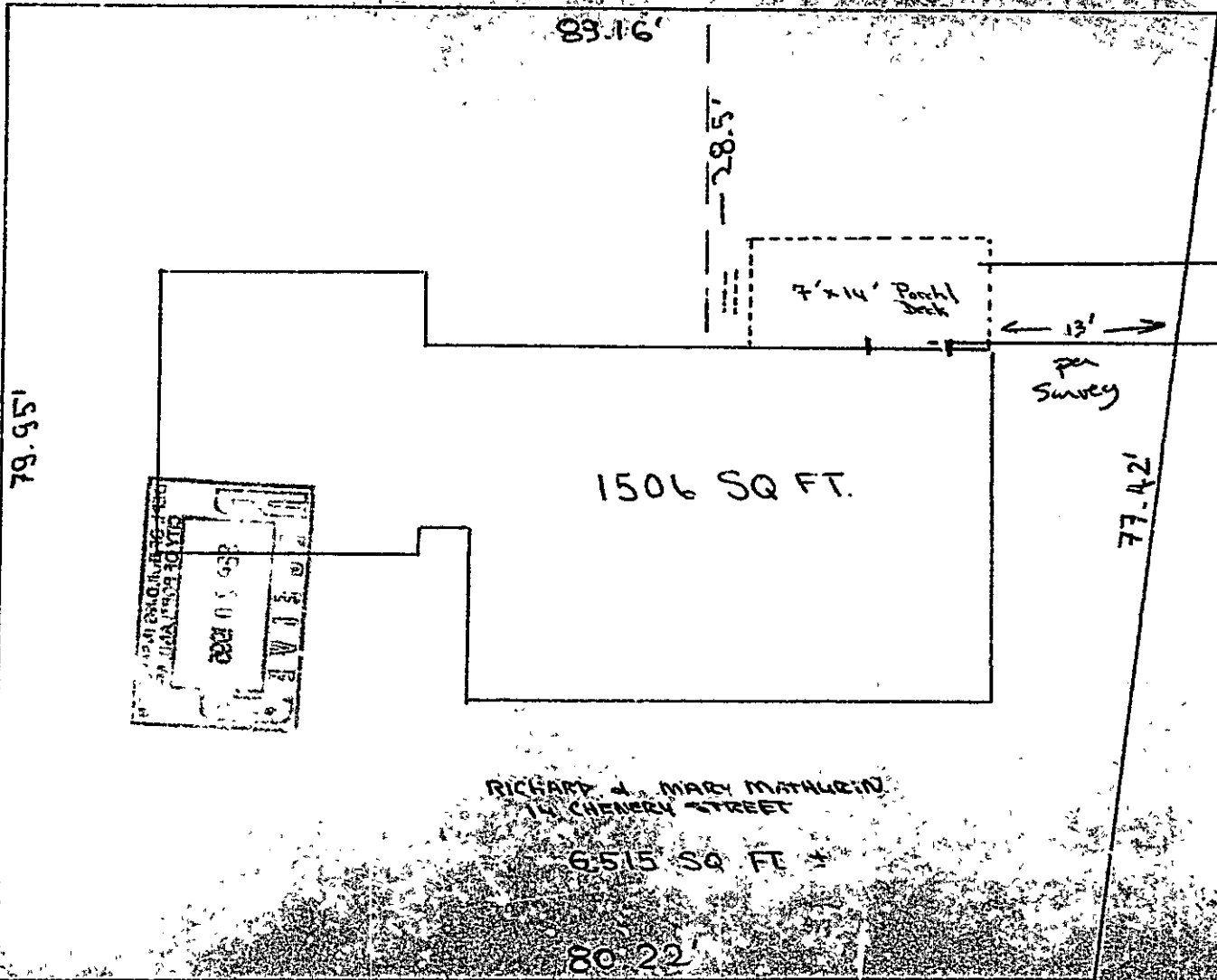
Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

OK
7x14 + 1506 #
98
1605 #



Build 7' x 14' Deck with roof trellis

Replace 2 windows 69" wide x 56" high with atrium door measuring 6'10" high x 6'4.5" wide. Will be using same header of window for door.

RICHARD J. MARY MATHALON
11 CHENEY STREET

6515 SQ FT *

please check off the appropriate description

FOUNDATION

DEPARTMENT OF BUILDING INSPECTION
CITY OF PORTLAND, ME.

SILL

SPAN OF SILL

JOISTS SPAN

JOISTS SIZE

DISTANCE BETWEEN JOISTS

DECKING

GUARD HEIGHT

DISTANCE BETWEEN BALUSTER

STAIR CONSTRUCTION

Frost Wall, min 4" below grade.
3" thick

Sono Tube, 4" below grade.
6" min. on footing, hard pan or
bedrock.

Other

Size

7' Distance between foundation supports

2 x 6 2 x 8 2 x 10

16" O.C. 24" O.C. other

5/8" other explain

36" 42"

4" spacing between

minimum 9" tread
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.

See Attached Plot Plan

129-I-011

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101. Tel: (207) 874-8703 FAX: 874-8716

Location of Construction: 8 Chenery St		Owner: Josephine Sgroi		Phone:		Permit No: 960631	
Owner Address: 107 Clearwater Dr Falmouth, ME 04105		Leasee/Buyer's Name: ME 04105		Phone:		Business Name:	
Contractor Name: Pasquale Lapomada		Address: 774-2120		Phone:			
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 81,500.00		PERMIT FEE: \$ 430.00	
Proposed Project Description: Construct 1-fam Dwelling		Signature:		INSPECTION: Use Group: Type:		PERMIT ISSUED Permit Issued: JUL - 3 1996 CITY OF PORTLAND	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature:			
Permit Taken By: Mary Gresik		Date Applied For: 13 June 1996		Zone: RS CBL: 129-I-001		Zoning Approval: OK with Condition Special Zone or Reviews: <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland 7/6/96 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> minor	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Josephine Sgroi
107 Clearwater Dr
Falmouth, ME 04105

Pasquale Lapomada
774-2120 for Plu

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: <i>Pasquale Lapomada</i>		DATE: 27 June 1996	
ADDRESS: Pasquale Lapomada		Permit Routed	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: <i>Pasquale Lapomada</i>		PHONE: 7742120	

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 6/27/96

J. Anderson
 CEO DISTRICT