

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



Application for Permit for Alterations, etc.

To the INSPECTOR OF BUILDINGS: Portland, June 24, 1919 191

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

Location 13. Albu St. Ward, 9. in fire-limits? no.
Name of Owner or Lessee, Jennie Perkins Address 34 Columbia Rd.
" Contractor, D.C. Paterson " Edgewood Ave
" Architect, " "
Description of Present Bldg.: Material of Building is wood. Style of Roof, pitch. Material of Roofing, shingles.
Size of Building is 30 ft. feet long; 20 ft. feet wide. No. of Stories, 2.
Cellar Wall is constructed of concrete. is inches wide on bottom and batters to inches on top.
Underpinning is is inches thick; is feet in height.
Height of Building, 25 ft. Wall, if Brick; 1st, 2d, 3d, 4th, 5th.
What was Building last used for? dwelling. No. of Families? 1.
What will Building now be used for? same. Estimated Cost, \$2,000.

DETAIL OF PROPOSED WORK

Build addition 20-20, pitch roof covered with shingles.
Do comply with the building ordinance.

IF EXTENDED ON ANY SIDE

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

WHEN MOVED, RAISED OR BUILT UPON

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

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Signature of Owner or Authorized Representative: *Jennie Perkins*
Address: .

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



YOU!

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

Application for Permit for Alterations, etc.

This Application and Plans must be filed with this application. BEFORE Commencing Work.

Failure To Do So. Portland, Me., April 2, 1925 19

To the INSPECTOR OF BUILDINGS:

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

Form with fields for Location (14 Alba Street), Ward (8), Name of Owner or Lessee (A E Hamlin), Address (21 Veranda), Material of Building (wood), Style of Roof (pitch), Material of Roofing (shingle), etc.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Take down outside stairway and build inside stairway
Build piazza 10x12 feet on second story set on posts
all to comply with the building ordinance
Estimated Cost \$ 200.

If Extended On Any Side

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

When Moved, Raised or Built Upon

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

If Any Portion of the External or Party Walls Are Removed

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

Signature of Owner or Authorized Representative: A E Hamlin
Address: 21 Veranda



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 29, 1954

PERMIT ISSUED 01593 SEP 29 1954 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 12 Alba St. Use of Building 2-family dwelling No. Stories 2 New Building Existing Existing Name and address of owner of appliance Arthur L. Balkon, 12 Alba St. Installer's name and address Community Oil Co., 201 Kennebec St. Telephone 2-7481

General Description of Work

To install oil burning equipment in connection with existing steam heating system (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of turnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue 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?

IF OIL BURNER

Name and type of burner Sun Ray Labelled by underwriter's 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 3 1/2" Location of oil storage basement Number and capacity of tanks 1-275 gal. Low water shut off yes Make watts No. 89A 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 none

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 smoke pipe 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:

Handwritten signature and date 9.29.54

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

Community Oil Co.

Signature of Installer by: William S. Woodly

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 6, 1958

PERMIT ISSUED

00125

FEB 6 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 12 Alba St. Use of Building Dwelling No. Stories 2 Building Existing Name and address of owner of appliance Nicholas J. Sangillo, 2 Clinton St. Installer's name and address Daniel Hannigan, 72 Walnut St. Telephone 2-9048

General Description of Work

To install Oil burning equipment in existing steam boiler (conversion) from coal

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue 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?

IF OIL BURNER

Name and type of burner Quiet-Heat-gurtype 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 1/4" Location of oil storage basement Number and capacity of tanks 1-275 gal. Low water shut off yes Make Watts No. 87 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 275 gallon tank existing

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] 2.6.58. [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 Daniel Hannigan

C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: Daniel J. Hannigan

H.M.

HO
FAR

CAMPS
COTTAGES

COMMERCIAL
PROPERTY

Del-Aire Agency Real Estate
SALES - RENTALS - APPRAISALS
DIAL SP. 2-6072

Peter
&
NICK BANGILLO

FOREST AVE. AT CLINTON ST.
PORTLAND, MAINE

May 6, 1961
47 Edgeworth Ave
Portland Me.

of concern.

This is to certify

that ~~was~~ I, Balcom the
previous owner of the property
at 10-14 Alba St. Portland Me.
that prior to 1957 I allowed
motor vehicles to park on both
sides of the property.

Sincerely

C. N. Balcom

4/12/61 - Inspection of the premises
discloses an area about 17 feet wide
by 50 feet long extending back from
sidewalk on left hand side of
dwelling which is being and
apparently has been for a long
time for off-street parking.
Sidewalk is dirt at about street
level. This area probably has
rights as a non-conforming use.
Phoned Public Works Dept. that
it is C.N. to put in curbing in
front of this lot. - Adj. S.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 6, 19 81
 Receipt and Permit number A 66022

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: 10 Alba St. 12-14
 OWNER'S NAME: NICK Sangillo ADDRESS: _____

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING.	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	<u>1.00</u>
Branch Panels <u>1</u>	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: <u>4.00</u>	

INSPECTION:

Will be ready on ready, 19 81; or Will Call _____

CONTRACTOR'S NAME: Louis Cavallaro

ADDRESS: 125 Sherwood St.

TEL.: _____

MASTER LICENSE NO.: 1703 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

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

12-14 ALBA STREET

SHAW-WALKER

1/2 cut #0201 1/4 cut #0202 Third



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION


Date: April 26, 1990

Anthony Roloff
205 Sandy Hill Road
South Portland, ME 04106

Re: 12-14 Alba Street.

Dear Sir:

An inspection has been made of the above referenced property. Trash, garbage, junked furniture, etc. provide rodent attraction/harborage, and is a serious violation of the City of Portland Municipal Codes, and must be removed from front, side, and rear areas of the above referenced property and properly disposed of on or before May 6, 1990. Trash for collection is not to be placed curbside prior to 6 p.m. on day preceding scheduled pick up. Tenants are to be instructed in this requirement.


Code Enforcement Officer
Kathy Lowe (2)

/el
4/17/90

Jmr

Mail to: Anthony Roloff, 205 Sandy Hill Rd. So. Pkld. 04106

PERMIT # 002167 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # 154 LOT# 223-335H

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nicholas J. Sencillo 772-6072

Address: 2 Clinton Street Pr2d. 04101

LOCATION OF CONSTRUCTION: 12-14 Alba St

CONTRACTOR: BROADX D-N Handy SUBCONTRACTORS: 767-2408

ADDRESS: 1101 Highland Ave. So Pkld. 04106

Est. Construction Cost: 4,000. Type of Use: 2 family

Past Use: Abandoned

Building Dimensions: L W Sq. Ft. Stories Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion Explain: interior renovations as per plan

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE sheet rock walls

Residential Buildings Only

Of Dwelling Units # Of New Dwelling Units

Foundation:

- 1. Type of Soil:
- 2. Set Backs - Front Rear Side(s)
- 3. Footings Size:
- 4. Foundation Size:
- 5. Other

Floors:

- 1. Sills Size: Sills must be anchored.
- 2. Girder Size:
- 3. Lally Column Spacing: Size: Spacing 16" O.C.
- 4. Joists Size:
- 5. Bridging Type: Size:
- 6. Floor Sheathing Type: Size:
- 7. Other Material:

Exterior Walls:

- 1. Studding Size Spacing
- 2. No. windows
- 3. No. Doors
- 4. Header Sizes Span(s)
- 5. Bracing: Yes No
- 6. Corner Posts Size
- 7. Insulation Type Size
- 8. Sheathing Type Size
- 9. Siding Type Weather Exposure
- 10. Masonry Materials
- 11. Metal Materials

Interior Walls:

- 1. Studding Size Spacing Span(s)
- 2. Header Sizes
- 3. Wall Covering Type
- 4. Fire Wall if required
- 5. Other Materials

For Official Use Only

Date: May 2, 1989

Sub. Division: Yes / No

Inside Fire Limits: _____ Name: _____

Bldg Code: _____ Lot: _____

Time Limit: _____ Block: _____

Estimated Cost: 4,000. Permit Expiration: _____

Value/Structure: _____ Ownership: _____ Public: _____

Fee: 40.00 Private: _____

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceilings: _____ **PERMIT ISSUED**

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof: JUN 1 1989

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ City Of Portland

3. Roof Covering Type _____

4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No

2. No. of Tubs or Showers _____

3. No. of Flushes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____ x _____ Square Footage

3. Must conform to National Electrical Code and State Law.

Zoning:

District: 15 Street Frontage Req. Provided

Required Setbacks: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date: _____

Planning Board Approval: Yes No Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain): _____

Not Approved: _____

Permit Received By: Deborah Goode

Signature of Applicant: Anthony Roloff Date: 5/2/89

Signature of CEO: _____ Date: _____

Inspection Dates: _____

PERMIT ISSUED WITH LETTER

White/Fax Assesgr Yellow-GPCOG White Tag CEO 127 M3 TRAYLOF Copyright GPCOG 1987



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

12-14 Alba Street

May 3, 1989

Mr. Nicholas J. Sangillo
2 Clinton Street
Portland, Maine 04103

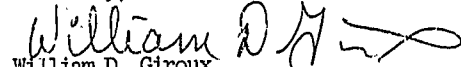
Dear Mr. Sangillo:

Because the lot on which your building is located at 12-14 Alba Street is only 5,500 square feet in land area, it would be necessary for you to obtain a space and bulk variance if you wish to convert your property to a two family structure. Section 14-120 (2) of the City Zoning Ordinance requires 3,000 square feet of land area per apartment unit in the R-5 Residence Zone. Your lot contains 5,500 square feet of land area.

We understand that you may wish to request a space and bulk variance from the Board of Appeals to enable you to convert this building to a two family structure in view of the present lot size which the City Assessor's map shows as Chart 133, Block C, Lot 13 and 5,500 square feet of land area.

We are enclosing the necessary application forms in the event you wish to pursue a space and bulk variance for your proposed two family dwelling.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

Enclosure: Variance Request Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Kathleen Taylor, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel

PERMIT # 001836 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Handy Home Improvements Mail Permit
 Address: Highland Ave. So. Portland, 04106
 LOCATION OF CONSTRUCTION 14 Alba St.
 CONTRACTOR: Handy Home SUBCONTRACTORS: _____

ADDRESS: _____
 Est. Construction Cost: \$1,000 Type of Use: 4 Unit
 Past Use: 4 Unit
 Building Dimensions: L. _____ W. _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 Conversion: Explain to change the pitch (part of roof)

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plan
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Spacing _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date: March 28, 1989 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost: \$1,000 Permit Expiration: _____
 Value: \$1,000 Ownership: _____ Public _____ Private _____
 Fee: _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing: _____ **PERMIT ISSUED**
 3. Type Ceilings: _____
 4. Insulation Type _____ Size: _____
 5. Ceiling Height: _____ **MAR 20 1989**

Roof:
 1. Truss or Rafter Size _____
 2. Sheathing Type _____ **CITY OF PORTLAND**
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. Roof Covering Type _____
 6. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District: _____ Street Frontage Req. _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved: _____

Permit Received By Latini

Signature of Applicant (Handwritten Signature) Date 3/28/89

Signature of CEO (Handwritten Signature) Date _____

Inspection Dates _____

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTFORD
CHRISTOPHER DINAN

May 8, 1989

RE: 12-14 Alba Street

Mr. Nicholas J. Sangillo
c/o Mr. Edward S. Daigle, Attorney
65 India Street
Portland, Maine 04101


Dear Mr. Daigle:

This will acknowledge receipt of your application on behalf of Mr. Nicholas J. Sangillo for a space and bulk variance for the building at 12-14 Alba Street in the R-5 Residence Zone. A permit can not be issued without an appeal for a variance because the lot contains only 5,500 square feet of land area instead of the 6,000 square feet of land area required by the R-5 Residence Zone of the City Zoning Ordinance. Section 14-120 (2) of the Zoning Ordinance requires 3,000 square feet of land area per family or apartment unit in the R-5 Residence Zone.

This office understands that you have an opportunity to sell the property to a purchaser provided it can be converted to a two family dwelling. The space and bulk variance, if granted by the Board of Appeals, would enable your prospective purchaser, Mr. Roloff to purchase the property and to upgrade it so that it would be returned to satisfactory condition in accordance with the City's codes and ordinances, as a two family dwelling.

The basis for approval of all variances is based upon undue hardship as outlined in Section 14-473 of the City Zoning Ordinance. Please complete the enclosed application form for requesting a space and bulk variance to permit two apartments to be installed on a lot containing only 5,500 square feet of land area instead of the 6,000 square feet usually required for such purpose. This variance will be heard at the May 25th meeting of the Board.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

/s/

Enclosure: Request for Variance Forms and Relating Material

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning & Urban Development
P. Samuel Hoffses, Chief of Inspections Services
Charles A. Lane, Associate Corporation Counsel
Kathleen Taylor, Codes Enforcement Officer
W. J. Turner, Administrative Assistant

874-8300
TELEPHONE (207) 773-5451

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SIVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

12-14 Alba Street

April 21, 1989

Mr. Nicholas J. Sangillo
2 Clinton Street
Portland, Maine 04103

Dear Mr. Sangillo:

At the meeting of the Board of Appeals on Thursday evening, April 20, 1989, the Board voted by a vote of five members present to uphold the decision of the Building Inspection Services that the nonconforming use became abandoned one year after the closing by the City of the four-unit building in 1986 when the premises once again became vacant.

In a request for variance on the same agenda, you sought to obtain approval by the Board of Appeals for a change of use to recognize four apartment units on a lot containing only 5,500 square feet of land area. The City Zoning Ordinance requires a minimum of 3,000 square feet of land area per apartment in the R-5 Residence Zone in which the building is located.

The Board voted by a vote of four members opposed to one in favor to deny this request for a space and bulk variance to change the use of the building at 12-14 Alba Street and to recognize it as a four apartment building. We can not therefore comply with your application for a change of use permit.

Sincerely,

William D. Giroux

William D. Giroux
Zoning Enforcement Officer

Enclosures: Copies of Board's Decisions (2)

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Karen Tavior, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



12-14 Alba Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

April 21, 1989

Mr. Nicholas J. Sangillo
2 Clinton Street
Portland, Maine 04103

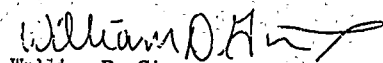
Dear Mr. Sangillo:

At the meeting of the Board of Appeals on Thursday evening, April 20, 1989, the Board voted by a vote of five members present to uphold the decision of the Building Inspection Services that the nonconforming use became abandoned one year after the closing by the City of the four-unit building in 1986 when the premises once again became vacant.

In a request for variance on the same agenda, you sought to obtain approval by the Board of Appeals for a change of use to recognize four apartment units on a lot containing only 5,500 square feet of land area. The City Zoning Ordinance requires a minimum of 3,000 square feet of land area per apartment in the R-5 Residence Zone in which the building is located.

The Board voted by a vote of four members opposed to one in favor to deny this request for a space and bulk variance to change the use of the building at 12-14 Alba Street and to recognize it as a four apartment building. We can not therefore comply with your application for a change of use permit.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

Enclosures: Copies of Board's Decisions (2)

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

12-14 Alba Street

April 4, 1989

Mr. Edward S. Daigle, Attorney
85 India Street
Portland, Maine 04101

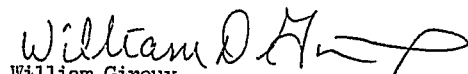
Dear Mr. Daigle:

This will acknowledge receipt of your application for an interpretation appeal for the property owned by Mr. Nicholas J. Sangillo at 12-14 Alba Street in the R-5 Residence Zone. Also, a space and bulk variance is being requested in the event that the interpretation appeal is not determined to be adequate to resolve this problem.

The property has been rented in past years as four (4) apartments, but it has been vacant for so long that it may be considered as having lost its nonconforming status. The R-5 Residence Zone requires 3,000 square feet per apartment unit. The lot size for Mr. Sangillo's property is 5,500 square feet, which is less than the minimum lot size for a two family dwelling, based on the City Zoning Ordinance.

These items will be placed on the agenda for the meeting of the Board of Appeals scheduled for Thursday evening, April 20, 1989, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be mailed as soon as copies become available for distribution.

Sincerely,


William Giroux
Zoning Enforcement Officer

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

*** Mail to: Anthony Roloff 205 Sandy Hill Rd. So. Ptd. 04106 *Please Call When ready #770-2194*
 PERMIT # 002187 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # 157 LOT # 773-8318

Please fill out any part which applies to job. Proper plans must accompany form.
 Owner: Nicholas J. Sangillo 772-6072
 Address: 2 Clinton Street Ptd. 04101
 LOCATION OF CONSTRUCTION 12-14 Alba St
 CONTRACTOR: BYKUNX D-N Handy SUBCONTRACTORS: 767-3408
 ADDRESS: 1101 Highland Ave. So Ptd. 04106
 Est. Construction Cost: 4,000. Type of Use: 2 family
 Past Use: abandoned
 Building Dimensions L W Sq. Ft. # Stories: Lot Size:
 Is Proposed Use: Seasonal Condominium Apartment
Conversion - Explain interior renovations as per plan

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE sheet rock walls
 Residential Buildings Only:
 # Of Dwelling: # Of New Dwelling Units:

Foundation:
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other:

Floor:
 1. Sills Size: Sills must be anchored.
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing 16" O.C.
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Exterior Walls:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Sizes Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Materials
 11. Metal Materials

Interior Walls:
 1. Studding Size Spacing
 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

For Official Use Only

Date <u>May 2, 1989</u>	Subdivision: Yes / No <u> </u>
Inside Fire Limits <u> </u>	Name <u> </u>
Bldg Code <u> </u>	Lot <u> </u>
Time Limit <u> </u>	Block <u> </u>
Estimated Cost <u>4,000.</u>	Permit Expiration: <u> </u>
Value/Structure <u> </u>	Ownership: <u> </u> Public <u> </u> Private <u> </u>
Fee <u>40.00</u>	

Ceiling:
 1. Ceiling Joists Size: PERMIT ISSUED
 2. Ceiling Strapping Size Spacing
 3. Type Ceilings: Size JUN 1 1989
 4. Insulation Type
 5. Ceiling Height:

Roof:
 1. Truss or Rafter Size Span Size
 2. Sheathing Type Size
 3. Roof Covering Type
 4. Other

Chimneys:
 Type: Number of Fire Places

Heating:
 Type of Heat:

Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:
 1. Type:
 2. Pool Size: x Square Footage
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District Street Frontage Req. Provided
 Required Setbacks: Front Back Side Side

Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shore and Floodplain Mgmt. Special Exception
 Other (Explain)
 Date Approved

Permit Received By Deborah Goode
 Signature of Applicant *Anthony Roloff* Date 5/2/89
as agent for owner
 Signature of CEO Date
 Inspection Dates (2) KT

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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12-14 Alba Street

May 30, 1989

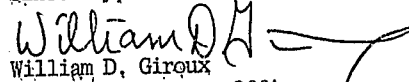
Mr. Nicholas J. Sangillo
2 Clinton Street
Portland, Maine 04103

Dear Mr. Sangillo:

At the meeting of the Board of Appeals on Thursday evening, May 25, 1989, the Board voted by a unanimous vote of six members present to grant your request for a variance for the building at 12-14 Alba Street in the R-5 Residence Zone, which would enable the building to be converted to a two family dwelling, following the approval of a building permit.

A certificate of variance will be prepared to accompany this letter as an enclosure with the copy of the Board's decision. Your application for a building permit may now be processed. Please have the enclosed certificate of variance recorded within 30 days from the date of its approval at the Cumberland County Registry of Deeds, 142 Federal Street, in Portland.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

Enclosures: Copy of Board's Decision
Certificate of Variance

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel
Warren J. Turner, Administrative Assistant



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug 18, 1989
 Receipt and Permit number 00046

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: 12-14 Alba St.

OWNER'S NAME: _____ ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>31-60</u> Switches <u>1-30</u> Plugmold _____ ft. TOTAL <u>90</u>	8.00
FIXTURES: (number of)	
Incandescent <u>20</u> Fluorescent _____ (not strip) TOTAL <u>20</u>	4.00
Strip Fluorescent _____ ft.	_____
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>200</u>	3.00
METERS: (number of) <u>3</u>	1.50
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) <u>2</u>	6.00
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 _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters _____	
Disposals _____	
Dishwashers _____	
Compactors _____	
Others (denote) _____	
TOTAL <u>4</u>	6.00
MISCELLANEOUS: (number of)	
Branch Panels <u>2</u>	2.00
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: <u>30.50</u>	

INSPECTION:

Will be ready on _____, 19__; or Will Call

CONTRACTOR'S NAME: John Lotfey
 ADDRESS: 45 Hillside Rd., Portland
 TEL.: 773-3400
 MASTER LICENSE NO.: 8675 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

