

34-36 BRENTWOOD STREET



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FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1667

NOV 21 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 21, 1945

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 34 Brentwood Street Use of Building Dwelling No. Stories 1 New Building Existing "Existing"

Name and address of owner of appliance Geneva Talbot, 34 Brentwood St.

Installer's name and address P. W. Thurber, 119 Leland Street Telephone 2-3004

General Description of Work Oil 11-21-45 P.W.

To install oil burning equipment in connection with existing hot air (gravity)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible 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 OIL BURNER

Name and type of burner Silent Glow Labeled and approved by Underwriters' Laboratories? Yes

Will operator be always in attendance? _____ Does oil feed line come from top or bottom of tank? _____

Location oil storage basement No. and capacity of tanks 1-275 gal.

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer P. W. Thurber

ORIGINAL

NOTIFICATION BEFORE LATIHA OR CLOSING-IN IS WAIVED
CERTIFICATE OF _____ REQUIREMENT IS WAIVED

Permit No. 45/1667

Location 34 Brentwood St

Owner General Falbot

Date of Permit 11/21/45

Post Card sent _____

Notif. for insp. _____

Approval Tag issued 1-2-46 Fint

Oil Burner Check List (date)

- 1. Kind of heat HOT oil
- 2. Label ✓
- 3. Anti-siphon ✓
- 4. Oil storage ✓
- 5. Tank Distance ✓
- 6. Vent Pipe ✓
- 7. Fill Pipe ✓
- 8. Guage ✓
- 9. Rigidity ✓
- 10. Feed safety ✓
- 11. Pipe sizes and material ✓
- 12. Control valve ✓
- 13. Ash pit vent ✓
- 14. Temp. or pressure safety ✓
- 15. Instruction card ✓
- 16. _____

NOTES

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Andre DeForte and he is interested in the property located at 34-36 Brentwood Street as 5-fam. apart. hse. The owner of the property is Andre DeForte and his address is 666 Allen Avenue, Portland. The property is located in a R-5 Zone. The present use of the property is 4-family apartment house.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.6.B.8 of the Ordinance to permit change of use from four-fam. apart. hse. to a five-fam. apart. hse. with new apart. on the 3rd floor not issuable under Zoning Ordinance because area of the lot is only about 6,008 sq. ft. rather than 15,000 sq. ft. (3,000 sq. ft. per fam.) required by Sec. 602.6.B.8 in the R-5 Residential Zone in which property is located.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Cindie R. Forte

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

Mrs. Susan Butler

Exhibits

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

Lamborn map, Overlay, photo, pictures

REASONS FOR DECISIONS

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

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

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

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

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

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

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

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

SPECIFIC RELIEF GRANTED

After a public hearing held on Feb. 14, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

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

IN OPPOSITION

Marion L. Smith

Gail E. Swan

Michael E. Went

James O'Malley

Sharon L. Lundy

W. Earl Estabrook

Sam R. Lopez

February 20, 1980

Andre DeForte
666 Allen Avenue
Portland, Maine 04103

Re: Appeal 34-36 Brentwood Street

Dear Mr. DeForte:

Following is the decision of the Board of Appeals regarding your petition to permit change of use of this apartment building from four families to five with new apartment on third floor of building at the above named location.

Please note that the appeal was denied.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/c

January 29, 1980

34-36 Brentwood Street

Andre DeForte
666 Allen Avenue
Portland, Maine 04103

Dear Mr. DeForte:

Building permit and certificate of occupancy to change the use of the four-family apartment house, at the above named location, to a five-family apartment house with the new apartment on the third floor are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 6,008 square feet rather than the 15,000 square foot (3,000 square feet per family) required by Section 602.6.B.8 of the ordinance applying to the R-5 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Dwelling Unit Conversion appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality, Section 602.24.C.3.b.2.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/z

Applicant: *ANDRE DEFORTE* Date: *11/28/80*
Address: *34-36 BRENTWOOD ST.*
Assessors No.: *133-H-10-141*

CHECK LIST AGAINST ZONING ORDINANCE

Date - *EXISTING*
602.68 Zone Location - *R-5*
Interior or corner lot -
40-ft. setback area (Section-21) -
602.68 Use - *CHANGE OF USE 4-5 FAMILIES*
Sewage Disposal
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area - *6108* ~~sq~~
Building Area -
602.68 Area per Family - *6008* ~~sq~~ - *15,000* ~~sq~~ MIN. (*3000* ~~sq~~ PER FAM)
Width of Lot -
Lot Frontage
Off-street Parking - *6 - 5* MIN.
Loading Bays -

Site Plan -
Shoreland Zoning -
Flood Plains -



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-5 PORTLAND, MAINE, Jan. 22, 1980

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

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

LOCATION 34 Brentwood St. Fire District #1 , #2

1. Owner's name and address Andrea DeForte ~~XXXX~~ 666 Allen Ave Telephone 797-3128

2. Lessee's name and address

3. Contractor's name and address

4. Architect

Specifications

Plans

No. of sheets 2

Proposed use of building 5 family apt. No. families

Last use 4 family No. families

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$

Fee \$

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION Appel fee pd. \$25.

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To change use from four family apt. to five family apt. with alterations as per plan

Stamp of Special Conditions

This application is preliminary to the receipt of a building permit. In the event the applicant is successful, the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal Denied 2-14-80

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

Framing Lumber Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on center

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

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

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

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

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

IF A GARAGE

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

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... yes ..

Signature of Applicant Andrea DeForte Phone #

Type Name of above Andrea DeForte 1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Andre DeForte, owner of property at 34-36 Brentwood Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: Change of Use of the 4-family apartment house, at the above named location, to a 5-family apartment house with the new apartment on the third floor not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 6,008 sq. ft. rather than the 15,000 sq. ft. (3,000 sq. ft. per family) required by Sec. 602.6.B.8 of the ordinance applying to the R-5 Residential Zone in which this property is located.

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

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


APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. SNOW
Secretary

W. FARLE ESKILSON
TIMOTHY E. FLAHERTY
JAMES F. O'MALLEY
THOMAS J. MURPHY
MICHAEL E. WESTORT

34-36 Brentwood Street

All persons interested either for or against this Dwelling Unit Conversion Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 14, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Andre DeForte, owner of property at 34-36 Brentwood Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the four-family apartment house, at the above named location, to a five-family apartment house with the new apartment on the third floor not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 6,008 sq. ft. rather than the 15,000 sq. ft. (3,000 sq. ft. per fam.) required by Section 602.6.B.8 of the ordinance applying to the R-5 Residential Zone in which this property is located.

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

Gail D. Snow
Secretary

- 133-H-9 - Timberlake, Gordon H. & Mary H. - 89 Leighton Rd., W. Falmouth 04105
133-H-3 - Small, Donald C. & Cathleen G. - 247 Pleasant Ave. 04103
133-H-2 - Poore, Charlotte M. & James I. - 53 Leland St. 04103
133-H-12 - Libby, Janet W. - 57 Leland St. 04102
133-H-11 - Hagan, Frank K. & Patricia R. - 40 Brentwood St. 04103
135-E-23 - Berube, Andrew R. & Judde M. - 77 Roberts St. 04102
135-E-22 - Gray, Alice K. - 33 Brentwood St. 04103

January 29, 1980

34-36 Brentwood Street

Andre DeForte
666 Allen Avenue
Portland, Maine 04103

Dear Mr. DeForte:

Building permit and certificate of occupancy to change the use of the four-family apartment house, at the above named location, to a five-family apartment house with the new apartment on the third floor are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 6,008 square feet rather than the 15,000 square foot (3,000 square feet per family) required by Section 602.6.B.8 of the ordinance applying to the R-5 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Dwelling Unit Conversion appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality, Section 602.24.C.3.b.2.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

PERMIT TO INSTALL PLUMBING

14593

Date Issued 10-16-64
PORTLAND PLUMBING INSPECTOR
 By J. P. Welch

Address 3 1/2 Brentwood Street PERMIT NUMBER
 Installation For Gary Devos
 Owner of Bldg. Gary Devos
 Owner's Address Same
 Plumber: Ralph F. Blahn Date: 10-16-64

		PROPOSED INSTALLATIONS		NUMBER	FEE
NEW	REPL				
	1	SINKS		1	\$ 2.00
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE GRINDERS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS (Conn. to house drain)			
				TOTAL	\$2.00

APPROVED FIRST INSPECTION
 Date 10-26-64
 By J. P. Welch
 APPROVED FINAL INSPECTION
 Date JOSEPH P. WELCH
CHIEF PLUMBING INSPECTOR
 By

TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date May 14, 19 79
 Receipt and Permit number A 24088

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: 34 Brentwood Street

OWNER'S NAME: Andrie DeFortie ADDRESS: 666 Allen Ave.

FEE\$

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)

Incandescent _____ Flourescent _____ (not strip) TOTAL _____

Strip Flourescent _____ ft. _____

SERVICES:

Overhead Underground _____ Temporary _____ TOTAL amperes 200 .. 3.00

METERS: (number of) 5 .. 2.50

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)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

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: 5.50

INSPECTION:

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

CONTRACTOR'S NAME: M. W. Levine

ADDRESS: 655 Washington Ave.

TEL: 883-5198

MASTER LICENSE NO.: 3507 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____ *M. W. Levine*

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 34 Brentwood St.

Issued to Paul & Bill Dowd

Date of Issue 8/13/85

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. 85/205, 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

Entire Structure

APPROVED OCCUPANCY

4 Dwelling Units

Limiting Conditions:

Fire escape to provide secondary egress from second floor dwelling units installed as per plans w/above permit.

This certificate supersedes
certificate issued

Approved:

8/13/85
(Date)

Ken Randall
Inspector

Henry Schuster
Inspector of Buildings

Notice. This certificate identifies lawful 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **34 Brentwood St.**

Issued to **Paul & Bill Dowd**

Date of Issue **8/13/85**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **85/865**, 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
Entire Structure

APPROVED OCCUPANCY
4 Dwelling Units

Limiting Conditions:

Fire escape to provide secondary egress from second floor dwelling units installed as per plans w/above permit.

This certificate supersedes
certificate issued

Approved:

8/13/85

(Date)

Paul Dowd
Inspector

W. S. ...
Inspector of Buildings

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

Please
Call Bill Dowd
@ 773-6250
When c/o is ready
and hold for pickup



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION *34 Brentwood St*

Issued to *Paul & Bill Dowd*

Date of Issue *8/13/85*

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. *0865*, 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

Entire Structure

APPROVED OCCUPANCY

4 Dwelling Units

Limiting Conditions:

Fire escape to provide secondary egress from second floor dwelling units installed as per plans w/above permit

This certificate supersedes
certificate issued

Approved:

8/13/85
(Date)

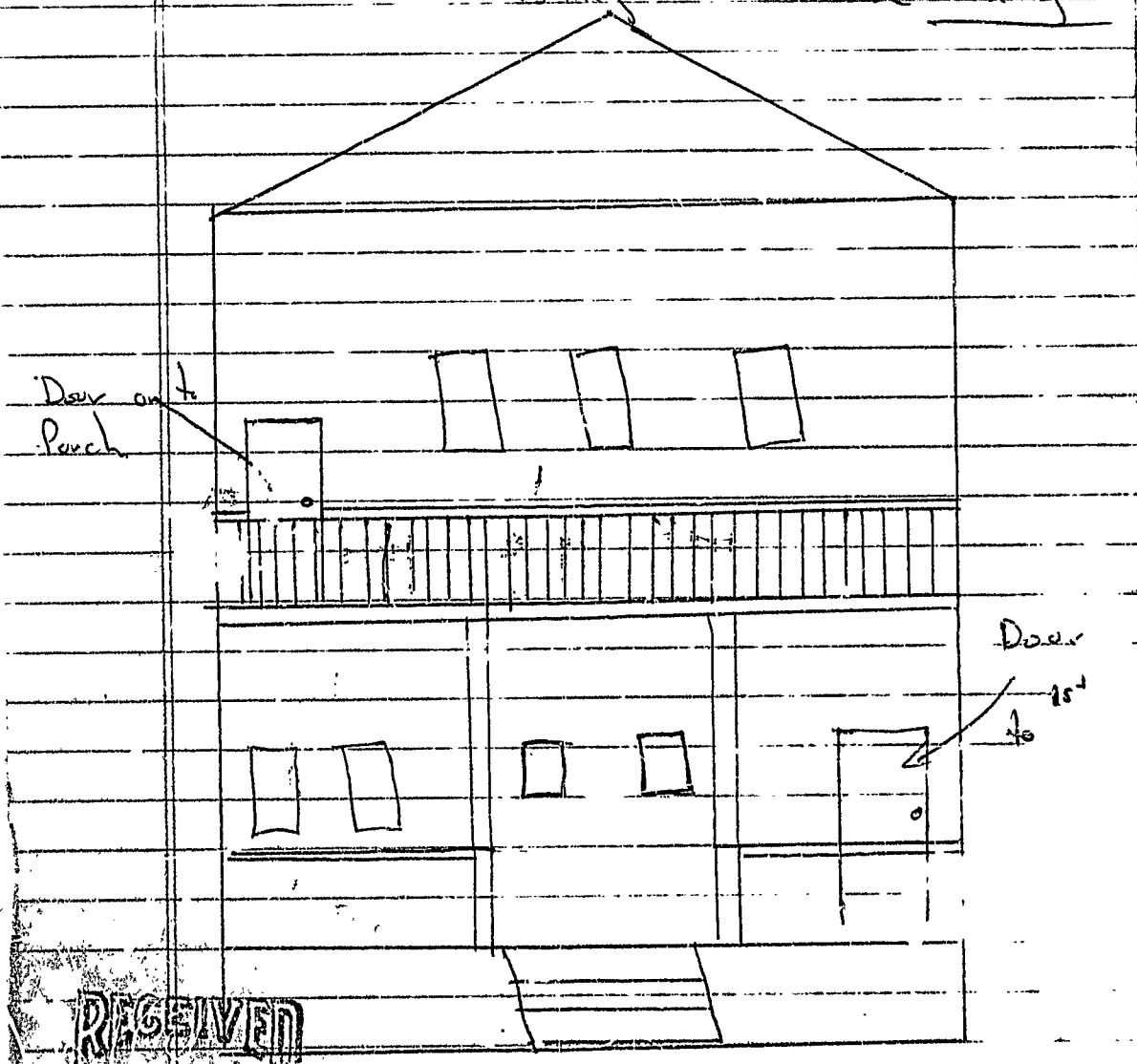
Lein Kinnell
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful 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.

S. H. David
446 E. 81
Portland, Maine

34 Brentwood.
to install Exit
From 2nd Floor apt
Wood structure
Existing Aluminum siding



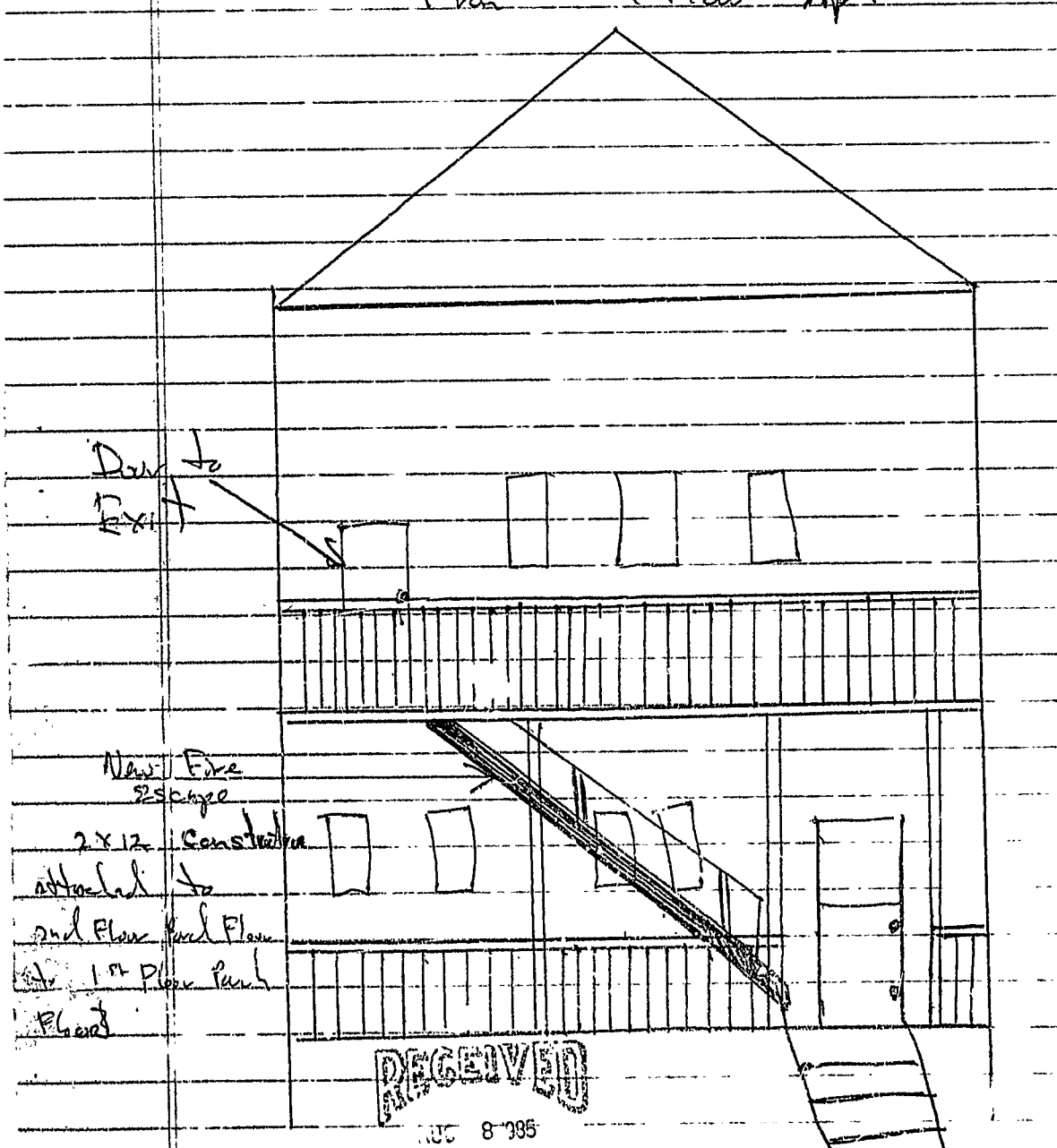
RECEIVED

INSPECTIONS
CITY OF PORTLAND

Note to Sub

S. H. Dowd
146 Fore St
7236250

34 Brentwood St.
to install Exit
From 2nd Floor Apt.



Down to
Exit

New Fire
Escape

2x12 Construction

attached to

2nd Floor and 1st Floor

Porch

Floor

RECEIVED

8-985

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

W. J. Seal

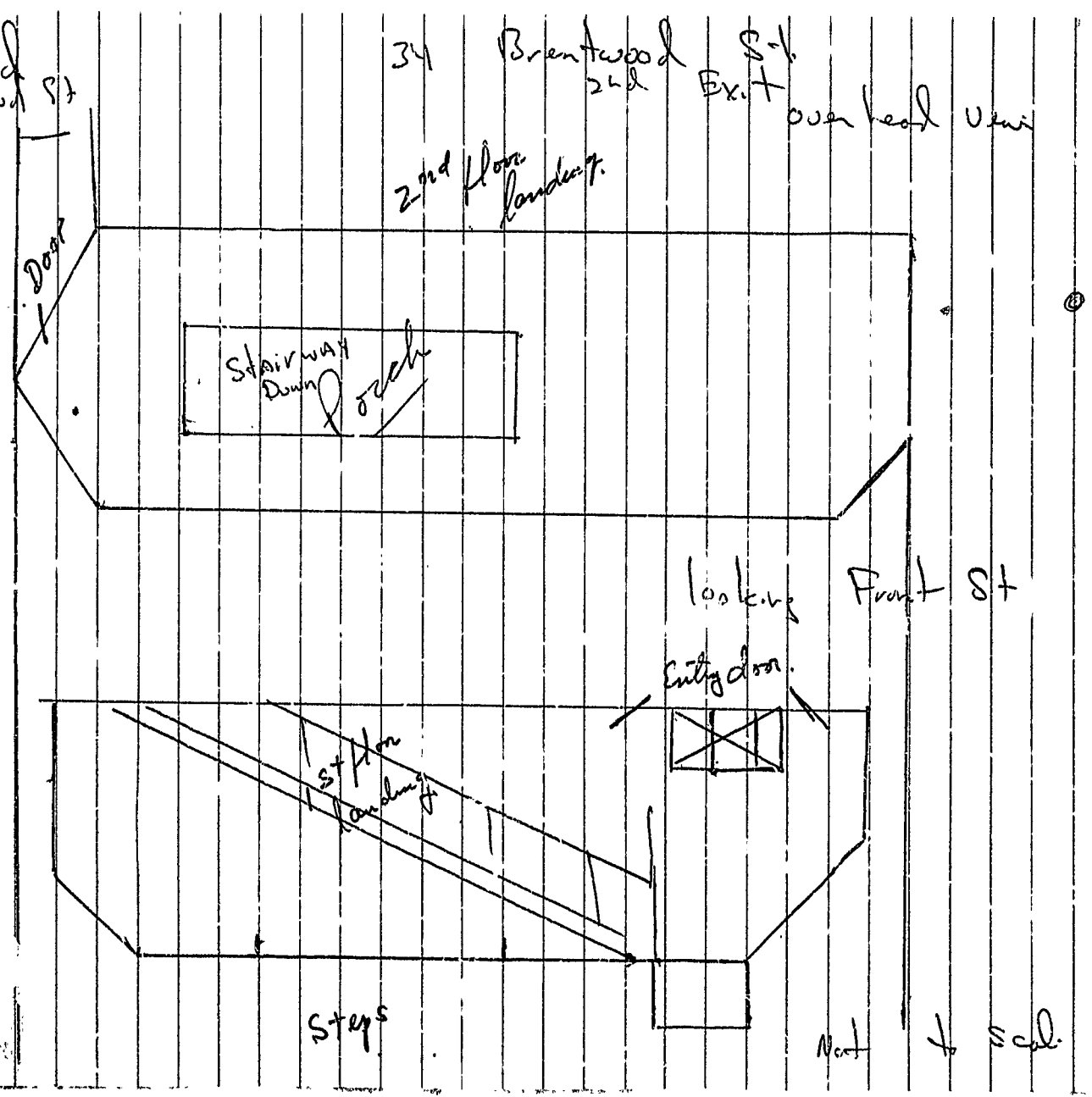
B.11 Dowd
34 Brentwood St
7736250

34 Brentwood St
2nd Exit
2nd floor landing
over head view

RECEIVED

JUN 8 1985

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0 865

AUG 9 1985

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Aug...8...1985

City Of Portland

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

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

LOCATION 34 Brentwood St. Fire District #1 , #2

Owner's name and address Paul & Bill Dowd - 446 Fore St. 04101 Telephone 773-6250

2. Lessee's name and address Telephone

3. Contractor's name and address John Guphill - Saco, Me. Telephone 288-4888

..... No. of sheets

Proposed use of building 4-family No. families 4

..... No. families 4

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 600.00 Appeal Fees \$

FIELD INSPECTOR—Mr Base Fee

@ 775-5451

Late Fee

To construct 2nd means of egress from 2nd. Fl. TOTAL \$ 25.00

Front apartment to ground level, as per plan.

Wood construction - front side.

Stamp of Special Conditions

ISSUE PERMIT TO #1

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

DETAILS OF NEW WORK

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

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

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

Size Girder Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

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

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no..

ZONING:

BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? yes....

Others:

Signature of Applicant with [Signature] Phone # 773-6250

Type Name of above Bill Dowd 1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

[Signature] Mr. Carroll

34 Brentwood Street 127-H-10

DRG-CTR 3

CERTIFICATE
OF
COMPLIANCE

CITY OF PORTLAND
Department of Health & Social Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448

August 2, 1976

Mr. Ronald A. Vincent
65 Sherman Street
Portland, Maine 04103

Re: Premises located at 34 Brentwood Street, Portland, Maine 133-N-10 DC-3

Dear Mr. Vincent:

A re-inspection of the premises noted above was made on July 29, 1976
by Housing Inspector Bailey.

This is to certify that you have complied with our request to correct the violation of the
Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated November 3, 1975.

Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

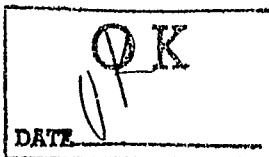
In order to aid in the preservation of Portland's existing
housing inventory, it shall be the policy of this department
to inspect each residential building at least once every five
years. Although a property is subject to re-inspection at any
time during the said five year period, the next regular
inspection of this property is scheduled for August 1981.

Sincerely yours,
David C. Bittenbender
Director
Health & Social Services

Inspector R. Bailey

By David C. Bittenbender
Chief of Housing Inspections

/ss



May 27, 1976

Mr. Ronald A. Vincent
65 Sherman Street
Portland, Maine 04103

Dear Mr. Vincent: Re: 34 Brentwood Street, Portland, Maine 133-H-10 DC-3

As owner or agent of the above referred property, you were notified on November 3, 1975 by Certified United States mail receipt #487201, to correct certain substandard conditions in violation of Chapter 307 of the City of Portland Municipal Codes "Minimum Standards for Housing". Several reinspections have been made and we find that you have not complied with our request.

A final reinspection was made on May 26, 1976, by Housing Inspector Bailey and, as a result, you are hereby ordered to correct the violations listed below on or before June 27, 1976.

Sincerely yours,

David C. Bittenbender
Director - Health & Social Services

Inspector

[Handwritten signature]

By

[Handwritten signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 OF THE CITY OF PORTLAND MUNICIPAL CODE	Section(s)
1. EXTERIOR FOUNDATION - right rear - replace missing mortar. 7-78 BB	3-a
2. PORCH STAIRS - right rear porch - repair or replace the broken and rotted treads.	3-d
3. REAR HALL - first floor - repair inoperative light fixture on ceiling.	3-e
4. THIRD FLOOR ATTIC - right rear - windows - replace missing stops.	3-e
5. REAR CELLAR STAIRWAY - repair or replace broken plaster.	3-b
6. CELLAR FOUNDATION - left front, left rear and right rear - replace missing mortar.	3-a
7. MIDDLE CELLAR - ceiling - install support posts for main beam.	3-a
8. REAR CELLAR - support column - repair or replace broken and missing bricks.	3-a
9. FIRST FLOOR FRONT PORCH - ceiling - repair or replace the rotted and broken plancier board.	3-a
<u>First Floor - front</u>	
10. FRONT BEDROOM - floor - repair or replace the broken and missing flooring.	3-b
11. " " - window - repair inoperative sash.	3-b
<u>First Floor - rear</u>	
12. KITCHEN - wall - repair or replace the broken plaster.	3-b
<u>Second Floor - front</u>	
13. FRONT BEDROOM - window - replace broken glass.	3-b
14. " " - secure glass by reglazing window.	3-b
15. BATHROOM - ceiling - repair or replace the broken plaster.	3-b

continued -

34 Brentwood Street - continued

Second Floor - rear

16. REAR BEDROOM - window - replace broken glass.
17. KITCHEN - window - secure glass by reglazing window.

3-8
3-8

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Mr. Ronald A. Vincent
65 Sherman Street
Portland, Maine 04101

Re: Premises located at 34 Brentwood Street, Portland, Maine 133-H-10 DC3

Atkinson
no 3/75
772 4724 Date JANUARY 6, 1976

Dear Mr. Vincent:

You are hereby notified that as a result of a telephone conversation between Ms. Atkinson and Inspector Leary and her request for additional time on January 5, 1976, regarding our "NOTICE OF HOUS'NG CONDITIONS" at the above referred premises resulted in the decision noted below.

XXX Expiration time extended to March 8, 1976 in order to correct the seventeen (17) Housing Code violations as shown on the attached copy of the original "Notice of Housing Conditions".

Notice modified as follows: _____

Please notify this office if all violations are corrected before the above mentioned date so that a "CERTIFICATE OF COMPLIANCE" may be issued.

FW 5-26-76

Very truly yours,
David C. Bittenbender
Health Director

By _____
Lyle D. Noyes
Chief of Housing Inspections

In Attendance:
Ms. Ann Atkinson
M. Leary, Housing Inspector

RECEIVED

MAR 3 1976

NEIGHBORHOOD
CONSERVATION

Encl. 1

LDN:rl

Adn/72

NOTICE OF HOUSING CONDITIONS

DU 4

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Ch.-Bl.-Lot: **133-H-10**
Location: **34 Brentwood Street**
Project: **DREARING CENTER 3**
Issued: **Nov. 3, 1975**
Expires: **Dec. 5, 1976**

Mr. Ronald A. Vincent
65 Sherman Street
Portland, Maine 04103

Dear Mr. Vincent:

An examination was made of the premises at 34 Brentwood Street, Portland, Maine, by Housing Inspector Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before December 5, 1976. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Sincerely yours,

David C. Bittenbender
Health Director

Inspector H. Leary

By [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 207 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

- 1. Replace missing mortar on right rear exterior foundation. 3a
- *2. Repair or replace broken, rotted tread on right rear porch stairs. 3d
- *3. Repair inoperative light fixture in ceiling of first floor rear hall. 3e
- 4. Replace missing stops in windows of third floor right rear attic. 3c
- *5. Repair or replace broken plaster in rear cellar stairway. 3b
- 6. Replace missing mortar in left front, left rear and right rear cellar foundation. 3a
- *7. Install support posts for main beam in middle cellar ceiling. 3a
- *8. Repair or replace broken, missing bricks and mortar on support column in rear cellar. 3a
- *9. Repair or replace rotted, broken plancier board in first floor front porch ceiling. 3a
- First Floor - Front
- *10. Repair or replace broken, missing flooring in front bedroom floor. 3b
- 11. Repair inoperative sash in front bedroom window. 3b
- First Floor - Rear
- *12. Repair or replace broken plaster in wall of kitchen. 3b
- Second Floor - Front
- *13. Replace broken glass in front bedroom window. 3c

CONTINUED....

36 Brentwood Street, continued

- 14. Replace missing glazing in front bedroom window.
- *15. Repair or replace broken plaster in ceiling of bathroom.

3c

Second Floor - Rear

- *16. Replace broken glass in right rear bedroom window.
- 17. Replace missing glazing in kitchen window.

3b

3c

3c

*WHEN MAKING REPAIRS FIRST PRIORITY SHOULD BE GIVEN TO THOSE ITEMS WITH ASTERISKS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

LON:ru

REINSPECTION RECOMMENDATIONS

INSPECTOR: M. L. P. Kelly

LOCATION 34 Brentwood Street
 PROJECT Deering Center 3
 OWNER Ronald H. Vincent

NOTICE OF HOUSING CONDITIONS Issued	Expired	HEARING NOTICE		FINAL NOTICE	
		Issued	Expired	Issued	Expired
<u>11-3-75</u>	<u>12-5-76</u>				

A reinspection was made of the above premises and I recommend the following action:

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	"POSTING RELEASE"
<u>7-2-76</u> <u>DB</u>	<u>SATISFACTORY Rehabilitation in Progress</u>	
	Time Extended To _____	
	Time Extended To _____	
	Time Extended To _____	
<u>5-26-76</u> <u>DB</u>	<u>UNSATISFACTORY Progress</u> Send "HEARING NOTICE" _____	<u>"FINAL NOTICE"</u> <u>2-26-76</u> <u>X</u>
	"NOTICE TO VACATE" _____	
	POST Entire _____	
	POST Dwelling Units _____	
	<u>UNSATISFACTORY Progress</u> Request "LEGAL ACTION" Be Taken _____	

1/5/76 MJ INSPECTOR'S REMARKS: Owner talked with Dept regarding reinspection. Shall contact office to reinspect.
3-10-76 DB NA 3-16-76 CO VIA 4-30
5-26-76 DB CT 1st FR. Nothing done. Cond. Final
6-25-76 DB Med. Ground. 1st reinspect. 5/10/76 reinspect.

INSTRUCTIONS TO INSPECTOR: _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 01, 1994

HANSEN ERIC T & LISA O JTS
427 OLD OCEAN HOUSE RD
CAPE ELIZABETH ME 04107

Re: 44 Brentwood St
CBL: 133- - H-010-001-01
DU: 4

Dear Eric & Lisa Hansen,

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

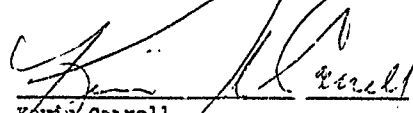
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

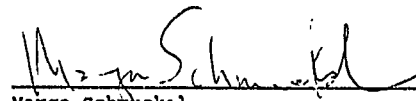
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Kevin Carroll
Code Enforcement Officer


Marge Schmuckel
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 34 Brentwood St
Housing Conditions Date: March 31, 1994
Expiration Date: May 31, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	EXT - FRONT SIDEWALK - TRASH/DEBRIS	109.40
2.	EXT - RIGHT MIDDLE WALL - LEAKING FUEL FILL LINE	114.30
3.	EXT - 2ND FL - FRONT PORCH ROTTING SAFETY RAIL	108.40
4.	EXT - FRONT STAIRWAY - LOOSE TREAD	108.40
5.	INT - BASEMENT - FURNACE INOPERATIVE SAFETY SWITCH	114.30
6.	INT - BASEMENT/RIGHT FRONT - FLOOR ANIMAL FECES	109.40
7.	INT - BASEMENT STAIRWELL - WALL/CEILING MISSING/BROKEN PLASTER	108.20
8.	INT - 1ST FL - FRONT HALL BLOCKED EXIT	108.20
9.	INT - 1ST FL/REAR - BEDROOM CEILING INOPERATIVE LIGHT FIXTURE	113.50
10.	INT - 2ND FL/REAR - STAIRWELL MISSING LIGHT FIXTURE	113.20
11.	INT - BASEMENT/REAR MIDDLE - FLOOR DETERIORATED BRICK SUPPORT COLUMNS (2)	108.20

Inspection Services
Michael P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 01, 1994

HANSEN ERIC T & LISA O JTS
127 OLD OCEAN HOUSE RD
CAPE ELIZABETH ME 04107

Re: 34 Brentwood St
CBL: 133- - R-010-001-01
DU: 4
1st fl/rear apt - Det Inop

Dear Eric & Lisa Hansen,

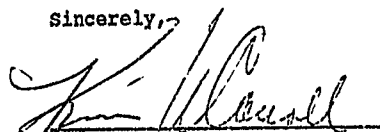
During a recent inspection of the property owned by you at the above referred property, it was noted that smoke detectors were missing/inoperable in some locations.


25 MRS 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,


Kevin Carroll
Code Enforcement Officer


Marge Schmeckal
Asst. Chief of Inspection Services