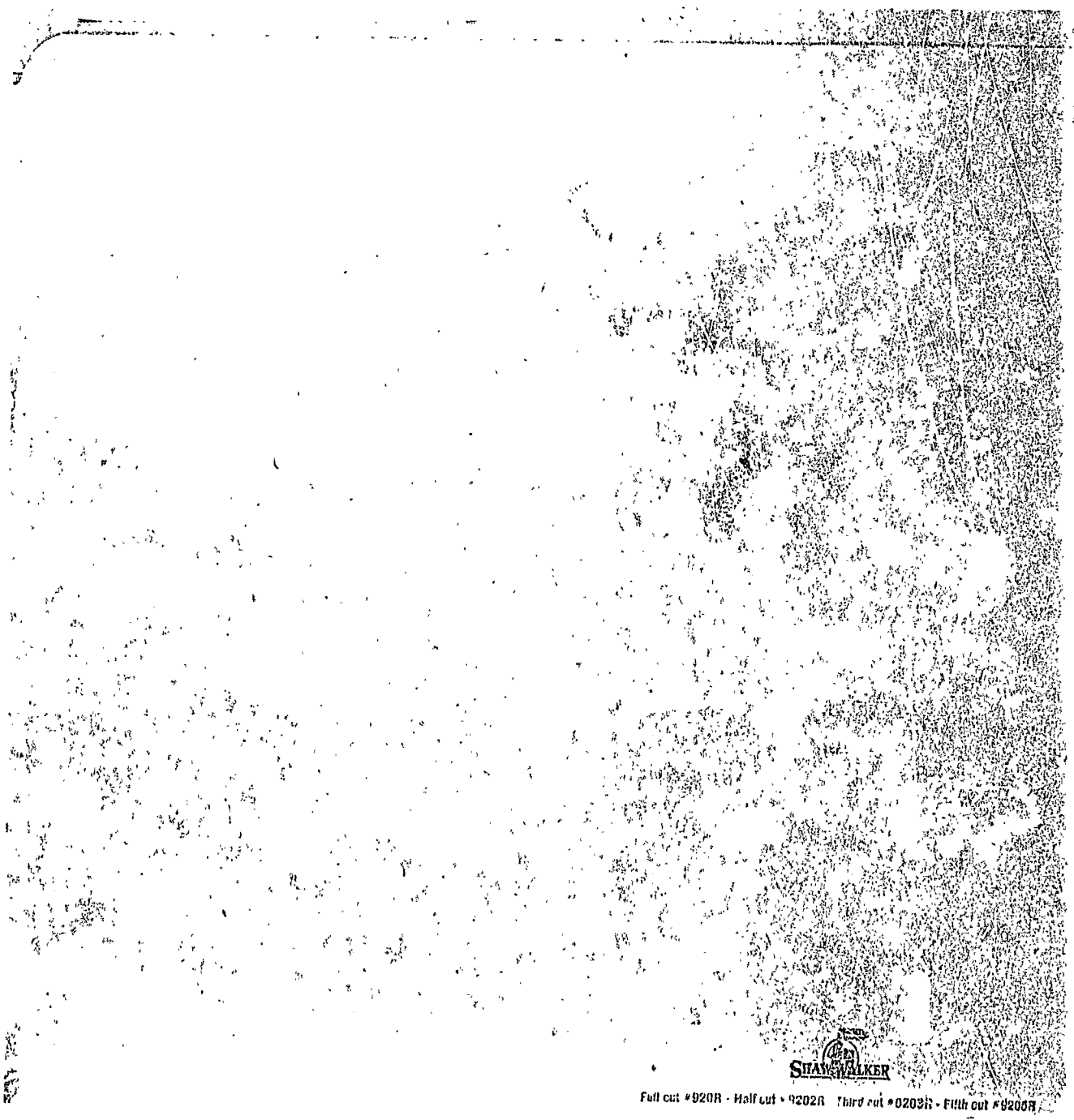
110-112 BRENTWOOD STREET



Full cut #920R - Half cut - 9202R Third cut #0203R - Fifth cut #9205R

PERMIT NUMBER 8069

Date Issued Sept 30, 1959

PORTLAND PLUMBING INSPECTOR

By J. P. Walsh

APPROVED FIRST INSPECTION

Date

By

APPROVED FINAL INSPECTION

Date N. J.

By J. B. W.

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 112 Brentwood Street

Installation For: Mrs. Florence Ferroni

Owner of Bldg.: Mrs. Florence Ferroni

Owner's Address: 112 Brentwood Street

Plumber: Albert C. Sinico Date: 9/30/59

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
	1	HOT WATER TANKS	1	
		TANKLESS WATER HEATERS 3		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			Total	$1.00

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 8834

Date Issued 5-16-60

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date May 17-60

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date May 17-60

By JOSEPH P. WELCH

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 112 Brentwood Street

Installation For: R. C. Turconi

Owner of Bldg.: R. C. Turconi

Owner's Address: 96 Clinton Street

Plumber: H. W. Johnson & Son Date: 5-16-60

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	2.00
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
	1	DRAINS	1	2.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			Total	4.00

3

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 7798

Date Issued 7/17/59

PORTLAND PLUMBING INSPECTOR

By S.P. WATCH

APPROVED FIRST INSPECTION

Date

By

APPROVED FINAL INSPECTION

Date

By

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☑ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

6M 12-53 ☐

PERMIT TO INSTALL PLUMBING

Address: 112 BRYANTWOOD STREET

Installation For:

Owner of Bldg.: RENALDO & FLORENCE TERRONI

Owner's Address: 96 HARTLEY STREET

Plumber: PORT. GAS LIGHT COMPANY Date: 7/17/59

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS	1	1.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		

3

PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 1.00

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date April 24 81 19 102

Receipt and Permit number A 67~~62~~

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: 112 Brentwood St.

OWNER'S NAME: James Lussier ADDRESS: lives there

	FEES
OUTLETS:	
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL ____	
FIXTURES: (number of)	
Incandescent ____ Flourescent ____ (not strip) TOTAL ____	
Strip Flourescent ____ 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) x	
Electric (number of rooms) ____	3.00
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:	3.00

INSPECTION:

Will be ready on ____, 19__; or Will Call xx

CONTRACTOR'S NAME: Future Oil Co.

ADDRESS: 9 Waverly St.

TEL.: 774-8358

MASTER LICENSE NO.: 2637

LIMITED LICENSE NO.: ____

SIGNATURE OF CONTRACTOR: Future Oil Co Inc. Angelo Posselli

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 6702

Location 112 Brentwood St.

Owner Jr Lunnie

Date of Permit 4-24-81

Final Inspection 5-28-81

By Inspector [illegible]

Permit Application Register Page No. 86

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 5-28-81 / / /

/ / /

/ / /

/ / /

/ / /

/ / /

CODE COMPLIANCE COMPLETED DATE 5-28-81

DATE:

REMARKS:

FILL IN AND SIGN WITH INK

336

PERMIT ISSUED

APR 28 1981

CITY of PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 24, 1981

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 112 Brentwood St. 1st floor Use of Building multi family No. Stories 3 New Building / Existing "

Name and address of owner of appliance James Lussier - same

Installer's name and address Future Oil Co. - 9 Waverly St. Telephone 774-8358

General Description of Work

To install forced hot water system - replacing - boiler & burner

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? # 2 fuel oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 4 ft. all around

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue 8 x 10 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 Beckett - gun Labelled by underwriters' laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1¼

Location of oil storage basement Number and capacity of tanks 1-275 gal.

Low water shut off yes Make ~~xxxx~~ Safeguard No. OEF

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none

Total capacity of any existing storage tanks for furnace burners 275 gal.

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? 5.00

cost of work 350. 5.50

10.50

APPROVED:

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

CS 300

INSPECTION COPY

Signature of Installer Future Oil Co. Inc.
Angelo Rossetti
master # 2637

6A

Permit No. 81/336

Location 1/2 Brentwood Dr.

Owner Carla Trovelli

Date of permit 4-29-81

Approved 4-28-81

NOTES

5/20/81 – OK – GB

1. 1½ FILL PIPE
2. ~~1¼ VENT PIPE~~
3. Kind of Heat
4. Burner Stability & Support
5. Motor & Panel
6. Burner Control
7. ~~High Limit Control~~
8. Main Control Switch
9. Low Water Cut Off
10. High Limit Control
11. Fuse & protection
12. ~~Vent to Chimney line~~
13. Combustion Chamber
14. Tank Stability & Support
15. Oil Supply
16. Instruction Card
17. ~~oil leaks~~
18. Adequate ventilation
19. ~~Smokepipe to combustible~~
20. Thermal Control switch

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55885
Issued 4/23/70

Portland, Maine 4/23, 1970

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee $1.00)

Owner's Name and Address Ernest Hartt Tel.
Contractor's Name and Address Philip Welsch Blackpaint Rd Cockaw Tel.
Location 112 Brentwood St Use of Building
Number of Families 2 Apartments Stores Number of Stories
Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Dryer Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units) will call
Will commence 19 Ready to cover in 19 Inspection 19
Amount of Fee $ 1.50

Signed Philip Welsch

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
VISITS: 1 2 3 4 5 6
7 8 9 10 11 12
REMARKS:

INSPECTED BY J. W. Hartt

CE 803

(OVER)

LOCATION Brentwood D St. N.E.

INSPECTION DATE 1/29/70

WORK COMPLETED 1/29/70

TOTAL NO. INSPECTIONS

REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
JUN 23 1964
CITY of PORTLAND

Portland, Maine, June 22, 1964

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 112 Brentwood St. Use of Building 3- fam. No. Stories 3 New ~~Building~~ Existing "

Name and address of owner of appliance R. J. Tirroni, 96 Clinton St. 797-5511

Installer's name and address W. W. Johnson & Son, 120 Summit St. Telephone

General Description of Work

To install forced hot water heating system and oil burning equipment in place of steam heating system (oil) to heat second floor

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'

From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue no

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 Weill-McLain gun type 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 cement Size of vent pipe 1¼"

Location of oil storage basement Number and capacity of tanks 3- exis...g(1-enclosed)

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 3- existing - one enclosed

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., $1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 6-22-64

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

R. J. Tirroni
W. W. Johnson & Son

Signature of Installer By: Willis W. Johnson

CS 300

INSPECTION COPY

Permit No. 64/378

Location 1/2 Rietkenstaff

Owner P. J. Kirzner

Date of permit 6/19/64

Approved

NOTES

1. Hill Riser
2. Vent Pipe
3. Kind of Roof
4. Burner Rating & Supports
5. Name & Lists
6. Stack to Roof
7. Hole in
8. Remote Control
9. Fuel Supply & Valve
10. Valves
11. Controls & Thermo
12. Tank & Fill & CA etc.
13. Tank Blower
14. Oil Check
15. Inspection Card
16. Low Water Shutoff

B-Lees Completed Fire

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00900
JUL 26 1961
CITY OF PORTLAND

Portland, Maine, July 26, 1961

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 112 Prentwood St. Use of Building Apartment House Dwelling No. Stories 3 ~~New~~ Building Existing "

Name and address of owner of appliance R.J. Terroni, 96 Clinton St.

Installer's name and address W.W. Johnson & Son 43 College St. Telephone 3-2734

General Description of Work

To install Forced hot water heating system and oil burning equipment in place of stove heat. (for third floor.)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 4'

From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue gas hot water heater.

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 Crane-gun type 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 $1\frac{1}{2}$"

Location of oil storage basement Number and capacity of tanks 1-275 gal. (to be enclosed) *

Low water shut off Make

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? No

Total capacity of any existing storage tanks for furnace burners 2-275 gal.

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?

If gas fired, how vented? Forced or gravity?

Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

* Tank will be enclosed with 8" concrete block well bonded to a non-burnable floor, and constructed to a level not less than 12 inches above the top of the tanks. space between tanks and enclosure and to top of walls to be completely filled with sand or well tamped earth and tanks to be coated as for underground tanks.

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: R. 7-26-61

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

W W Johnson & Son

by: Walter W. Johnson

Signature of Installer

CS 300

INSPECTION COPY

F.M.

Permit No. 61/69 [illegible]

Location [illegible]

Owner [illegible]

Date of permit 7/22/61

Approved [illegible]

NOTES

1. Vent Pipe
2. Road [illegible]
3. Blower Building & [illegible]
4. Vapor Tower
5. Pump Room
6. Storage Cavern
7. Main Liquid Circuit
8. Storage Cavern
9. Pump and Support & Protection
10. Vapor to Supply Line
11. Cleaning or Fill
12. Tank Bed [illegible]
13. Tank Inlet
14. Oil Outlet
15. Injection Outlet
16. Low Water [illegible]

SECTION COBA

SECTION BEGINNING

Gen. 1008 Heater
Oil what could be heat in 3rd floor
134-H-3

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
4213
AUG 25 1960
CITY of PORTLAND

Portland, Maine, August 25, 1960

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 112 Brentwood Street Use of Building Apt. house No. Stories 3 New Building Existing "

Name and address of owner of appliance R. J. Terroni, 96 Clinton St.

Installer's name and address W. W. Johnson & Son, 43 College St. Telephone 2-2365

General Description of Work

To install oil-fired hot water heating system in place of ~~gas~~ oil-fired hot air heat

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'

From top of smoke pipe 3' From front of appliance 10' From sides or back of appliance 10'

Size of chimney flue 8x8 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 Crane 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 1¼"

Location of oil storage basement Number and capacity of tanks existing 1-220

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 1-220 gal.

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
8-25-60

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

W. W. Johnson & Son

C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer By: W. W. Johnson & Son

F.M.

Permit No. 60/12/13

Location 113 Bradford St

Owner RG Terrone

Date of permit 8/25/60

Approved 9/13/60

NOTES

4. Vent Pipe
5. Name
6. Sheet
7. Height
8. Kind
9. Piping
10. Valves
11. Capacity
12. Tank
13. Tank Diameter
14. Oil Gauge
15. Installation Certificate
16. Low Water Shut

Granted 10/15/59
59/90

DATE: Oct. 15, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. RINALDO TERRONI

AT 110-112 Brentwood Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS	VOTE Yes	No
Franklin G. Hinckley	(✓)	( )
Joseph T. Gough	(✓)	( )
Harry M. Shwartz	(✓)	( )

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

Mrs. Rinaldo Terroni, owner of property at 110-112 Brentwood Street Sept. 30, 1959 under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Construction of a 9 foot long dormer window for the purpose of modernizing an existing bath room and proposed on the left side of the roof at this location. This permit is presently not issuable because the three-family apartment house is a non-conforming use in the R-3 Residence Zone where the property is located, according to Section 4-A of the Ordinance, and the proposed dormer window would be an increase of cubical content of a non-conforming use, disallowed by Section 17-B of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Florence A Terroni
APPELLANT

DECISION

After public hearing held October 15, 1959, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance 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.

Franklin H. Hinckley
Joseph H. Sweeney
Harry M. Edwards
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 5, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 15, 1959, at 4:00 p.m. to hear the appeal of Mrs. Rinaldo Terroni requesting an exception to the Zoning Ordinance to permit construction of a 9 foot long dormer window proposed on the left side of the roof at 110-112 Brentwood Street for the purpose of modernizing an existing bathroom.

This permit is presently not issuable because the three-family apartment house is a non-conforming use in the R-3 Residence Zone where the property is located, according to Section 4-A of the Ordinance, and the proposed dormer window would be an increase of cubical content of a non-conforming use, disallowed by Section 17-B of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-110-112 Brentwood St., Construction of dormer window on 3-family apartment house and zoning appeal relating thereto.

September 28, 1959

Mrs. Rinaldo Terroni
96 Hartley Street

cc to: Mr. Robert G. Moulton
122 Mabel Street
cc to: Corporation Counsel

Dear Mrs. Terroni:

As Mr. Moulton, your contractor, has no doubt explained to you, the building permit is not issuable under the Zoning Ordinance to authorize construction of a 9-foot long dormer window for the purpose of modernizing an existing bath room and proposed on the left side of the roof at 110-112 Brentwood Street, because the three-family apartment house is a non-conforming use in the R-3 Residence Zone where the property is located, according to Section 4-A of the Ordinance, and the proposed dormer window would be an increase of cubical content of a non-conforming use, disallowed by Section 17 B of the Ordinance.

Mr. Moulton says that you desire to seek a variance from the Board of Appeals under Section 24-C of the Ordinance. Such an appeal is to be filed at the office of Corporation Counsel, Room 208, City Hall, where a copy of this letter will be found.

Very truly yours

AJS/jg

Albert J. Sears
Inspector of Buildings

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 5, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 15, 1959, at 4:00 p.m. to hear the appeal of Mrs. Rinaldo Terroni requesting an exception to the Zoning Ordinance to permit construction of a 9 foot long dormer window proposed on the left side of the roof at 110-112 Brentwood Street for the purpose of modernizing an existing bathroom.

This permit is presently not issuable because the three-family apartment house is a non-conforming use in the R-3 Residence Zone where the property is located, according to Section 4-A of the Ordinance, and the proposed dormer window would be an increase of cubical content of a non-conforming use, disallowed by Section 17-B of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

R3 RESIDENCE ZONE

PERMIT ISSUED
01488
OCT 16 1959
CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 22, 1959

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter~~repairdemolish~~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 110-112 Brentwood St. Within Fire Limits? no Dist. No.

Owner's name and address Mrs. Rinaldo Terroni, 96 Hartley St. Telephone

Lessee's name and address Telephone

Contractor's name and address Robert G. Moulton, 122 Mabel St. Telephone 3-4325

Architect Specifications Plans no No. of sheets

Proposed use of building ~~Dwelling~~ Apartment House No. families 3

Last use " " No. families 3

Material frame No. stories 2½ Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 500.00

Fee $ 2.00

General Description of New Work

To construct 9' dormer on side of building. (to increase size of bathroom.)

7' to side lot line.

Permit Issued with Letter

This bldg is already a 3-story one, legally because there was an independent apt. on 3rd floor - up

area 3rd floor 40 x 23 = 920

" 2nd " 920 + 12 x 17 = 1124

2x6 on 11' span = 571
11 x 1.33 x 45 = 660
11 x 1.17 x 45 =
11 x 1.33 x 35 =
(134 H3)

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*** contractor

Details of New Work

Appeal sustained 10/15/59

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

Material of underpinning Height Thickness

Kind of roof shed Rise per foot 4" Roof covering Asphalt Class C Und.Lab.

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

Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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 2x6

On centers: 1st floor, 2nd, 3rd, roof 16"

Maximum span: 1st floor, 2nd, 3rd, roof 11'

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

If a Garage

Permit Issued with Letter

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: 10/16/59 with letter

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Mrs. Rinaldo Terroni
Robert G. Moulton

INSPECTION COPY

Signature of owner by: Robert G. Moulton
Tm.

Permit No. 59-1448
Location 110-112 Chestnut St
Owner Phil. Daniels Tenant
Date of permit 10/16/59
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

NOTES

10-28-59 staging up

10/29/59 - Mr. Moulton came in and said if he cannot get well over 4" to the foot pitch he will use 2x8 rafters. The ceiling joists will be OK because it will be subpartitioned by partition -

11-10-59 Not started

11-18-59 " "

12-4-59 O.K to close in. Check thimble or close in chimney in Kitchen

12-15-59 Same not working

INSPECTION NOT COMPLETED

AP-110-112 Brentwood St., Construction of dormer window on 3-family apartment house and zoning appeal relating thereto.

September 28, 1959

Mrs. Rinaldo Terroni
96 Hartley Street

cc to: Mr. Robert G. Moulton
122 Mabel Street
cc to: Corporation Counsel

Dear Mrs. Terroni:

As Mr. Moulton, your contractor, has no doubt explained to you, the building permit is not issuable under the Zoning Ordinance to authorize construction of a 9-foot long dormer window for the purpose of modernizing an existing bath room and proposed on the left side of the roof at 110-112 Brentwood Street, because the three-family apartment house is a non-conforming use in the R-3 Residence Zone where the property is located, according to Section 4-A of the Ordinance, and the proposed dormer window would be an increase of cubical content of a non-conforming use, disallowed by Section 17-B of the Ordinance.

Mr. Moulton says that you desire to seek a variance from the Board of Appeals under Section 24-C of the Ordinance. Such an appeal is to be filed at the office of Corporation Counsel, Room 208, City Hall, where a copy of this letter will be found.

Very truly yours,

Albert J. Sears
Inspector of Buildings

WHCD/JG

AP 110-112 Brentwood St.
Construction of dormer window on 3-family apartment house

Oct. 16, 1959

Mr. Robert G. Moulton
122 Mabel Street

cc to: Mrs. Rinaldo Terroni
96 Hartley Street

Dear Mr. Moulton:

Mrs. Terron's zoning appeal having been granted on Oct. 15th, the building permit for the above work is issued to you, herewith, subject to the following:

The 2x6 dressed hemlock rafters, 16 inches from center to center, and on spans of 11 feet - - indicated on the application - - do not check out strong enough to support even the roof load alone. If spaced no more than 14 inches from center to center they would support the roof load alone, but not any ceiling which you might propose to support on them.

It is assumed that you intend to use a "shed" roof on the dormer and that the rafters would run very close to the ridge. If that is true and separate ceiling joists are used, they would normally run from a bearing on the outside plate to a bearing partition nearer the center of the building, and perhaps carried through to the existing rafters on the other side. If that is the case none of the ceiling load would come on the new roof joists, and they would work out at 14 inches from center to center.

However, if, because of the situation, it is found desirable to support the ceiling joists on the new roof joists a short distance in from the face of the dormer, a roof joist, even 14 inches from center to center would not work out. In that case please consult the undersigned before going ahead.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WMcD:M

Enc: permit card and copy of application

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01411
SEP 10 1954
CITY of PORTLAND

Portland, Maine, Sept. 10, 1954

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 110-112 Brentwood St. Use of Building 3-family apartment house No. Stories ~~New~~ Building Existing "

Name and address of owner of appliance Charles B. Rodway, 14 Mason St.

Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8304

General Description of Work

To install (2) oil burning equipment in connection with existing warm air heating system) and steam heating system

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 Mastercraft 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 1¼"

Location of oil storage basement Number and capacity of tanks 1-220 gal. 1-220 gal.

Low water shut off yes Make McDonnell Miller No. 67

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 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? 2.50 ($2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:
O.K. 9/10/54 AJS

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

Harris Oil Co.

Signature of Installer by: R. H. Harris

INSPECTION COPY

Permit No. 54 1411

Location 110-112 Brentwood St

Owner Charles B. Rodway

Date of permit 9/10/54

Approved 10-20 J 4 Fine

NOTES

1 Fill Pipe

2 Vent Pipe

3 Kind of Equipment

4 Barrel Rigidity & Supports

5 Name & Label

6 Stack Control

7 High Limit Control

8 Remote Control

9 Piping Support & Protection

10 Valves in Supply Line

11 Capacity of Tanks

12 Tank Rigidity & Supports

13 Tank Distance

14 Oil Gauge

15 Instruction Card

16 Low Water Shut-off

New

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01933
OCT 27 1953
CITY of PORTLAND

Portland, Maine, Oct. 26, 1953

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 110 Brentwood St. Use of Building 2-family dwelling No. Stories ~~New~~ Building / Existing "

Name and address of owner of appliance Lee Lewhegin, 195 Pleasant Ave.

Installer's name and address Portland Stove Foundry, 57 Kennebec St. Telephone 3-3664

General Description of Work

To install gravity warm air heating system (replacement)

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? coal

Minimum distance to burnable material, from top of appliance or casing top of furnace 10" with shield

From top of smoke pipe 15" From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x10 Other connections to same flue stove

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 Labelled by underwriter's laboratories?

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

Type of floor beneath burner

Location of oil storage Number and capacity of tanks

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? How many tanks fire proofed?

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? Kind of fuel?

Minimum distance to wood or 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: OK. 10-27-53.

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

Portland Stove Foundry

Signature of Installer by: [illegible]

INSPECTION COPY

1-1-10

Permit No. 53/1288

Location 110 Brentwood Dr.

Owner Lee Hertzegui

Date of permit 10/27/53

Approved 11-16-53 [illegible]

NOTES

PERMIT ISSUED

April 16, 1935

File Receipt No.4018B-I

Mr. Alfred H. Larrabee,
112 Brentwood Street,
Portland, Maine.

Dear Sir:-

Your appeal with relation to the construction of a single car garage in the rear of your property at 112 Brentwood Street was sustained by the Board of Municipal Officers on April 15th conditionally.

In order for you to secure the building permit, it is now necessary for you to submit a new location plan showing the proposed garage set parallel with the rear of your house or approximately parallel with Brentwood Street and showing its location with relation to the rear end of the house, the side and rear property lines and the existing garage. It is also necessary that you furnish an elevation plan showing the way the garage will look after it is built when one stands off and looks at the front of it. This new location should also be staked on the lot in agreement with the new plan, and after checking this location we should be able to issue the permit.

Very truly yours,

Inspector of Buildings.

McD/H

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 1 car garage

at 112 Brentwood Street Date 3/30/35

1. In whose name is the title of the property now recorded? Alfred H. Larrabee

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? fence

3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 6"

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Alfred H Larrabee

PERMIT ISSUED

Permit No. 1097

JUL 24 1935

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 30, 1935.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 112 Brentwood Street Ward 9 Within Fire Limits? No Dist. No.

Owner's or Lessee's name and address Alfred H. Larrabee, 112 Brentwood St Telephone no

Contractor's name and address. William F. Pray, 111 Brentwood St. Telephone

Architect's name and address

Proposed use of building 1 car garage No. families

Other buildings on same lot tenement house 3 family, 2 car garage

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 100. Fee $ .500

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To erect one car frame garage 10 ' x 18'
Appeal sustained additionally and Permit Granted by Special Order of Board of Municipal Officers 4/15/35

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WANTED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WANTED

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

Details of New Work

Height average grade to top of plate

Size, front 10' depth 18' No. stories 1 Height average grade to highest point of roof 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof ~~flat~~ Rtch Rise per foot 7½" Roof covering Asphalt roofing Class C Ind. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved?

Corner posts 2-2x4 Sills 4x6 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor cinder, 2nd, 3rd, roof 2x6

On centers: 1st floor, 2nd, 3rd, roof 24"

Maximum span: 1st floor, 2nd, 3rd, roof ~~[illegible]~~

If one story building with masonry walls, thickness of walls? ~~6x8 girder thru center~~ height?

If a Garage

No. cars now accommodated on same lot 2, to be accommodated 2

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner Alfred H Larrabee

INSPECTION COPY

Oliver T Sanborn
CHIEF OF FIRE DEPT.

4018

Ward 9 Permit No. 35/1097

Location 112 Brentwood St.

Owner Alfred H. Larrabee

Date of permit 4/25/35

sing-in

Insp osing-in

Final Notif

Final Inspn. 8/13/35

Cert. of Occupancy issued None

NOTES

4/1/35 - On inspection I find that the rear yard behind this house is only 24' deep by 50' wide, an area of 1200 sq. ft. 30% of this area is 510 sq ft. An existing 2 car garage is 18' x 20', occupying an area of 360 sq ft. This leaves an area of 150 sq ft. which may be occupied by garage. (510' - 360' = 150') The proposed garage is 10' x 18' or 180', making area to be occupied greater than that allowed under the zoning law. I explained this to Mr. Larrabee + told him of his appeal rights. We then talked somewhat of putting the garage in the basement under rear of house, which did not seem proper protection as provided. This would also require a small one story addition to house. He is to consider both this idea and the question of appeal and notify us later what he decides. - A.J.S.

7/23/35 Checked new location of garage - A.J.S.

7/25/35 - Mr. Fleering Mr. Carleton approved new location and design of roof - A.J.S.

8/1/35 - Boarding in roof - A.J.S.

8/13/35 - Work nearly completed - A.J.S.

City of Portland, Maine

Appealed sustained conditionally
4/16/35
35/10

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Albert H. Larrabee at 112 Brentwood Street

April 5, 1935

To the Municipal Officers:

Your appellant, Albert H. Larrabee

who is the owner of property at 112 Brentwood Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct a single car garage on the above property because the proposed garage taken together with an existing two car garage now located in the rear yard would make a greater area of occupancy than is ordinarily permissible under the Zoning Ordinance in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant desires to build this garage in order to satisfy and hold one of his tenants. This being a tenement house provision for three cars is desired, and this can only be done by exceeding the allowable area for accessary buildings in the rear yard.

3-/10

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Monday, April 15, 1935 at 11:00 o'clock in the forenoon upon the appeal of Alfred H. Larrabee with relation to the construction of a garage at 112 Brentwood Street.

Under the precise terms of the Zoning Ordinance it is not possible to issue a permit for this garage because taken together with the two car garage now existing in the rear yard of this property, the area occupied by both buildings would exceed thirty per cent of the area of the rear yard, a condition not ordinarily permissible in the General Residence Zone where the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Deering, Chairman

35/10

April 8, 1935

Mr. Alfred H. Larrabee,
112 Brentwood Street,
Portland, Maine.

Dear Sir:-

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall on Monday, April 15, 1935 at 11:00 o'clock in the forenoon upon your appeal with relation to the construction of a garage at 112 Brentwood Street.

You are expected to be present or to be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Deering, Chairman

35/10

April 15, 1935

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Alfred H. Larrabee at 112 Brentwood Street, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardships and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be sustained and the permit be granted subject to full compliance with all terms of the Building Code and subject to the condition that the precise location of the garage be changed and that a permit shall only be issued based upon the approval of a new location plan by the Committee on Zoning and Building Ordinance Appeals.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

_____
Chairman

_____

_____

GENERAL RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
087
JUL 23 1935

Class of Building or Type of Structure

Portland, Maine, July 23, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~install~~ the following building ~~structure equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 110-112 Brentwood Street Ward 9 Within Fire Limits? no Dist. No.

Owner's or ~~Lessee's~~ name and address Alfred H. Larrabee, 112 Brentwood St. Telephone

Contractor's name and address William Pray, 111 Brentwood St. Telephone no

Architect's name and address

Proposed use of building Tenement house No. families 3

Other buildings on same lot 2 car garage

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 15x 20. Fee $ .25

Description of Present Building to be Altered

Material wood No. stories 2½ Heat Style of roof Roofing

Last use Tenement house No. families 3

General Description of New Work

To put roof over portion of existing rear side platform 5'2" x 12'

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

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

Details of New Work

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof 12'

To be erected on solid or filled land? earth or rock?

Material of foundation wood posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof shed Rise per foot 5" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

~~at one end - - brackett at other end. 4x8 (lowest end of roof~~

Corner posts 6x6 Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters:	1st floor,	2nd,	3rd,	roof 2x6
On centers:	1st floor,	2nd,	3rd,	roof 16" 19"
Maximum span:	1st floor,	2nd,	3rd,	roof 10"

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

If a Garage

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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner By Alfred H. Larrabee

INSPECTION COPY

Ward 9 Permit No. 35/1087

Location 110-112 Brentwood St

Owner G. H. Lanahee

Date of permit 7/23/35

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8/1/35

Cert. of Occupancy issued None

NOTES

8/1/35 - Work done.
GJS.

(3) GENERAL RESIDENCE ZONE

0723

Permit No. _____
MAY 28 1932

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 18, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd hereby applies for a permit to erect ~~alter~~ install the following building ~~structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 110-112 Brentwood Street Ward 9 Within Fire Limits? no Dist. No. _____

Owner's ~~or Lessee~~'s name and address Alfred H. Larrabee, 110-2 Brentwood St. Telephone _____

Contractor's name and address A. J. Bird Co., 52A Portland St. Telephone P 6250

Architect's name and address _____

Proposed use of building 2 car garage No. families _____

Other buildings on same lot 2 family dwelling house

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 300. Fee $ 75

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect 2 car frame garage 18' x 20'

CERTIFICATE OF OCCUPANCY ISSUED

~~Heating contractor~~

Details of New Work

Height average grade to top of plate 8'6"

Size, front 18' depth 20' No. stories 1 Height average grade to highest point of roof 13'6-

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete slab Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof hip Rise per foot 6" Roof covering asphalt shingles Class C Und Lab.

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat no Type of fuel _____ Is gas fitting involved? _____

Corner posts 4x4 Sills 4x4 Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sill's and corner posts all one piece in cross section.

Joists and rafters:	1st floor concrete	2nd _____	3rd _____	roof 2x4
On centers:	1st floor _____	2nd _____	3rd _____	roof 2'
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 none, to be accommodated 2

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner Alfred H. Larrabee by A. J. Bird Co.

INSPECTION COPY

Name of Contractor By A J Bird

52A

Ward 9 Permit No. 32/723

Loc. 110-2 Brentwood St.

Owner Alfred H. Lassalee

Date of permit 5/28/32.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/15/32 CB.

C.U. Cert. of Occupancy issued Never.

NOTES

5/27/32. Location as staked O.K. CB.

6/11/32. Roof on no covering. CB.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 car garage

at 1012 Brentwood Street Date 5/26/32

1. In whose name is the title of the property now recorded? A H Farnham

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes by Pratt

3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 16"

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

A J Bisch

(2) GENERAL RESIDENCE ZONE

PERMIT ISSUED

Permit No. 0713

MAY 26 1922

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 23, 1922

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building ~~structure equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 110-112 Brentwood Street Ward 9 Within Fire Limits? no Dist. No.

Owner' ~~or Lessee's~~ name and address Alfred H. Larrabee, 110-112 Brentwood St. Telephone

Contractor's name and address A. J. Bird Co., 684 Portland St. Telephone P 4230

Architect's name and address

Proposed use of building dwelling house No. families 2

Other buildings on same lot 2 car garage applied for

Plans filed as part of this application? see gar age No. of sheets

Estimated cost $ 100. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 2½ Heat Style of roof Roofing

Last use dwelling house No. families 2

General Description of New Work

To glaze in second floor of existing two story rear side piazza

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

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

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

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

If a Garage

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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner Alfred H. Larrabee
By A. J. Bird Co.
By A J Bird

INSPECTION COPY

7-11 A

Ward 9 Permit No. 32/713

Location 110-2 Brentwood St.

Owner Alfred H. Lamarche

Date of permit 5/26/32.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued None

NOTES

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 10, 1997

MILLER JOSEPH T
110 BRENTWOOD ST
PORTLAND ME 04103

Re: 110-112 BRENTWOOD ST
CBL: 134- - H-003-001-01
DU: 3

Dear Mr. Miller:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is part of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8707 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

Amy Powers
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 14, 1997

TENANT
25 CEDAR ST
PORTLAND ME 04101

Re: 25 CEDAR ST
CBL: 026- - C-001-001-01
DU: 2

Dear Tenant:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Rosemary Wheeler, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Arthur Rowe
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Dana Bailey, Mgr.

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936