



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

SEP 4 1981

ZONING LOCATION PORTLAND, MAINE, Sept. 1, 1981

CITY OF PORTLAND

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 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 137 Clinton Street. Fire District #1 [] #2 []
1. Owner's name and address Justine Zappia, 18 Cottage Lane, Telephone 799-3984
2. Lessee's name and address Cape Eliz. 04103 Telephone
3. Contractor's name and address Matthew Clarkson, 823 Congress St., Telephone 773-8745
4. Architect Specifications Plans No. of sheets
Proposed use of building nykti family No. families 2
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 700.00 Fee \$ 15.00

FIELD INSPECTOR-Mr GENERAL DESCRIPTION

This application is for @ 775-5451
Dwelling Ext. 234 To erect partitions to install bedroom and bathroom on 3rd floor of dwelling as per plans. 1 sheet of plans, also to erect fire stairs to be used for exit to 2nd floor hallway that is existing.
Garage
Masonry Bldg
Metal Bldg
Alterations
Demolitions
Change of Use
Other

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 stones 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?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE
Fire Dept.
Health Dept.
Others:

Signature of Applicant Justine Zappia Phone # 799-3984
Type Name of above Justine Zappia 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

(6)

NOTES

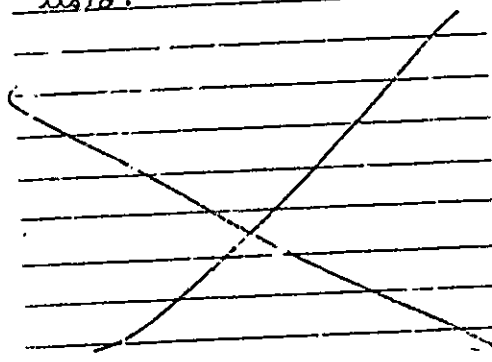
9/8/81 Work has just started on wall
to replace the ceiling across from hall.
9/10/81 [unclear] BOCT

9/22/81 - owner ... ed to get some questions
answered. He ... as a misunderstanding
as to the use. I am thought the BE & BA were
to be used in conjunction with the second
floor. Owner actually wants to use it "for
relative writing". Owner does not believe
bdg. no rooming unit cannot
be set up.

9/22/81 - Owner son came in
explained the situation; the
only way he can do anything
is to appeal to 3rd floor.

10/13/81 - decided to check up on the
3rd floor - N/A - 60

11/23/81 - message of 3rd floor
used.



Permit No. 81/918
Location 135
Owner [unclear]
Date of permit 9-18-81
Approved 9-1-81

Permit denied



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Sept. 8, 19 81
 Receipt and Permit number A 73118

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: 135 Clinton St. - 3rd floor
 OWNER'S NAME: Cynthia Finger ADDRESS: same

OUTLETS:	Key to 3rd floor apt in 2nd floor- hall closet	FEE\$
	Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)		
	Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
	Strip Fluorescent _____ ft. _____	
SERVICES:		
	Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	<u>3.00</u>
METERS: (number of)	<u>1</u>	<u>.50</u>
MOTORS: (number of)		
	Fractional _____	
	1 HP or over _____	
RESIDENTIAL HEATING:		
	Oil or Gas (number of units) _____	
	Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:		
	Oil or Gas (by a main boiler) _____	
	Oil or Gas (by separate units) _____	
	Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)		
	Ranges _____	Water Heaters _____
	Cook Tops _____	Disposals _____
	Wall Ovens _____	Dishwashers _____
	Dryers _____	Compactors _____
	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 _____	
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:	
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:	
	TOTAL AMOUNT DUE:	<u>3.50</u>

INSPECTION:
 Will be ready on 9-9-81, 1981; or Will Call _____
 CONTRACTOR'S NAME: Forest McMahon
 ADDRESS: 121 Holm Ave.
 TEL.: 772-5257
 MASTER LICENSE NO.: 03512
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR:
Forest McMahon

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

PERMIT TO INSTALL PLUMBING

Date Issued
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

App. Fyld Insp.
 Date
 By
 App. Fyld Insp.
 Date
 By

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 135 Clinton St. PERMIT NUMBER 4627
 Ins. Station For 2 Fam.
 Owner of Bldg Joseph Suppla
 Owner's Address 2226
 Plumber Matthew & Son Date: 6/16/76

NEW	REPL			
			SINKS	
			LAVATORIES	
			TOILETS	
			BATH TUBS	
			SHOWERS	
			DRAINS FLOOR SURFACE	
			HOT WATER TANKS	
			TANKLESS WATER HEATERS	
		1	GARBAGE DISPOSALS	1 2.00
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEADERS	
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER	
			base fee	3.00
			TOTAL	5.00

Building and Inspection Services Dept. Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

0520

JUN 17 1976

CITY OF PORTLAND

Portland, Maine, June 16, 1976

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 135 Clinton St. Use of Building dwelling No. Stories 2 New Building Existing " Name and address of owner of appliance Joseph Zappia same Installer's name and address C. Matthews & Son 557 Riverside St. Telephone 797-2529

General Description of Work

To install replace heating system

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 #2 Minimum distance to burnable material, from top of appliance or casing top of furnace 2' From top of smoke pipe 2' From front of appliance 2' From sides or back of appliance 2' Size of chimney flue 8" 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? yes

IF OIL BURNER

Name and type of burn Texaco Labelled by underwriters' laboratories? yes Will operator be always in attendance? auto Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner cement Size of vent pipe 7" Location of oil storage basement Number and capacity of tanks 275 Low water shut off yes Make M & M No. 67 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

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

APPROVED:

O.K. E.H. GIBBING

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

CS 300

INSPECTION COPY

Signature of Installer

Carl Matthews



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date JUNE 16, 1976, 19
 Receipt and Permit number A 1680

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: 135 Clinton St.
 OWNER'S NAME: Joseph Zappia ADDRESS: _____

OUTLETS: (number of)
 Lights _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____ FEES _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary _____

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) 1 _____
 Electric (number of rooms) _____ 3.00

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 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) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: -3.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call x

CONTRACTOR'S NAME: C. Matthews & Son
 ADDRESS: 557 Riverside St.
 TEL.: _____

MASTER LICENSE NO.: 2555
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: Carl Matthews

INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54485
 Issued 11/18/20
 Portland, Maine 11/18/20 1920

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 Joe Deppino 135 Chestnut St.
 Contractor's Name and Address Ellis H. Jones 173 Walton Tel. 797-7720
 Location 135 Chestnut St. Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Service 60 to 100 A

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets 1 Plugs 1 Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable 2-341-5 Underground No. of Wires 3 Size 100A

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.)

W015 Elec. Heaters Watts
 Miscellaneous dryer Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 19 Ready to cover in 19... Inspection 11/18 19 20

Amount of Fee \$ 6.00

signed Ellis H. Jones

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 F. W. [Signature]
 (OVER)

LOCATION *Clinton St. 135*
 INSPECTION DATE *12/11/79*
 WORK COMPLETED *12/11/79*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	.05
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	

PERMIT TO INSTALL PLUMBING

Emergency - which not installed

13374
PERMIT NUMBER

Date Issued 5-6-64

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date *Klein*

By 5-6-64

APPROVED FINAL INSPECTION

Date JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

- By
- TYPE OF BUILDING
 - COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

Address 135 Clinton Street
 Installation For: Mr. J. Zappia
 Owner of Bldg. Mr. J. Zappia
 Owner's Address: 195 Ray Street
 Plumber: William B. Miles Jr.

Date: 5-6-64

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	PER
	1	SINKS		
		LAVATORIES	1	\$ 2.00
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
	2	Washing Machines	2	4.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ► \$ 6.00

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- 135 Clinton St.

Nov. 6, 1964

Carl Selberg
47 Canco Road

cc to: Joseph Zappia
195 Ray Street

Dear Mr. Selberg:

Permit to construct a 2'x20' addition on front of existing garage and to change to two new overhead doors is being issued subject to plan received with application and Building Code restrictions as follows:

1. The 4x10ⁿ D.F. beam indicated on plan at the existing front line of the garage will need to be increased to a 4x12ⁿ D.F. to receive the load for this span.

Very truly yours,

Archib L. Seekins
Deputy Building Inspection Director

ALS:m

CS-27



APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure

November 5, 1964

Portland, Maine

PERMIT ISSUED

01482

NOV 6 1964

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 135 Clinton St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Joseph Zappia, 195 Ray St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Carl Selberg, 47 Canco Road Telephone 772-4256
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Garage No. families _____
 Last use _____ " _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling
 Estimated cost \$ 450.00 Fee \$ 3.00

General Description of New Work

To construct 2' x 20' addition on front of existing 2-car garage.
To change (2) single doors to (2) overhead doors. 4x10 header. (hip roof)
4 x 12 DF

Permit Issued with Memo

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

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 8' Height average grade to highest point of roof 14'
 Size, front 20' depth 2' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation existing foundation with new 6" slab thickness, top _____ bottom _____ cellar _____
 Kind of roof hip Rise per foot 8" Roof covering Asphalt Class C Und Label.
 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 4x6
 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 concrete, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"
 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 2, to be accommodated 2 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

APPROVED:

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

Joseph Zappia
Carl Selberg

INSPECTION COPY

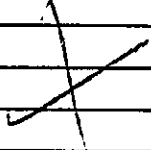
Signature of owner by:

Carl E Selberg

7M

NOTES

11-25-64 Completed *SR*



Lined area for notes, containing a large handwritten 'X' mark.

Permit No. 64/1987
 Location 135 Clinton Street
 Owner Joseph J. Pappas
 Date of permit 11/6/64
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy Issued _____
 Staking Out Notice _____
 Form Check Notice _____

11-29

Lined area for additional notes or data, currently blank.

STATEMENT AND VERIFYING APPLICATION FOR BUILDING PERMIT
for 2 car garage
at 135 Clinton Street

1. In whose name is the title to the property now recorded? Frank W. Silman
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Leon Pje
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? Yes
4. 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
5. Do you assume full responsibility for the correctness of all statements in the application concerning the size, design and use of the proposed building? Yes
6. 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

Karl Furst



(R) GEN. PERMIT No. _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 22, 1929

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 155 Clinton Street Ward 9 Within Fire Limits? No Dist. No. _____
Owner's or lessee's name and address Frank E. Gilman, 155 Clinton St. Telephone _____
Contractor's name and address Karl Furst, 19 Inverness St. Telephone P 2562
Architect's name and address _____
Proposed use of building 2 car garage No. families _____
Other buildings on same lot 2 family dwelling houses

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

Details of New Work

Size, front 20' depth 10' No. stories 1 Height average grade to top of plate 9'
Highest average grade to highest point of roof 10'
To be erected on solid or filled land? no earth or rock? earth
Material of foundation concrete Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof hip Roof covering asphalt shingles Class C Urd. Lab.
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat no Type of fuel _____ Distance, heater to chimney _____
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? no Size of service _____
Corner posts 4x4 Sills 2x4 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 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
Plans filed as part of this application? yes No. sheets 1 Fee \$.75
Estimated cost \$ 400.
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

INSPECTION COPY

Oliver P. Sanborn

Signature of owner Frank E. Gilman
Karl Furst

13

Ward 9 Permit No. 29/899

Location 135 Clinton St.

Owner Frank W. Gelman

Date of permit 5/23/29

Notif. closing-in _____

Insp. closing-in _____

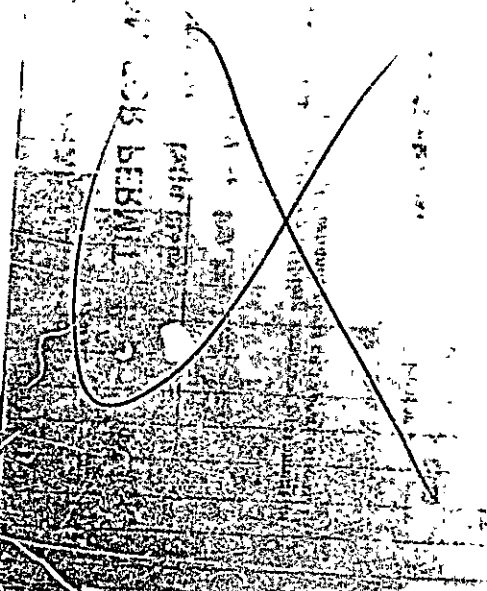
Final Notif. _____

Final Inspn. 6/28/29

Cert. of Occupancy issued _____

NOTES

Location as staked O.K.
5/23/29 etc.





APPLICATION FOR PERMIT

Permit No. 0461

PERMIT ISSUED

Class of Building or Type of Structure 3rd

Portland, Maine, April 23 1927 APR 26 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and install~~ the following building ~~with the following specifications, if any, submitted herewith and the following specifications:~~ 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 Lot 26-27 Clinton St. (131-137) (Winter Street) Ward 9 Within Fire Limits? no Dist. No. ---
Owner's or lessee's name and address Fred W. Clinton 16 Sawyer St.
Contractor's name and address R. B. Lov & Son 102 Allen Ave. Telephone ---
Architect's name and address Fred Thorne 192 State St. Telephone P 1628
Proposed use of building Dwelling House
Other buildings on same lot no No. families ---

Description of Present Building to be Altered

Material --- No. stories --- Heat --- Style of roof --- Roofing ---
Last use --- No. families ---

General Description of New Work

Build 2 Family Dwelling House

Details of New Work

Site, front 26 depth 60 No. stories 2 1/2 Height average grade to highest point of roof 34'-0"
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation Stone Foundation laid in mortar top 18" bottom 24" Thickness 9"
Material of underpinning Brick 16" thick Height 28"
Kind of roof Hip Roof covering asphalt shingles
No. of chimneys 2 Material of chimneys Brick of lining tile
Kind of heat Steam Type of fuel coal Distance, heater to chimney 2'-0"
If oil burner, name and model ---
Capacity and location of oil tanks ---
Is gas fitting involved? yes Size of service ---
Corner posts 4x3 Sills 4x7 1/2 Girt or ledger board? --- Size ---
Material columns under girders iron cols Size 4" diam Max. on centers 8'-0"
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 2x8, 2nd 2x8, 3rd 2x8 unfinished, roof 2x8
On centers: 1st floor 16, 2nd 16, 3rd 24", roof 24"
Maximum span: 1st floor 18'-0", 2nd 18'-6", 3rd 14'-0", 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
Plans filed as part of this application? yes No. sheets ---
Estimated cost \$ 7500 Fee \$ 2.50
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 Gas --- .25
total 2.75

INSPECTION COPY

Signature of owner ---

3384

Ward 9 Permit No. 271461

Address 36-37 Clinton
Owner David Gelman

Date of permit April 25/27

Start-in 7/22/27

Inspn. closing-in 7/25/27

Final Notif.

Final Insp.

Cert. of Occupancy issued

NOTES
7/27/27
Tighten firestops
in cellar around 1st
floor. Both smoke
pipes in room about
15" from woodwork above
P. provide 20" height
on fireplace. Full
shutters around
chimneys. W. G.

~~3/20/29
PIF~~

DESCRIPTION OF PLACEMENT SPANNED TO BE VENTED
General Description of Work
Install a few more
The following work is to be done in the
cellar of the above described premises
to install a few more firestops
around the first floor woodwork
above the fireplace and around
the chimneys. The work is to be
done in accordance with the
requirements of the fire code
and the rules and regulations of
the Board of Fire Prevention
and Safety. The work is to be
done in a workmanlike manner
and in accordance with the
requirements of the fire code
and the rules and regulations of
the Board of Fire Prevention
and Safety. The work is to be
done in accordance with the
requirements of the fire code
and the rules and regulations of
the Board of Fire Prevention
and Safety.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



127-135 Clinton Street

MERRILL LITZER
C

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

March 19, 1985

Justine M. Zappia
135 Clinton Street
Portland, ME 04103

Dear Ms. Zappia:

As you know, at its meeting of March 14, 1985, the Board of Appeals voted to deny your appeal to change the use of the two-family dwelling at the above location to a three family apartment house.

A copy of the Board's decision is enclosed for your information.

Sincerely,

Kathleen A. Taylor
Secretary

Enclosure



CITY OF PORTLAND

DWELLING UNIT CONVERSION APPEAL

City Council Decision Justice M. Zappia

For the Record

Names and addresses of witnesses (proponents, opponents and others):

JUSTINE ZAPPIA ELIZABETH MCREE
HELEN GORDON SPARK
ELIZABETH WARD
HELEN PETER

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

- 5 1. The variance requested is is not (circle one) prohibited under Section 14-473(c) (3), for the following reason(s):
- 5 2. The proposed conditional use does (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):
- 5 3-A. The property does (circle one) consist of a structure which by reason of its size or the size of the lot could legally accommodate more dwelling units than are permitted, for the following reason(s):
- 5 3-B. By reason of its age, condition or marketability, the structure can (circle one) be economically used or maintained if used for no more than the number of dwelling units permitted, for the following reason(s):

5 3-C. The existing uses in the immediate vicinity of the property are are not (circle one) of such nature and condition as to justify rezoning a reasonable area in the vicinity of the property to a classification which would permit the economic use and maintenance of the property, for the following reason(s):

5 3-D. Adequate provision has (circle one) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of the Zoning Ordinance. If the variance is granted, it would (circle one) comply with all other Zoning provisions and all other codes or ordinances of the city, for the following reason(s):

5 3-E. The conversion of the property would would not (circle one) significantly interfere with the use and enjoyment of other land in the vicinity, for the following reason(s):

4' 5-1 3-F. The foregoing conditions have (circle one) been deliberately created by or with the consent or acquiescence of the applicant, his predecessors in interest, or any user of the property and there is (circle one) an alternative available to the owner other than a variance to permit the economic use and maintenance of the property, for the following reason(s):

Conclusion*

After public hearing on 3/14, 1985, and for the reasons above-stated, the accompanying application is hereby (check one)

- granted.
- granted subject to the following condition(s):
- denied.

Dated: Mar 14, 1985.

Madeline W. [Signature]
Secretary of the Board

* The application may be granted or granted subject to condition only if the finding for #1 above is in the negative AND the finding

for #2 above is in the affirmative AND the findings for #'s 3-A through 3-F above are as follows:

3-A: in the affirmative; 3-D: both in the affirmative;
3-B: in the negative; 3-E: in the negative;
3-C: in the negative; 3-F: both in the negative.

Opposed:

Merrill S. Selby

Arthur E. Weston

Robert Gaudreau

Samuel E. H. H. H.

Francis H. H. H.

Memo

Dear Kathy,

I am enclosing an additional list of opponents to the zone change on Clinton St.

I would appreciate your adding this to our original lists:

Thank you for all your kindness in helping us. I know we must have been a nuisance.

Sincerely,

Elizabeth H. McAfee

ELIZABETH H. McAFEE—Real Estate Broker
DIAL 774-4487
142 CLINTON STREET—PORTLAND, MAINE 04103

Page 3
Re: Justine Zappia's request for a 3 family in an R3 Zone

This is an additional list of property owners within a 500' radius of 127 - 135 Clinton St. The owners are opposed to a variance of the present zoning:

Clair F. Moulton 102 Clinton St. Portland, Me. 04103
James F. Pappalardo Jr. 102 Clinton St. Portland, Me. 04103
Nancy Champagne 96 Clinton St. Portland, Me. 04103
John W. Spivey 158 Lehigh St. Portland, Me. 04103
Donald F. Miller 122 Hatley St. Portland, Me. 04103
Muriel A. Huber 122 Hatley St. Portland, Me. 04103

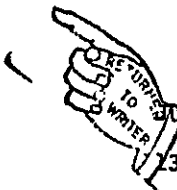
CITY OF PORTLAND, MAINE
DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101

ZAP 35 51225MN1 03/22/85

11492085

22

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



Justin M. Zappia
135 Clinton Street
Portland, ME 04103

*sent to
Cap. Elroy
3/28/85*

18 Cottage Lane
Cape Elizabeth, Me
February 4, 1985

Mr. Turner
City of Portland
Portland Me

Dear Mr. Turner,

Please move the appeal
for Variance from February 14th
to March 14th Thursday. for a
3rd Floor Apartment at Clinton St.

I have already made another
appointment for February 14th.

Thank you for your
assistance. I will come in and
pickup copies of everything I gave you.
I have no copies for myself.
I would appreciate this.

Sincerely
Justine Zappa

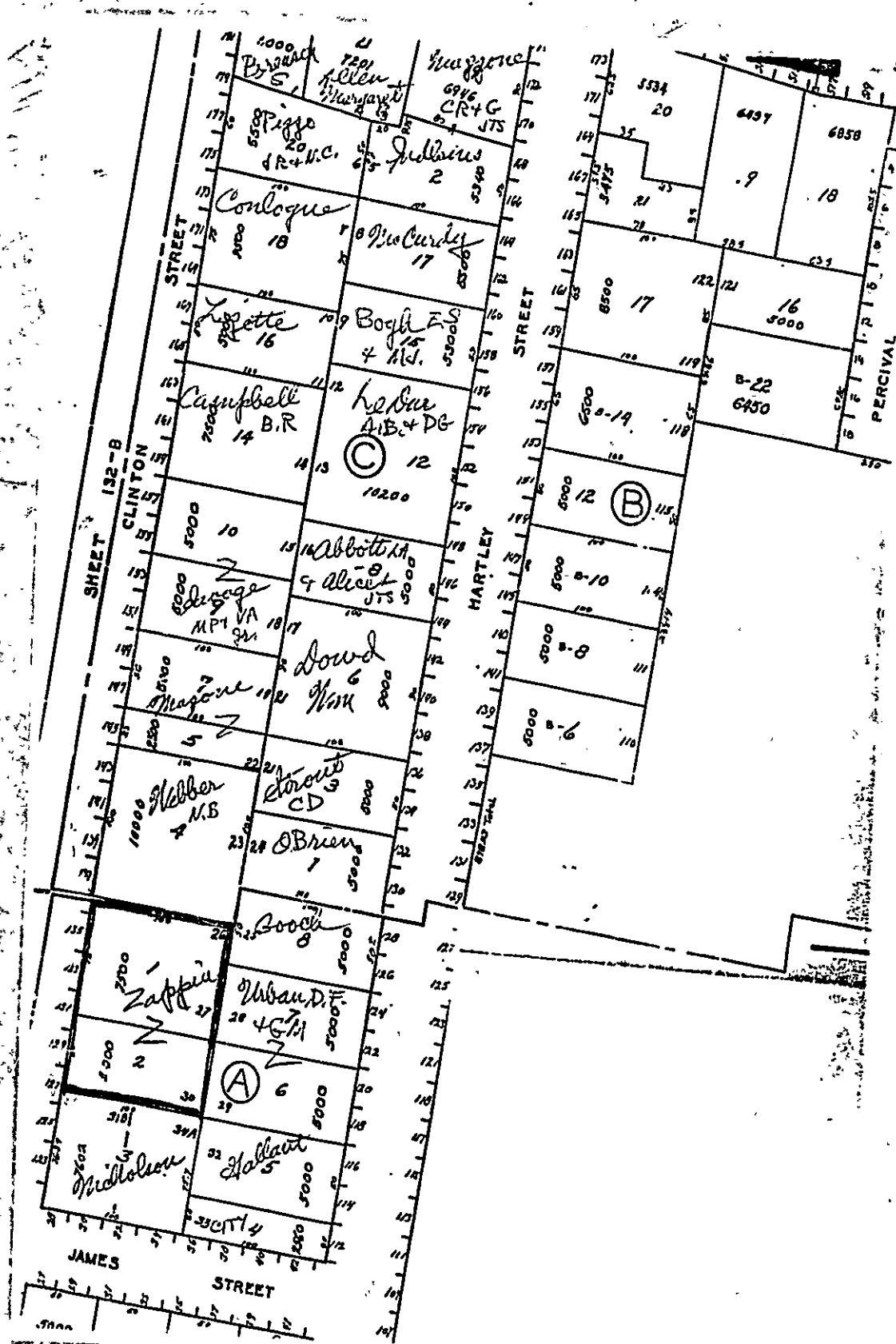
FINANCIAL ANALYSIS STATEMENT

	Yearly Expenses Before Conversion*	Yearly Expen. After Conversion
Yearly mortgage or loan debt service (exclude equity)		
Amount of Mortgage _____		
Dates of Term _____		
Interest Rate _____		
Total Cost of Conversion <i>\$ 8,000 to \$ 10,000</i>		
Real Estate Taxes _____	<i>\$ 1500.00</i>	<i>1750.00</i>
Insurance (exclude personal property) _____	<i>\$ 300.00</i>	<i>450.00</i>
Water and Sewer (only renter(s) costs) _____	<i>\$ 800.00</i>	<i>1200.00</i>
Heat (only if you pay tenant(s) heat costs) _____		
Electricity (only if you pay tenant(s) electricity costs). _____		
Legal _____		
Audit _____		
Trash removal _____		
Maintenance } _____	<i>\$ 2000.00</i>	<i>2500.00</i>
Repairs } _____		
Snow Removal _____	<i>\$ 300.00</i>	<i>300.00</i>
Lawn Care _____		
Supplies _____		
Payroll _____		
Reserve for replacement _____	<i>\$ 900.00</i>	<i>640.00</i>
Reserve for vacancy _____	<i>\$ 900.00</i>	<i>640.00</i>
Advertising _____	<i>\$ 100.00</i>	<i>150.00</i>
Management and bookkeeping _____	<i>3000.00 ?</i>	<i>3200.00</i>
TOTAL YEARLY COST _____	<i>9,800</i>	<i>10,930</i>
TOTAL RENTAL INCOME _____	<i>900</i>	<i>1,220</i>

No. of Apartments _____

Rents Apartment 1 *\$ 450.00 month new*
 Apartment 2 *\$ 450.00 month new*
 Apartment 3 *\$ 320.00 month when completed and accepted*

*All figures must include only the costs or percentage of costs attributable to the rental units and not the personal living costs of the owner's unit. If this is a 2-family house, only 50% of cost is eligible if the owner occupies one unit.



SHEET 132-B

JAMES STREET

PERCIVAL

Barbara A. Buttrick
168 Clinton Street
Portland, Maine 04103

City of Portland, Maine
Zoning Board of Appeals

It is to inform you I
do object to Justice M Zappia's
petition to change the use
of the two family dwelling, 127-
135 Clinton Street to a three
apartment building.

We are trying desperately
in our neighborhood to keep
our single homes attractive
and livable for families.
We do not need extra parking
on the street and three apartment
houses soon turn into four.
This has been noted once and
over throughout the city. I
have lived in Sleeping Center
for forty years and my
concern is for the future of

This community. Why do
we have zoning laws if
not to protect our property
as intended?

Most sincerely,
Barbara A. Bultrick
168 Clinton Street
Portland, Me. 04103

This is a list of property owners within a 500' radius of
127 - 135 Clinton Street.

The majority of the notices were not received until January 26th
and the hearing date had already been scheduled for January 31st.
I was told that this would not be changed.

Several owners were out of town, but there is no question,
everyone contacted is opposed to a variance of the present
zoning.

If we had had a proper notice, we could have had even more
signatures.

Property Owners surrounding 135 Clinton St.

127 - 135 CLINTON ST.

We, the undersigned, are against Justine M. Zappia's appeal to permit change of use of the two family dwelling at the above named location to a three apartment building, not allowed in the R-5 Residential Zone in which this dwelling is located.

We request that this not be granted as it will

1. De-value the other properties in the neighborhood.
2. Could be a potential nuisance factor.
3. Is not in keeping with the majority of the properties in the neighborhood
4. Is not owner occupied.

Elizabeth H. McAfee 147 Clinton St. Portland, ME 04103
 Kathryn A. Loring 146 Clinton St. Portland, Me. 04103
 George W. Hough 146 Clinton St. Portland, Me. 04103
 J. P. Doud 152 Clinton St. Portland, ME 04103
 Stephanie Peane 152 Clinton St. Portland ME 04103
 Davis W. Stover 143 Pleasant Ave. Portland, Me. 04103
 Barry R. Campbell 161 Clinton St. - Portland, Me.
 Vera H. Davis 124 Clinton St. Portland, Me. 04103
 Jane L. Stewart 130 Clinton St. Portland, Me. 04103
 Ruth A. Bishop 97 Clinton St. Portland, Me. 04103
 Norman B. Webster 141 Clinton St. Portland, Me. 04103
 Thomas D. Young 121 Pleasant Ave. Portland, Me. 04103
 Constance M. Sturgeon 161 Pleasant Ave. Portland, Me. 04103
 Ronald Malone 147 Clinton St. Portland, Me. 04103
 Sheila A. Malone 147 Clinton St. Portland, Me. 04103
 Irene J. Allen 102 Hartley St. Portland, Me. 04103
 April Allen 102 Hartley St., Portland, Me. 04103
 Helen J. Poole 89 Clinton St. Portland, Me. 04103
 Eric M. Stebbins 95 Clinton St. Portland, Me.
 Ellen E. Profano 124 Clinton St. Portland, Me.
 Mary J. Olson 90 Clinton St. Portland, Me.
 Philip R. Hoover 126 Hartley St. Portland, Me.
 Paul E. McAffee 158 Clinton St. Portland, Me. 04103

127 - 135 CLINTON ST.

We, the undersigned, are against Justine M. Zappia's appeal to permit change of use of the two family dwelling at the above named location to a three apartment building, not allowed in the R-5 Residential Zone in which this dwelling is located.

We request that this not be granted as it will

1. De-value the other properties in the neighborhood.
2. Could be a potential nuisance factor.
3. Is not in keeping with the majority of the properties in the neighborhood
4. Is not owner occupied.

✓ Barbara J. Buttrick 148 Clinton St.
Marie Joseph Ross 155 Clinton St.
✓ Helen O. Peters 136 Clinton St.
Susan Berensan, DDS 103 Clinton St.
~~Anthony C. Profenno, Jr~~ 174 Clinton St.

89 Clinton Street
Portland, Maine
January 28, 1985

City of Portland, Maine
Zoning Board of Appeals
Mr. Merrill S. Seltzer, Chairman

Dear Mr. Seltzer and members of the Zoning Board of Appeals:

As a resident of this address since 1936, I would like to voice my objection to the petition to the board of Justine M. Zappia to change the use of the two family dwelling at 127-135 Clinton Street to a three apartment building.

Over the years the residents of this street have fought to maintain this street as a street of single and two family dwellings. We have fought, too, to keep it from becoming a commercial area whenever the need to do so has become necessary.

The building in question would become a monstrosity rather than the attractive building that it now is, if the plans are carried out. It would lead to more cars on the street and create a parking problem, since there is no room at this address to add another garage or a wider driveway.

The required notice sent by the board to owners of property within 500 feet of the property in question was not received by at least two property owners, one at 90 Clinton Street and one at 158 Clinton Street, thus denying them their right to protest.

I respectfully urge the members of the board to deny the petition of Justine M. Zappia to change the use of the building at 127-135 Clinton Street.

Very truly yours,

Helen L. Gordon Spence

Helen L. Gordon Spence

18 Cottage Lane
Cape Elizabeth, Maine
February 21, 1985

City of Portland, Maine
Zoning Board of Appeals
Mr. Merrill S. Seltzer, Chairman

Dear Mr. Seltzer and members of the Zoning Board of Appeals:

I would like my petition to be accepted to change the two-family dwelling at 135 Clinton Street to a three apartment building.

I will keep my building attractive and well maintained. My land will take care of an extra car that will be off the street parking. there is plenty of room. I have 12,500 square feet land space. The requirement is only 9,000 square feet. I will have plenty of windows to give the apartment space and light. I don't have to change the lines of the roof, except I will add two full dormers and it will stay the same. One room already exist in half the attic space. I will make this a living room and kitchen combination. Then, I will add 2 bedrooms and a full bath. I am now paying taxes for the room I now have existing. The city will profit with additional tax when I finish the other half, make rooms and finish the apartment.

I always have very desirable tenants mostly because it is a good neighborhood.

I respectfully urge the members of the board to GRANT my petition and make the change I am requesting. I know I qualify for a Third Floor Apartment in size and requirements, then, I will have a chance to succeed in this project.

Thank you for your help. I appreciate it.

Sincerely yours,

Justin Zappia

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

135 Clinton Street

February 12, 1985

TO: Residents and Property Owners in the vicinity of
135 Clinton Street

This letter is to advise you that the public hearing for Mrs. Justine M. Zappia at 135 Clinton Street for a dwelling unit conversion appeal in the R-5 Residence Zone to allow a change of use from two family to three apartment units will be continued to March 14, 1985 before the Board of Appeals at 3:30 p.m. in Room 209. This is in accordance with a request by the applicant.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/kat

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services

Conditional Use

R-5 Residence Zone

Two lots totaling 2,500 sq. ft. in area

Building permit can not be issued for the third apartment unit on the third floor at 135 Clinton Street because such a new apartment is a conditional use in the R-5 Residence Zone and must first have approval by the Board of Appeals in accordance with the criteria contained in section 14-473(c)(3) of the City Zoning Ordinance.

Please enclose in duplex
a copy of the
attached section
W.D.T.

18 Cottage Lane
Cape Elizabeth, Maine
January 3, 1985

City of Portland
Portland Maine,

Dear Sirs:

I am requesting permission to finish a third floor apartment in my house at 135 Clinton St.

I already invested \$1,000 - 2 yrs ago for putting a third electric meter and plumbing. I was given a permit at that time. A room already exist that was done 15 yrs ago. I want to finish the rest of the attic space and make a complete apartment. Adding full dormers will make it a real pleasant, sunny, airy, large apartment. The land next to the house will not be used to place a building on it. It will be too close to place a house between the 2 houses already there. The neighbors would prefer that I have a third floor apartment rather than sell the land and crowd the buildings in. It will be best for me too. Thank you for your help. I appreciate your cooperation.

Sincerely,
Justine Zappia

Leo J. LaPlante
Certified Public Accountant

7 Oak Hill Plaza
P O Box 936
Scarborough Maine 04074
Tel 883 9556

June 7, 1984

Mrs. Justine Zappia
18 Cottage Lane
Cape Elizabeth, Maine 04107

Dear Mrs. Zappia,

It is my understanding from a conversation that I had with you this morning that you are proposing to approach the City of Portland for a building permit to allow the expansion of your 2 unit apartment house on Clinton Street into a 3 unit rental. You have indicated to me that you plan on finishing the attic into a 2-bedroom apartment and that the city has indicated to you that there is adequate square footage in the building and surrounding property to allow for a 3 unit rental at this site.

In looking at the financial impact of this proposed expansion, the following factors bear consideration. It is your feeling that from a conservative standpoint the market value on that property is now somewhere in the vicinity of \$125,000. In 1983 the rental income generated from two apartments amounted to \$9,060. After deducting operating expenses and depreciation of \$6,426, you realized a net profit of \$2,634. It is my understanding that the present first and second floor apartments consist of a living room, dining room, kitchen, 2 bedrooms, den and bath and they are now renting for \$450 a month. This would appear low in view of other market rentals for comparable properties of the size and condition of this building. Certainly for the market value of the property, these units could perhaps rent in the area of \$600 per month, and so it would appear that the full economic value of this property is being underestimated by \$300 per month at this time.

Your proposal to finish the third floor into a 2-bedroom unit that would rent for \$300 per month has sound economic sense in that this rental will supplement the unrealized profit not being generated by the first and second floors. Given the fact that you will have to expend cost in renovating this area into an apartment and the further increase in operating cost due to a third unit, would seem to indicate that the net result would be an increase in your bottom-line profit.

Leo J. LaPlante
Certified Public Accountant

7 Oak Hill Plaza
P.O. Box 936
Scarborough, Maine 04074
Tel 883-9556

Mrs. Justine Zappia

Page 2

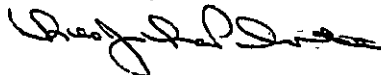
June 7, 1984

to furnish you with a fair and adequate return on this property.

You further indicated to me that the city is now charging you \$250 per year property taxes for this third floor, due to the fact that one room is now finished. I feel it would be in the best interest of the city to allow for the expansion of this unit so as to benefit you from increased rental which would generate additional tax revenues for the City of Portland.

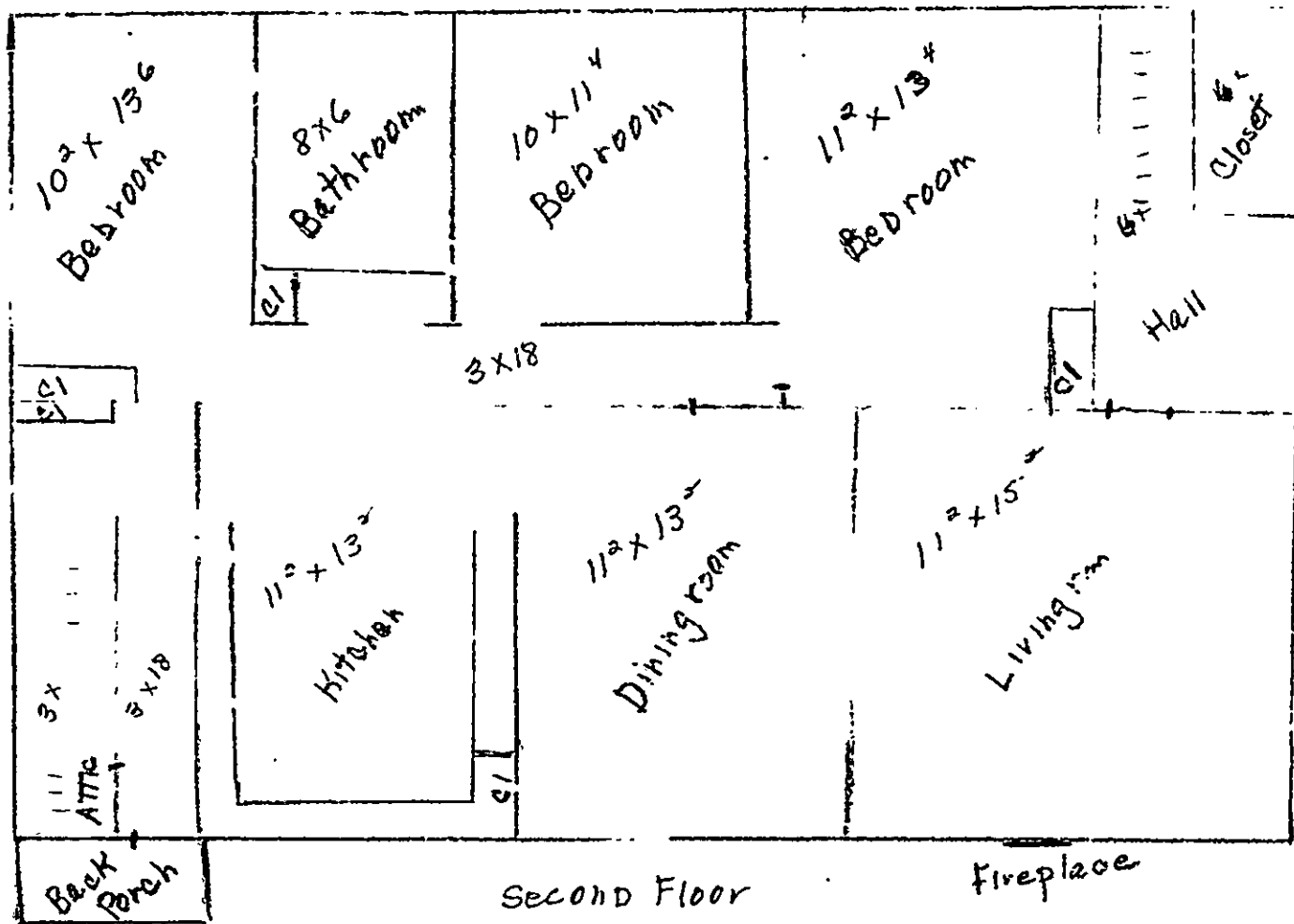
Given all the above factors, it would seem that your request is entirely within reason with the city and careful consideration should be given to the granting of this building permit to allow you this expansion. If you or the city officials should have any further questions regarding your proposal, please do not hesitate to contact me.

Yours truly,



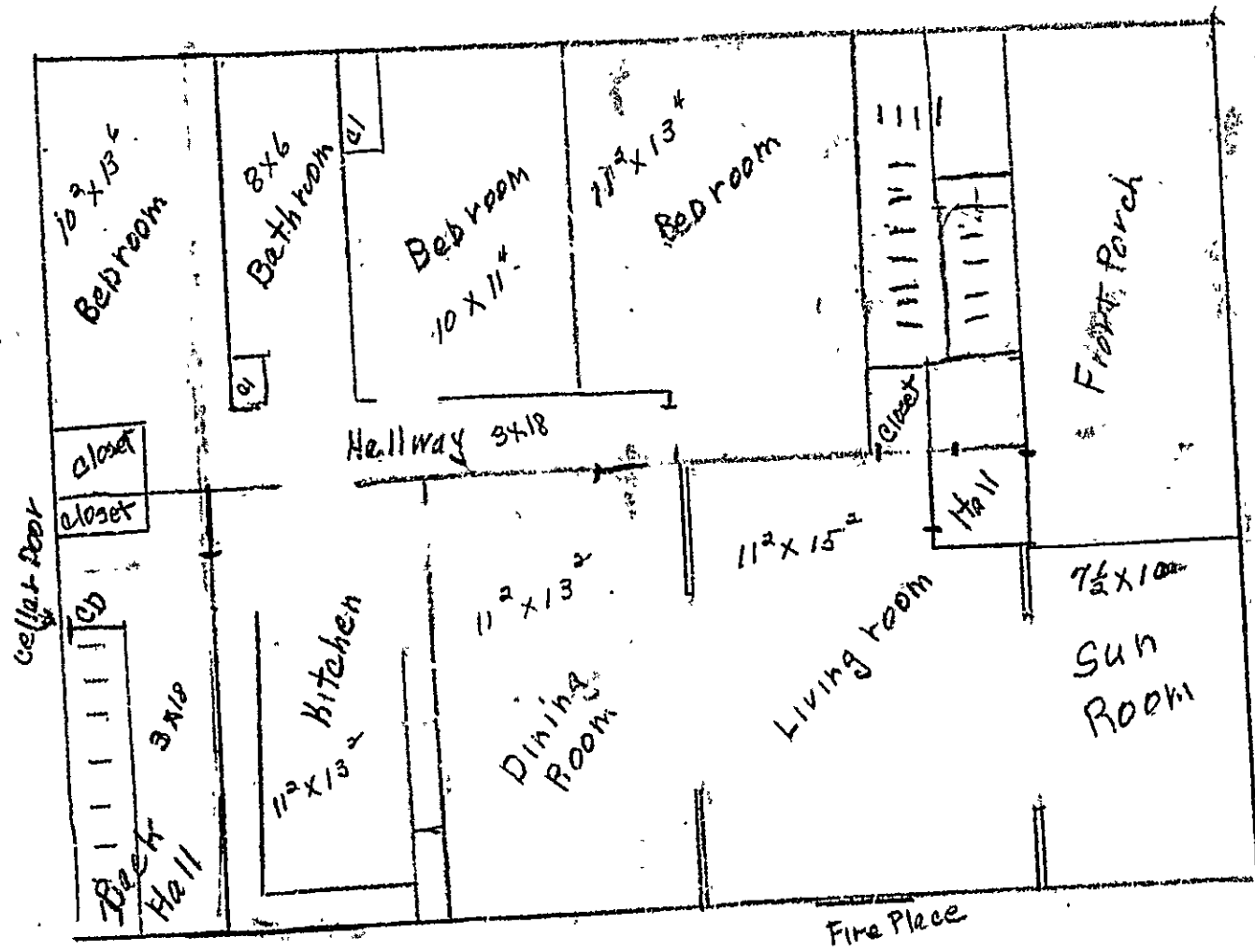
LEO J. LAPLANTE

LJL:sa

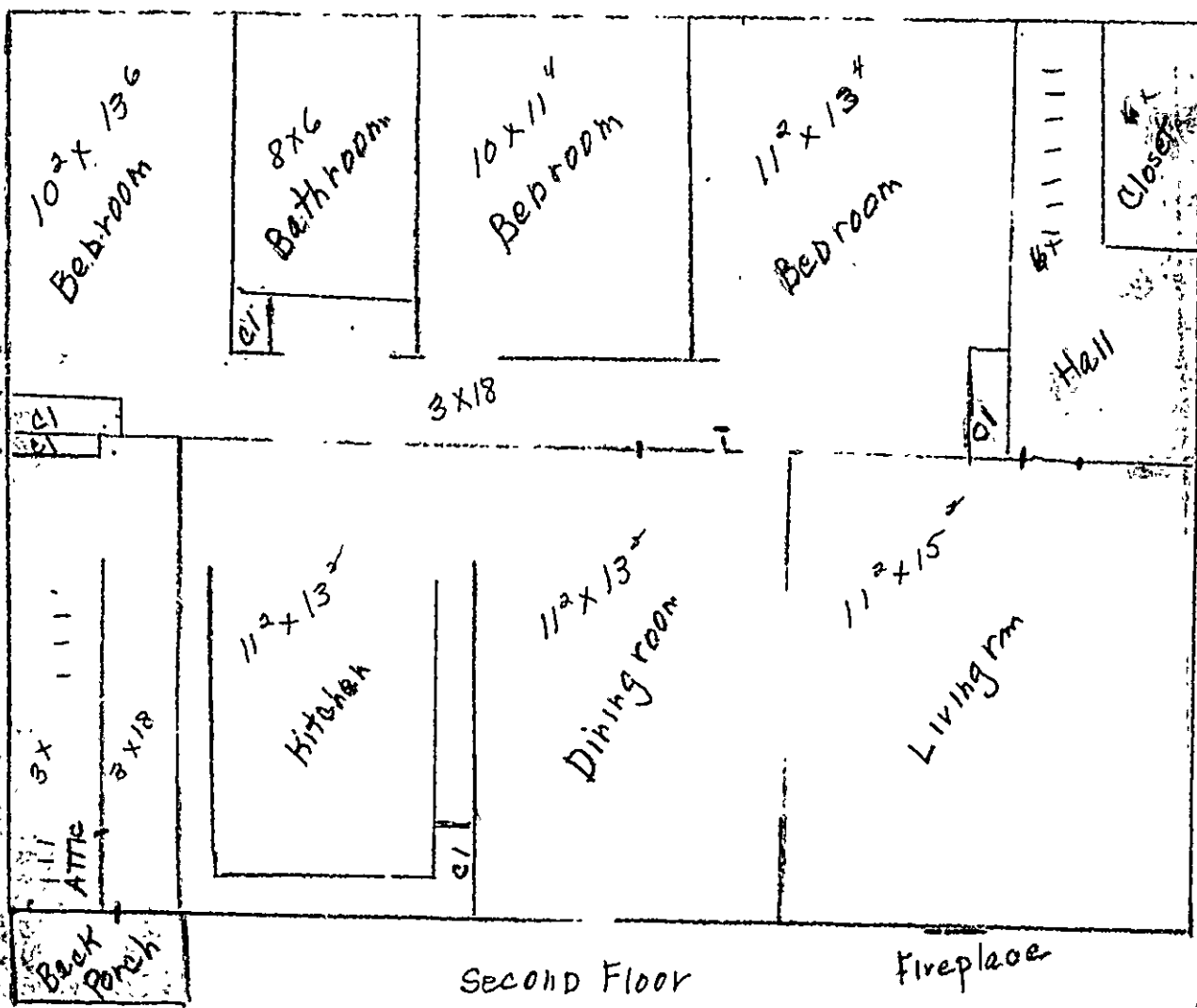


Second Floor

Fireplace



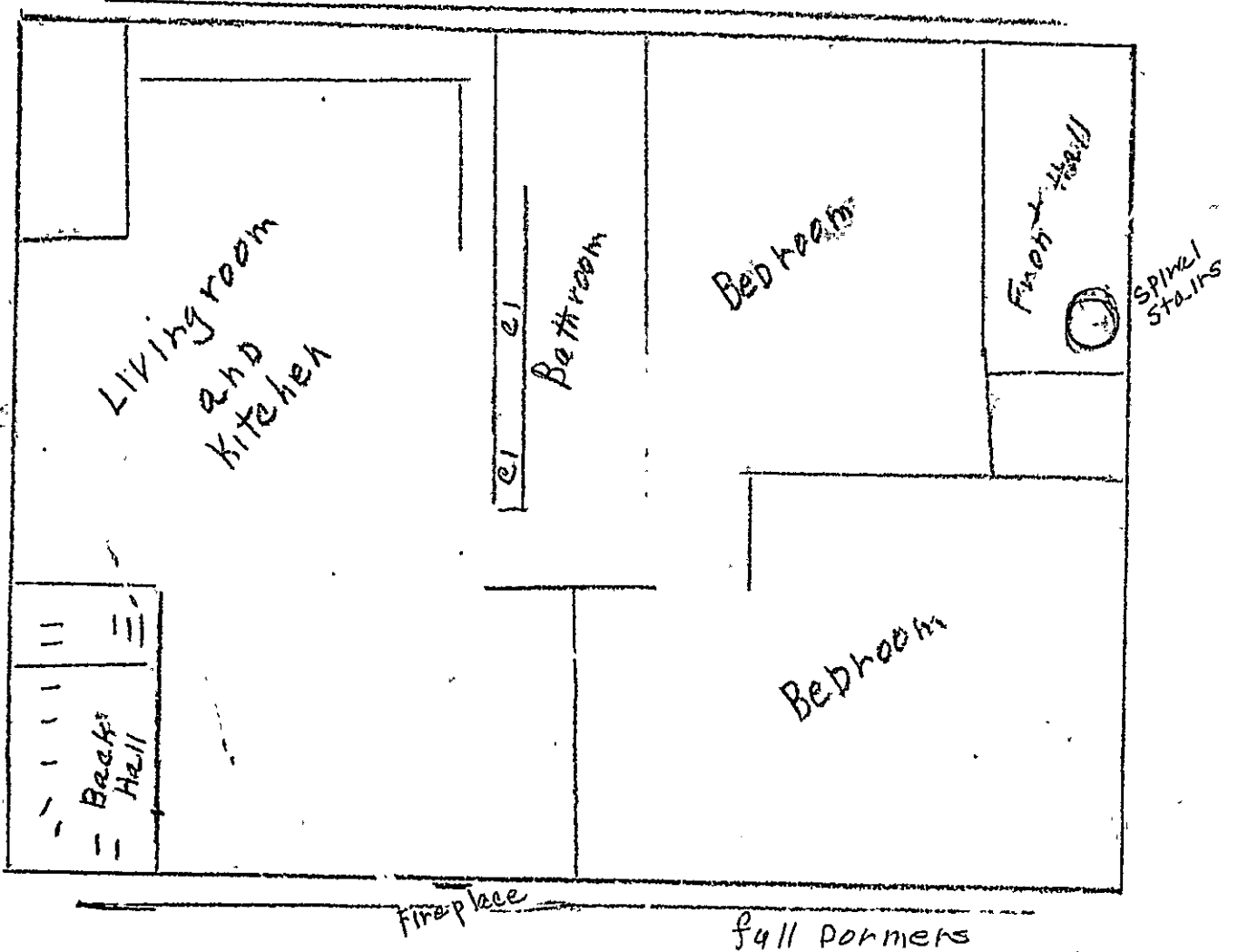
1st Floor



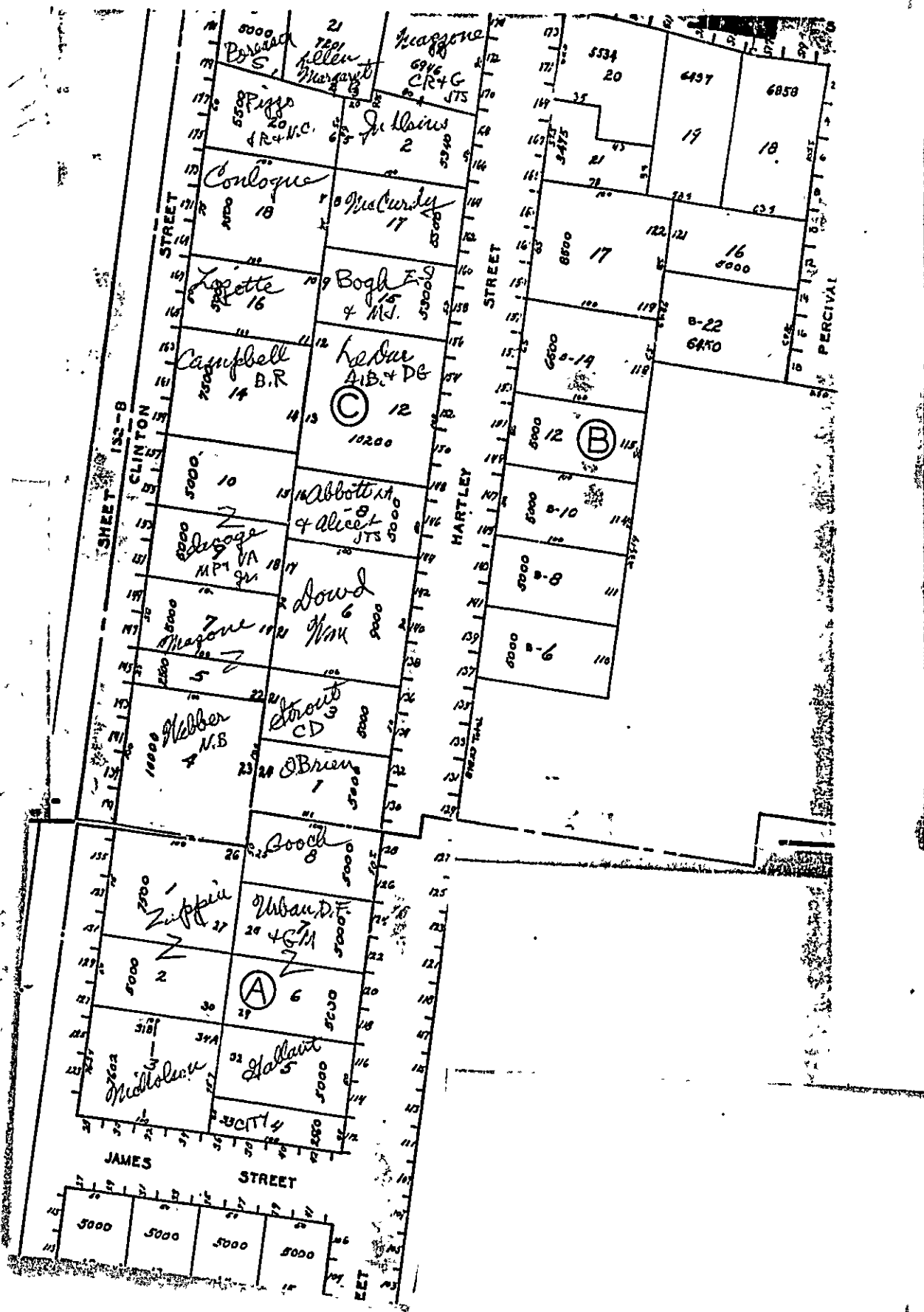
Second Floor

Fireplace

15,000 square feet
Full porches Attic space



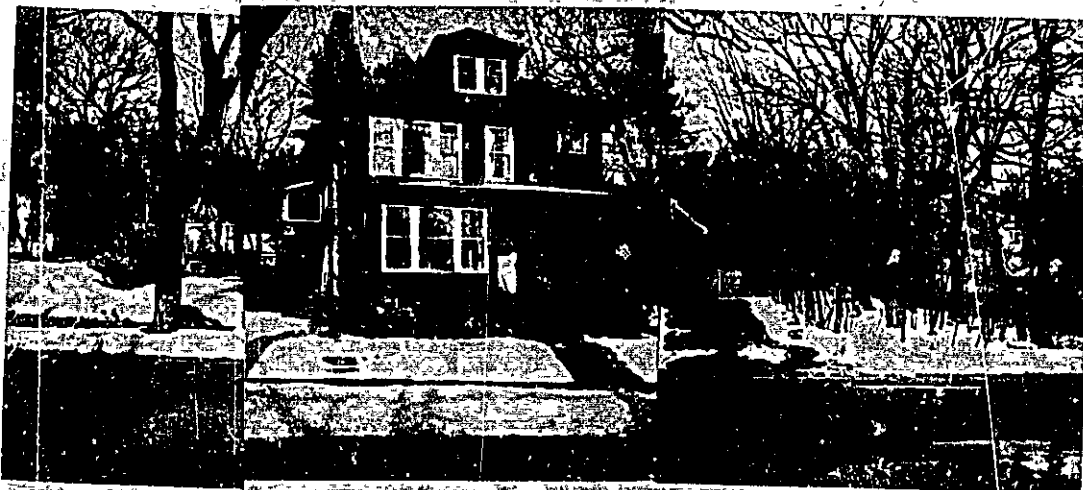
Builder: JEFF Libby



SHEET 152-B

PERCIVAL

JAMES STREET

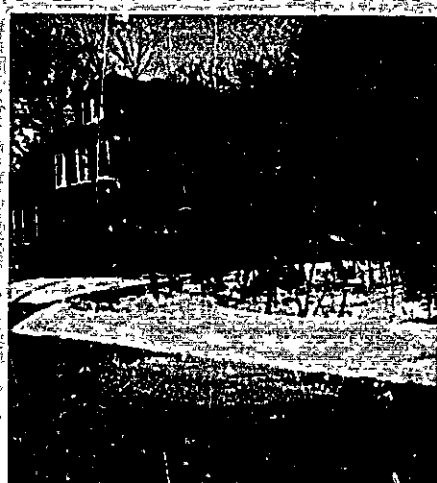


LEFT
SIDE
Facing
House

1/20
1/20
Right
SIDE
Facing
house



LEFT SIDE



RIGHT SIDE



20,000 LOT 60 x 60

18 Cottage Lane
Cape Elizabeth, Maine
February 21, 1985

City of Portland, Maine
Zoning Board of Appeals
Mr. Merrill S. Seltzer, Chairman

Dear Mr. Seltzer and members of the Zoning Board of Appeals:

I would like my petition to be accepted to change the two-family dwelling at 135 Clinton Street to a three apartment building.

I will keep my building attractive and well maintained. My land will take care of an extra car that will be off the street parking. there is plenty of room. I have 12,500 square feet land space. The requirement is only 9,000 square feet. I will have plenty of windows to give the apartment space and light. I don't have to change the lines of the roof, except I will add two full dormers and it will stay the same. One room already exist in half the attic space. I will make this a living room and kitchen combination. Then, I will add 2 bedrooms and a full bath. I am now paying taxes for the room I now have existing. The city will profit with additional tax when I finish the other half, make rooms and finish the apartment.

I always have very desirable tenants mostly because it is a good neighborhood.

I respectfully urge the members of the board to GRANT my petition and make the change I am requesting. I know I qualify for a Third Floor Apartment in size and requirements, then, I will have a chance to succeed in this project.

Thank you for your help. I appreciate it.

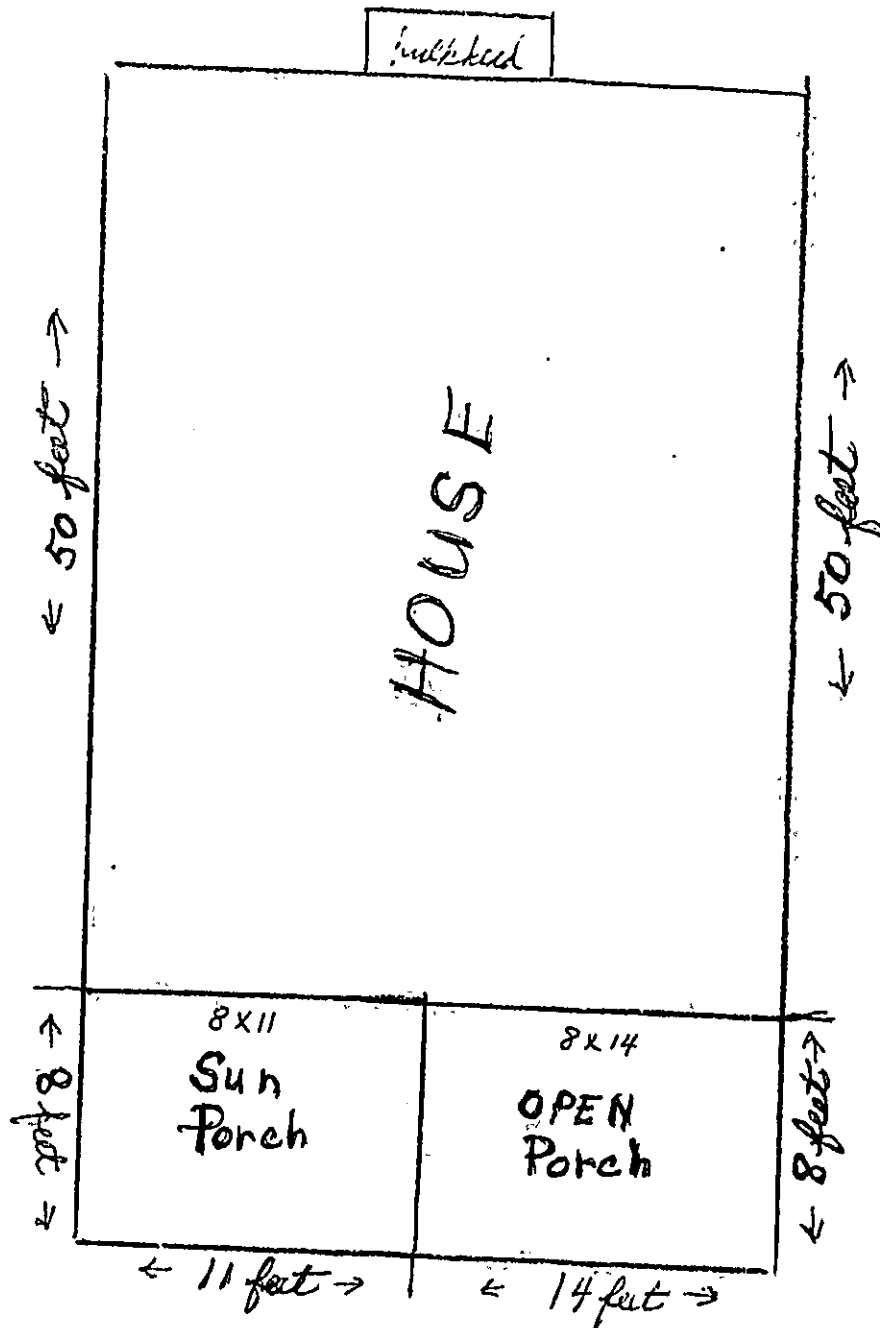
Sincerely yours,

Justine Zappia

HOUSE MEASURE

← 25 feet →

hulkhed



Alinton Street

60 ft width for the
lower lot
joint use of the
driveway could
be established by
easement or right-
of-way for the garage
access.

Information from
Warren Turner and
Frank Mitch
tax assessors.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



127-135 Clinton Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

January 17, 1985

Justine M. Zappia
135 Clinton Street
Portland, ME 04103

Dear Ms. Zappia:

Building permit and certificate of occupancy to change the use of the two family dwelling at the above location to three apartments cannot be issued because the new apartment is a conditional use in the R-5 Residence Zone and must first have approval by the Board of Appeals in accordance with the criteria contained in Section 14-473 (c) (3) of the Zoning Ordinance.

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 315, City Hall, to file the appeal on forms which are available here.

A fee of \$50 for a Conditional Use 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.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/kat

Applicant: *Justine M. Zappia*

Date: *January 17, 1985*

Address: *135 Clinton St.*

Assessors No.: *136-A 1, 2*

(127-135 Clinton St.)

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *R-5 Residence*

Interior or corner lot - *Interior*

Use - *Change from two to three apartments*

Sewage Disposal - *City sewer*

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height - *2 1/2 story*

Lot Area - *(2 lots totaling 12,500 sq. ft.)*

Building Area - *1300 sq. ft.*

Area per Family - *3000 sq. ft.*

Width of Lot - *125' x 100' (2 lots)*

Lot Frontage - *125'*

Off-street Parking - *O.K.*

Loading Bays - *NA*

Site Plan - *OK Proposed apartment*

Shoreland Zoning - *NA*

Flood Plains - *NA*

Assessed Value

L. 15,530

B. 43,520

\$59,100

Plus decont. land \$10,350
lots

Total 69,450

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION R-5 PORTLAND, MAINE

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 135 Clinton Street Fire District #1 , #2
1. Owner's name and address Justine M. Zappia - same Telephone 799-3984
2. Lessee's name and address Telephone
3. Contractor's name and address Jeffrey Libby - Telephone

Proposed use of building No. of sheet
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.....

FIELD INSPECTOR--Mr. @ 775-5451
Change of Use from two to three family with renovations.
Appeal Fees \$ 50.00
Base Fee
Late Fee
TOTAL \$

Stamp: Special Conditions 3/14/85

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?
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?
Others:

Signature of Applicant Justine M. Zappia
Type Name of above Justine M. Zappia
Other and Address

UNDUE HARDSHIP REQUIRED; DEFINED.

A variance may be granted by the Board of Appeals only where strict application of the ordinance or a provision thereof to the petitioner and his property would cause undue hardship. The words "undue hardship" as used in this subsection mean:

- A. That the land in question cannot yield a reasonable return unless a variance is granted;
- B. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- C. That the granting of a variance will not alter the essential character of the locality; and
- D. That the hardship is not the result of action taken by the applicant or a prior owner.



CITY OF PORTLAND

REQUEST FOR VARIANCE APPEAL

Applicant's name and address: _____

Applicant's interest in property (e.g., owner, purchaser, etc.): _____

Owner's name and address (if different): _____

Address of property (or Assessor's chart, block and lot number): _____

Zone: _____ Present use: _____
Change of use
(if applicable) _____

Variance from: Section 14- _____

Relief requested from Board: _____

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby requests a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: _____, 19__

Signature of Applicant

(See other side for variance standards.)

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



135 Clinton Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

February 20, 1985

Mrs. Justine M. Zappia
18 Cottage Lane
Cape Elizabeth, ME 04107

Dear Mrs. Zappia:

In accordance with your request of February 4, 1985, your ~~conditional use~~ appeal for 135 Clinton Street will be postponed to the Board of Appeals meeting on Thursday afternoon, March 14, 1985 at 3:30 p.m. in Room 209, City Hall, Portland, Maine.

We shall need figures on your building's overall dimensions (length and width) in order to provide the Board with a basis for estimating the total floor area contained within the structure.

If we may be of further assistance, please do not hesitate to contact this office.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/kat

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning/Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Malcolm G. Ward, Zoning Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



127-135 Clinton Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

All persons interested either for or against this Dwelling Unit Conversion Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 14, 1985 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.

Justine M. Zappia, owner of the property at 127-135 Clinton Street, under the provisions of Section 14-473.3.f of the Zoning Ordinance of the City of Portland, hereby respectfully petition the Board of Appeals to permit a change of use from a two family dwelling to a three family apartment house, not allowed in 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 14-473(c)1 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

kat
3/1/85

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Justine M. Zappia, owner of property at 135 Clinton St.
under the provisions of Section 14-473 b of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

To finish the third floor attic space into a
2 bedroom unit that would rent for \$320 per
month to realize profit not being generated by the
first and second floors. One room already exist and 3 electric
meters.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 14-473(c)b 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.

Justine M. Zappia
APPELLANT

I had the permit given to me 2 years ago
and I placed a third floor electric meter
It cost me \$300 to electrician and part of the
plumbing is there too.