50-56 DAY STREET



FIELD INSPECTOR'S COPY:

APPLICATION FOR PERMIT

	B.O.C.A. USE GROUP		
· Williams	B.O.C.A. TYPE OF CONSTRU	CTION	
ZONING	LOCATION R-5	PORTLAND, MAINE,	.Sept., 28., 197

To the .	DIRE	CIC	OR OF	BU	LDING	& INSPEC	TION SER	VICES,	PORTL!	AND, M.	aine
				-							

To the DIRECTOR OF BUILDING & INSPECTION SERV	
ure, equipment or change use in accordance with the Laws o	r, repair, demolish, move or install the following building, struc- of the State of Maine, the Portland B.O.C.A. Building Code and
0/// 970 8 /	cifications, it any, submitted herewith and the following specifica-
OCATION Lot 3,4,12 62-64 Randall St. Owner's name and address. The New England	Fire District #1/73 #2 77 Assoc. PO Box 292 Telephone Saco, Marine Telephone gn Rt. #1, Scarborough Telephone
Lessee's name and adddress	Telephonegn Rt. #1, Scarborough Telephone
I. Architect	ecifications Plans No. of sheets
Proposed use of building 4 family apt. bldg.	
	Style of roof
Estimated contractural cost \$	Fec \$
FIELD INSPECTOR—Mr	GENERAL DESCRIPTION \$15. appeal fee paid
This application is for: @ 775-5451	construct 24'x65' two story bldg. to be
Dwelling Ext. 234	ed for 4 family apt. bldg. as per plans.
Garage	
Metal Bldg	Stamp of Special Conditions
Alterations	
Demolitions	
Change of Use	•
	y the installers and subcontractors of heating, plumbing, alectri-
	TO 1 2 2 3 4 1
•	Other:
	OF NEW WORK
Is connection to be made to public sewer?	Is any electrical work involved in this work?
	. Form notice sent?
Size, front depth No. stories	leight average grade to highest point of roof
	, top bottom cellar
	of lining Kind of heat fuel
	Corner posts Stils
	Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.	
	nd, 3rd, roof, nd, roof,
	nd, 3rd, roof
	? height?
. IF A	GARAGE
	nmodated number commercial cars to be accommodated s 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 he is absent of the characteristics
Fire Dept.:	Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto
Health Dept.:	are observed? Yes
Others:	New England association
Signature of Applicant 47 Tes	Scorting , Lenger Partin Phone # 273-8125.
	Scontras1 2 2 3 4
· ·	Other
FIFED INSPECTOR'S CORV.	and Address

and Address

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in Room 209, City Hall Portland, Maine on Thursday, November 3, 1977 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

New England Association, owners of property at 914-920 Baxter Blvd. and 62-64 Randall St. under the provisions of Sec. 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of 3 two story, four family frame apt. bldg. at the above named location which is not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5, Residential Zone in which this property is located.

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

Jacqueline Cohen Secretary

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

APPLICATION FOR A USE VARIANCE

914-920 Baxter Blvd. and New England Assoc. , owner of property at 62-64 Randall St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit:
to construct a two story, four family frame apt. bldg. at the above named location which is not issuable under the Zoning Ordinance pecause such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5. Residential Zone in which this property is located.

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

The New England Wissocialie
by Thurbon V Scontian, Served Partner
APPELLANT

602.24C(3)(b)(3). <u>Use Variances</u>.

- (a) No reasonable return: The subject property is not capable of yielding a reasonable return if used for its present use or any use permitted in the zone in which such a lot or parcel is located. Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.
- (b) <u>Unique circumstances</u>: The hardship results from unique circumstances peculiar to the subject lot or parcel which do not generally apply to or affect the general vicinity of the subject property.
- (c) Not self-created: The aforesaid inability to yield a reasonable return is not the result of any action or inaction by the owner or his predecessors in title. Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.
- (d) Essential character of area general plan: The variance would not result in a use or development of the lot or parcel in question which would be not in harmony with the general purpose and intent of this Chapter or of the Land Development Plan of the City.
- (e) Essential character of area surrounding uses and facilities:

 The variance would not result in a use or development of the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety.
- (f) No other remedy: There is no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel.

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914-920 Baxter Blvd. and 52-64 Randall St.

November 7, 1978

Ethel W. C. Davis P.O. Box 1018 Scarborough, Me. 04074

cc: Brown Homes Inc. 96 Spurwink Rd. Scarborough, Me. 04074

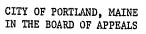
Dear Ms. Davis:

Following is the decision of the Board of Appeals regarding your petition to permit construction of a two-story, four family frame apartment building at the above named location. Please note that your appeal was denied.

Very truly yours,

Malcolm G. Ward Building Inspection Surervisor

MGW/x



USE VARIANCE.

Findings of Fact

The applicant is Brown Homes Inc. and he is interested in
914-920 Baxter Blvd. and the property located at 62-64 Randall Street as 4 family apart. blde
The owner of the property isEthel W. C. Davis and his address is
P.O. Box 1018, Scarboro, Maine . The property is located in a R-5 Zone.
The present use of the property is
The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.6.A of the Ordinance to permit
construction of a cwo-story, four family frame apartment building not
issuable under the Zoning Ordinance because such a use is not permit-
ted under Section 602.6.A of the Ordinance applying to the R-5 Resi-
dential Zone in which this property is located.
Further Findings of Fact
Appearances
The names and addresses of those appearing in support of the application
are: JORRE SECTEBEE. MAR. DAVIS. GRUL SELLKUS LAWYER.
and the names and addresses of the
LVO Schune (3 Bevier PLVI). MRS School Gry Batter BIVD.
RUTH HISDGOON GOF BLKTOR BLYD. MIR. FORRIST RANGELL ST.
CAROL KURTOR GBY BEXTER BLUD
<u>Exhibits</u>
The documentary evidence presented to the Board desired to
The documentary evidence presented to the Board, including, but not by way
of limitation, plans, specification, photographs, etc. consisted of the following:

The subject property (is/is not) capable of yielding a reasonable return if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following: Dilar ALTERNATION 2 PAINTL LUVED RENDER REXISENABLE ACTORN (Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be

accepted as establishing such inability.)

The hardship (does/does not) result from unique circumstances peculiar to the subject lot or parcel which generally apply to or effect the general Vicinity of the subject property, as evidenced by: Not in HIRMONG WITH

THE GENERAL PURPOSE + INTENT OF BOWING BROWNINGS

NOTHING IPPURRS UNIQUE

The aforesaid inability to yield a reasonable return (is/ts not) the result of any action or inaction by the owner or his predecessors in title as demonstrated by: BUGGET THIS DRAFATH,

(Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.)

The variance (would/would not) result in a use or development of the lot or parcel in question which would be contrary to the general purpose and intent either of Section 602.24 or of the Land Development Plan of the City as evidenced by:

The variance (would/would not) result in a use or development on the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase

congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety all as demonstrated by the following facts: No CowFlic There (is/facest) means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel, because of the following: ____ 486058 / NOCHERMAN SPECIFIC RELIEF GRANTED After public hearing held on 11/2/78 Appeals find that all of the conditions required by the Ordinance ($d\mathbf{e}/d\mathbf{o}$ not) exist with respect to this property and that a use variance should Mol be granted It is therefore determined that a variance from the provisions of the Zoning Ordinance should NOT be granted in this case.

Hov. 2, 1978 To the Planning Board; Being unable to attend this meeting, due to a recent Mailattack, I am writing this little neighbors who are in attendance The are opposed to the proposed variance 914-920 Batter Blood and 62-64 Kandall St. This involves us as we are diagonally across from the property in guestian Pattland, Me

10/31/78 To the planing Board: Being unable to altered this meeting due to our morking schedules, me are writing this letter to show our support to our neighbors who are in opposition to the proposed nariance for 914-920 Barter Blue. + 62-64 Randolls St. This property hunder Us as we are directly across the street. @ 61 Randall St. Joseph L. Alpreh fe.

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Province of the Party of the Pa

914-920 Baxtor Blvd. and 62-64 Randall St.

October 18, 1978

Ethel W. C. Davis, P.O. Box 1018 Scarbcrough, Me. 04074 cc: Brown Homas Inc. 96 Spurwink Rd. Scarkorough, Me. 04074

Dear Ms. Davis:

A Building Permit and Cortificate of Occupancy to construct a two-story, four family frame apartment building, at the above named location, is not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.

We understand that you would like to exercise your a peal rights in this matter. Accordingly, you or your sutnorized representative should come to this office Room 113, City. Hall, to file the appeal on forms which are available here. A Fee of \$15.00 for a Use Variance 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 formulity. Section 602.24.C.3.b.3.

Very truly yours,

Malcolm G. Ward Building Inspection Supervisor

MGW/r

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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Processing Form

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Donald C. Olon 10/23/78

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

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SITE PLAN REVIEW

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CITY OF PORTLAND MAINE SITE PLAN REVIEW

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	Α	PPLICATION	1 FOR PERMIT	
	B.O.C.A. USE GR	ROUP		
TATE OF	B.O.C.A. TYPE C	F CONSTRUCTION .		
ZONING	LOCATION_		AND, MAINE, Qct 17, . 19	
			ICES, Portland, Maine	
The unders	signed hereby applies f	or a permit to erect, alte	r, repair, demolish, move or install th	e following building, struc-
ture, equipmen	nt or change use in acc	ordance with the Laws o	f the State of Maine, the Portland B.	.O.E.A. Building Code and
			cifications, if any, submitted herewith	
tions:	914-920 Baxt	er Blvd 62-	64 Randall Street	- Division #1 C #2 PD
4. Architect.		Spe	64 Randall Street Fir nc96 Spurwink Rd. s-PO Box Colf Scarborough, Me. 040	No. of sheets
Froposed use of	of building . 4fami	jy complex		No. families
Last use				No. families
			Style of roof	
	tractural cost \$			Fee \$15.00 appeal fe
			GENERAL DESCRIPTION	••
This application	n is ior:	@ 775-5451 Ext. 234		
Garage			onstruct 2 story bldg.	, 4 family apt
Masonry Bldg.		dwel	ling.	
Metal Bldg			Stamp	of Special Conditions
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Demolitions . Change of Use		themstiffing.	i rell manea complets informatio	a speed. In the event the on, estimated cost and pay
Other NOTE TO AF			Depted 11-2-78 the installers and subcontractors of	heating, plumbing, electri-
cal and mechai			•	
	PERI	MIT IS TO BE ISSUED	TO 1 2 3 4	
			Other:	••
			F NEW WORK	
ls any plumbir	ig involved in this wor	k?	. Is any electrical work involved in the	is work?
			If not, what is proposed for sewage	
			Form notice sent?	
Size, front	denth	No stories	. solid or filled land? e	on rook?
			top bottom cellar	
Kind of roof .	R	ise per foot	Roof covering	
No. of chimne	ys Mat	erial of chimneys	. of lining Kind of heat	fuel
Framing Lumi	ber—Kind	. Dressed or full size?	Corner posts	Sills
Studs (outside	walls and carrying p	artitions) 2x4-16" O. C	Size Max. C. Bridging in every floor and flat ro	of span over 8 feet.
Joists and			nd	
On center Maximun	rs: let lic	or	nd	, roof
	uilding with masonry s	valls thickness of walls?	nd	haight?
				. neight?
No. cars now	accommodated on san		GARAGE modated number commercial car	rs to he accommodated
Will automobi	le repairing be done	other than minor repairs	s to cars habitually stored in the prop	osed building?
APPROVALS		DATE	MISCELLAN	
	NSPECTION—PLAN		Will work require disturbing of any	
ZONING:			,	
BUILDING C	CODE:		Will there be in charge of the above	e work a person competent

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

Others:

Signature of Applicant Williams T. Brown Phone # same

FIELD INSPECTOR'S COPY

NA. 10-17-78

GITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

APPLICATION FOR A USE VARIANCE

914-920 Baxter Blvd. Ethel W. C. Davis , owner of property at and 62-64 Randall St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a two-story, four family frame apartment building not issuable under the Zoning Ordinance because such a use is not permitted under Section 672.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.

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

Ethef W. C. Lowis

602.24C(3)(b)(3). <u>Use Variances</u>.

- (a) No reasonable return: The subject property is not capable of yielding a reasonable return if used for its present use or any use permitted in the zone in which such a lot or parcel is located. Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.
- (b) <u>Unique circumstances</u>: The hardship results from unique circumstances peculiar to the subject lot or parcel which do not generally apply to or affect the general vicinity of the subject proper .
- (c) Not self-created: The aforesaid inability to yield a reasonable return is not the result of any action or inaction by the owner or his predecessors in title. Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.
- (d) Essential character of area general plan: The variance would not result in a use or development of the lot or parcel in question which would be not in harmony with the general purpose and intent of this Chapter or of the Land Development Plan of the City.
- (e) Essential character of area surrounding uses and facilities:
 The variance would not result in a use or development of the
 lot or parcel in question which would be materially detrimental to
 the public welfare or materially injurious to the enjoyment, use
 or development of property or improvements permitted in the vicinity
 or which would materially impair an adequate supply of light and
 air to properties and improvements in the vicinity, substantially
 increase congestion in the public streets due to traffic or parking,
 increase the danger of flood or fire, unduly tax public utilities
 and facilities in the area or endanger the public health or safety.
- (f) No other remedy: There is no means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel.

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, November 2, 1978 at 3:30 P.M. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Ethel W. C. Davis, owner of property at 914-920 Baxter Blvd. and 62-64 Randall St., under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a two-story, four family frame apartment building not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.6.A of the Ordinance applying to the R-5 Residential Zone in which this property is located.

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

James O'Malley Secretary

914-920 Baxter 81dv. & 62-64 Randall St.

October 12, 1977

cc: Universal Design Ptc. #1 Scarborough, Me.

New England Pasoc. P. O. Box 202 Saco, Main;

Gentlemen:

A Building permit and Certificate of Occupancy to construct a two-story, four family frame apartment building at the above named location is not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.6.A of the ordinance applying to the R-5 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authoxized representative should come to this office Rm. 113, City Hall, to file the appeal on forms which are available here. A fee of \$15,00 for a User-Variance Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Section 602.24.C.3.b.3.

Very truly yours,

Malcolm G. Ward Plan Examiner

MGW/r

113

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

The New England Applicant	As	soc		-											FC	10	<u>-11</u>	<u>7</u>	7
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4 family apt. h	ous	e		·					_16	ress o 6-D-	of Pro	pose	d Site	9					
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Acreage of Site / Gro	ound	Floo	r Cov	erage	:				Zoni	ng of	Prop	osed	Site						
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Board of Appeals Action				(3	() Y	es	() No)		Ť	otal F	loor	Area		1.	560	sc	ı. ft.
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Other Comments:																			
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Use complies with	Zonir	ng Or	dinan	ce	– Sta	aff Re	view	Belo	W							***	-	~~.	•
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CITY OF PORTLAND, MAINE SITÉ PLAN REVIEW ---Processing Form Applicant Mailing Address Earning Proposed Use of Site Site Identifier(s) from Assessors Maps Zoning of Proposed Site Acreage of Site / Ground Floor Coverage Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors Board of Appeals Action Required: (4) Yes () No Total Floor Area Planning Board Action Required: () Yes () No Other Comments: Date Dept. Review Due: 10/14/ FIRE DEPARTMENT RÉVIEW ACCESS TO STRUCTURES APPROVED DISAPPROVED REASONS: (Attach Separate Sheet if Necessary)

FIRE DEPARTMENT COPY

4.

CITY OF PORTLAND, MAINE SITE PLAN REVIEW Processing Form Mailing Address
A factive act.
Proposed Use of Site Site Identifier(s) from Assessors Maps Site Location Review (DEP) Required: (Proposed Number of Floors) Yes Board of Appeals Action Required: (x) Yes () No Planning Board Action Required: Other Comments: Date Dept. Review Due: PLANNING DEPARTMENT REVIEW Major Development — Requires Planning Board Approval: Review Initiated Minor Development - Staff Review Below APPROVED APPROVED CONDITIONALLY DISAPPROVED MEASONS 1. Subject to a hedge or series of shrubs to be installed between Randall St. and Parking spaces #1,243 Staff recommends that four (4) Yews be planted close to the parking spaces—the balance of the li-being loamed and seeded. the balance of the lot 2. Outside light must be directional with light directed Mitach Separate Sheet if Necessary) downward -no light splash on adjacent

PLANNING DEPARTMENT COPY.

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Applicant	,						1 2	د بر الماري در الماريون	ياند سان وو سو				45	te l		10
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Acreage of Site /						- <u> </u>		Zonin	g of Pr	opose	d Site		778 - 123 1277 - 134	- a a		
Site Location Review	(DEP)	Requ	ired:	· (* 📆) Yes	(·) No			Propo	sed f	lumbe	r of F	laors		
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PUBLIC WORKS DEPARTMENT COPY

Attached to Processing Form of "The New Angland Association"

Lighting: Proposed lighting should indicate height of poles, type of luminaire and intensity.

<u>Drainage:</u> Drainage of the proposed pavement areas will not be allowed to the street. Drainage will be to the green areas to the back of the

Sewers: The building's sanitary laterals will have to meet the requirements of the Municipal Plumbing Code.

Curb and Sidewalks: In accordance with Chapter 705 of the Municipal Code, curb and sidewalks are required to be constructed both along Randall Street and Baxter Boulevard which abut this lot.

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

USE VARIANCE

Findings of Fact

The applicant is New England Association and he is interested in 62-64 Randall St.
the property located at 914-920 Baxter Blvd.& as 4 family apt.
The owner of the property is <u>New England Assoc.</u> and his address is
P.O. Box 292, Saco, Maine The property is located in a R-5 Zone.
The present use of the property is <u>vacant</u>
The applicant respectfully petitions the Board of Appeals for a variance
from the provision of Section 602.6.A of the Ordinance to permit
construction of a 2 story, four family frame apt. bldq.
Durchen Eduddaen of Frot
Further Findings of Fact
<u>Appearances</u>
and the complete of the complete of
The names and addresses of those appearing in support of the application
are: Ted Scontas
Jerry Applebæ
and the names and addresses of those appearing in opposition to the application are:
mes Schwart - 11
Michael Schwart, - '1
<u>Exhibits</u>
The documentary evidence presented to the Board, including, but not by way
of limitation, plans, specification, photogradis, etc. consisted of the following:

REASONS FOR DECISIONS
The subject property (is/is not) capable of yielding a reasonable return
if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following:
(Such inability to yield a reasonable return must be shown by specific facts
and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.)
The hardship (d.es/does not) result from unique circumstances peculiar to
the subject lot or parcel which generally apply to or effect the general
vicinity of the subject property, as evidenced by:
The aforesaid inability to yield a reasonable return (is/is not the result of any action or inaction by the owner or his predecessors in title as demonstrated by
(Acquisition or improvement of the subject lot or parcel at any time after the
enaccment of the provision sought to be varied shall raise a rebuttable presumption
that the owner's inability to realize a reasonable return is the result of his own actions.)
The variance (would/would not) result in a use or development of the lot or
parcel in question which would be contrary to the general purpose and intent either of Section 602.24 or of the Land Development Plan of the City as evidenced by:
The variance (would/would not) result in a use or development on the lot or
parcel in question which would be materially detrimental to the public welfare or
materially injurious to the enjoyment, use or development of property or improvements
permitted in the vicinity or which would materially impair an adequate supply of light
and air to properties and improvements in the vicinity, substantially increase

•	
congestion in the public streets due to traf	fic or parking, increase the danger of
flood or fire, unduly tax public utilities a	and facilities in the area or endanger the
public health: or safety all as demonstrated	by the following facts:
There (is/is not) means other tha	m the requested variance by which the
hardship can be avoided or remedied to . deg	ree sufficient to permit the economic
use of the subject lot or parcel, because of	
SPECIFIC REL	
After public hearing held on	, the Board of
Appeals find that all of the conditions requ	fired by the Ordinance (do/do not) exist
with respect to this property and that a use	variance should be granted
in this case.	
It is therefore determined that a	variance from the provisions of the
Zoning Ordinance should be gran	ted in this case.
_	
<u>-</u>	
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	CERTIFICATE OF APPROVAL FORINTERNAL PLUMBING
TOWN/CITY CODE	THE TOWN/CITY OF Portland DATE ISSUED DATE ISSUED DATE ISSUED DATE ISSUED DATE ISSUED Cartificate of App. Number
Installers D D D III Last Name Owner Mac Address 122 St./Lot Number	F.I. M.I. Installer 2. Licensed Master Plumber 3. Licensed Oil Burnerman 3. Licensed Oil Burnerman 4. Employee, of Public Hullitys 5. Manufactured Housing Dealer 6. Manufactured Housing Mechanic 7. Limited License Street, Road Name Subdivision
THE INTERNAL NUMBER HAS B	Cocation where plumbing was done and inspected) PLUMBING INSTALLED PURSUANT TO THE ABOVECERTIFICATE OF APPROVAL EEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS MPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.
OWNER'S	COPY Signature of LPI APR 20 1982 Date Inspected

CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING LPI NUMBER DATE ISSUED 限 62031 IC 2/19812 Wonth Day Year THE INTERNAL PLUMBING INSTALLED. IANT TO THE ABOVECERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND 3 BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES. TOWN'S COPY INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF LPI Number Date Issued INSTALLER'S 2 19 8 2 lonth Day Year 2/1/8 License No. 05170 00123 52031 IP PERMIT NUMBER Name of AM DV1.164 Last Name TOWN'S COPY MPORTANT: Note the following conditions

1. This Permit is non-transferable to another person or rarty. MAR 9 1982 MAR 23 1982 APR 1 2 1982



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 922 Baxter Blvd.
Date of Issue

Issued to Marc Lamentagne

This is to certify that the building, premises, or part thereof, at the above location, built—altered -changed as to use under Building Permit No.82/25 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Limiting Conditions:

2 Family

This certificate supersedes certificate issued

Approved:

4-21-87 (Date)

APPLICATION	ON FOR PERMIT	PERMIT ISS
B.O.C.A. USE GROUP	······································	1100
B.O.C.A. TYPE OF CONSTRUCTION	v (o) \	JUL 1 1981
701111010101	rkand, maine,June. 29198	CITY of PORTLA
To the DIRECTOR OF BUILDING & INSPECTION SE	RVICES PORTLAND MAINE	·
The undersigned hereby applies for a permit to erect of	ilter repair demolish	llowing building
The state of the state of accordance with the 1700	COLING State of Maine die December 1 December 1	
, with plans and s	pecifications, if eny, submitted herewith and	the following code and
tions:		me jone ming specificat
LOCATION 922 Baxter Blvd. 1. Owner's name and address . Marc. Lamontagn	····· Fire D	istrict #1 [], #2 []
Owner's name and address . Marc. Lamontagne Lessee's name and adddress	e. +133 .Coyle .St04103 Tel	lephone 7.7.3-9611.
4. Architect		
the same of the sa	Style of roof Roof	ang
Estimated contractural cost \$20,000	T	Fee \$ ×9.82 91.00
FIELD INSPECTOR—Mr.	GENERAL DESCRIPTION Ch	of use 15.00
I'ms application is for: @ 775-5451	. GENERAL DESCRIPTION	106.00
Dwelling Ext. 234	Ohamara a S	
Garage	Change of use from 1 to with new apt on 2nd fl	2 families
Masonry Bldg	on third to go with no	ew ant
Metal P'dg.	with alterations _{Stamp} of S and structural changes	pecial Conditions
Alterations	and structural changes	as per plans.
Demolitions	6 sheets of plans.	
Change of Use		
NOTE TO APPLICANT: Sangrate manufacture		
NOTE TO APPLICANT: Separate permits are required to cal and mechanicals.	by the installers and subcontractors of heat	ing, plumbing, electri-
PERMIT IS TO BE ISSUEI	0.TO 1.E-2.E-4.E-	
10 10 00 15500	D TO 1 ☑ 2 □ 3 □ 4 □ Other:	
DETAILS A	OF NEW WORK	
Is any plumbing involved in this work? Is connection to be made to public server?	is any clostrical and to be a second	
to be made to public sewel?	If not what is proposed for a control	
The state of the s	. PORT notice cent?	
b and b branch to top of plate	"IPIGHI NUATAGA ERADA ER bisk	
Topic stories	solut or filled lands	
Trisc DC) TODI	ROOF CUMPING	
No. of chimneys Material of chimneys Framing Lumber—Kind Dressed or full size?	. Of lifting Kind of heat	fuel

IF A GARAGE

Framing Lumber—Kind Dressed or full size? Corner posts Sills Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

BUILDING INSPECTION—PLAN EXAMINER, ZONING: (2) M. (2) (4/30/8) BUILDING CODE: Fire Dept.:

Health Dept.:

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

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

Others:

Signature of Applicant Mary Laurent Course Phone # same

Type Name of above Mary Lamontagne 1 5x2 3 4

1st floor , 2nd , 3rd , roof

1st floor, 2nd, 3rd, roof

FIELD INSPECTOR'S COPY

Joists and rafters:

Maximum span:

On centers:

Other and Address

NOTES	म या श हा दा
	Permit No. 8 Location 9 2 Owner Mc Date of permit Approved
Smiles required exit uni	Z In No.
7-1-81 - Smale	inc. aa Bee
7-9-81-NP-1-408	
7-20-81 -MP	
8-7-81 ~ WIP.	- Car Lough
\$10-22-81 WIPTOK	- Ca 5 8 5
80-28-81 - (Fire)	
	- 200
7	C 1) 2
	suntar 1
lange Joist's, bear	
flana at 1-2 FL , Par	tens blackened but
QK.) owner will file	amend. for 50,000
Contractional cost.	
11-19-81 WIP/OR	a
11-25-81. no rebuilding	y started . aa
12.7-81-" "	_ · · Qa
12-30-81 - NP - awner how	not filed amond, as
get Blog secured.	Qa
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10	100

		PERMIT ISSUED
	B.O.C.A. USE GROUP	3891 OS 4AL
ZONING	LOCATION R-5 PORTLAND, MAINE, Nogy. 10.,	1981

	ANG A MEDECATON CERVI	CES PORTING MAIN	***
To the DIRECTOR OF BUILD	SING & INSPECTION SERVING A server alter	repair, demolish, move or install the following building, struc-	-
ture againment or change use it	n accordance with the Laws of	the State of Maine, the Portland B.O.C.A. Building Code and	
Zoning Ordinance of the City of	f Portland with plans and speci	fications, if any, submitted herewith and the following specifica-	**
tions: 922 Baxt	er Blvd.	Fire District #1 [], #2 []	ď.
1. Owner's name and address	Marc. Lamontagne	133 .Coyle .St Telephone .773-9611.	1
2. Lessee's name and adddress	Walker Bros Se	bago Lake, Me. Telephone	
3. Contractor's name and addi	ress	ifications Plans No of sheets	
Proposed use of building	2 families	ifications Plans No. of sheets	'
Last use same		No. families	1
Material No. stori	ies Heat	. Style of roof Roofing	
Other buildings on same lot			
Estimated contractural cost \$	40,000	Feo \$110.00	
Estimated contractural cost \$ FIELD INSPECTOR—Mr. 2	ord Services	GENERAL DESCRIPTION	
This application is for:	@ 773-5451	To repair after fire to return to origian?	1
Dwelling		condition, structural changes	
Masonry Bldg			,
Metal Bldg		Stamp of Special Conditions	٠
Alterations			
Bemelitions			
Change of Use			
Other APPLICANT: San	narate nermits are required by	the installers and subcontractors of heating, plumbing, electri-	
tal and mechanicals.	Milato, profittiva die recipianea op	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	PERMIT IS TO BE ISSUED T	ro 1 25 2 1 3 1 4 1	
		Other:	
•		F NEW WORK	
Is any plumbing involved in thi	is work?	Is any electrical work involved in this work?	
Is connection to be made to pu	blic sewer?	If not, what is proposed for sewage?	
Has septic tank notice been se	nt?	Form notice sent?	
Size front denth	No. stories	solid or filled land? earth or rock?	
		top bottom cellar .,	
Kind of roof	Rise per foot	Roof covering	
		of lining Kind of heat, fuel	
	=	Size Max. on centers Bridging in every floor and flat roof span over 8 feet.	
		d, 3rd, roof, roof	
		d, 3rd, roof .,	
		d, 3rd, roof, roof	
If one story building with mas	onry walls, thickness of walls?	height?,	
		GARAGE	
		modated number commercial cars to be accommodated ,	
Will automobile repairing be		to cars habitually stored in the proposed building?	
APPROVALS BY:	DATE	MISCELLANEOUS	3
BUILDING INSPECTION ZONING:	PLAN EXAMINER	Will work require disturbing of any tree on a public street?	
BUILDING CODE:	Ś. W.	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 . MCV.	w 1/ am and Phone # same	· Market
1 / 1	, ,	March Lamontagnc1 xx 2 3 3 4 7	· · ·
100/		Other	
FIELD INSPECTOR'S COPY	and the	and Address	
	-H 1011	J. A. Sandrakov, V. a.s. sans	

NOTES 4-12-82-WIF/OK QQ 4-23-82 - Will issu Co ofter Elects, plumber insp. OK

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