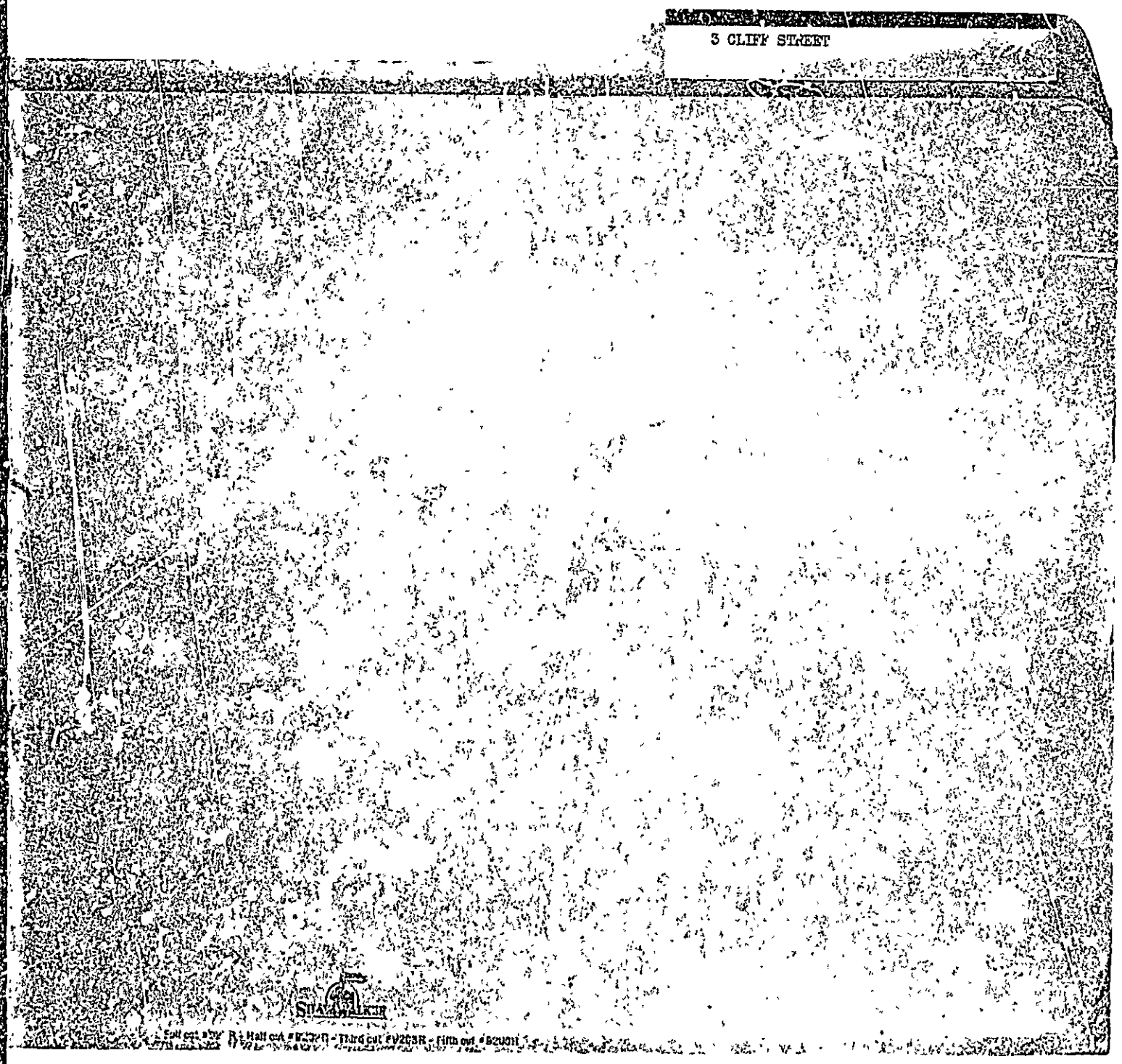
3 CLIFF STREET



193 R-5 1972

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

R.C.

Location: 22-24 end of Brewer on left

INSPECTION COPY

COMPLAINT NO. 75-110 Date Received October 14, 1975

220-B-9 Cliff St

Location ~~end of Brewer on left~~ Use of Building

Owner's name and address Maurice B Johnson, 3 Cliff St 04102 Telephone

Tenant's name and address called E G Johnson Co. " son Telephone

Complainant's name and address Mr. Brooks Telephone

Description: Construction work being carried on by a Mr. Johnson

602.19A.A.

NOTES: 10-17-75 talked to owner of lot & house on left (not Mr. Johnson) The only construction he's doing is building window frame for his house. He said a Mr. Johnson does lots at 16 Brewer & conducts a construction business but not from his house — And no construction is going on there either — MS

11-3-75 Complainant called again — got correct address.

11-6-75 Went out to the site with John Bastey — he was filling in recently — Johnson will apply for a state permit for filling in Rip Rap — MS Also knows that he needs a permit for filling within 250 ft of shoreline with us — MS

R5

PERMIT ISSUED
APR 10 1973
00344
CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, April 5, 1973

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 9 Cliff St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address E.G. Johnson Co., ~~3 Cliff St.~~ Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address same Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building shop No families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 5.00

General Description of New Work

To install 2,000 gal. tank for gasoline storage, as per plan.
Tank will be 3' underground and painted with asphaltum. Tank must bear Underwriters' label.
If location is subject to water problems it must be anchored.

Sent to Fire Dept. 4/5/73
Rec'd from Fire Dept. 4/9/73

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*** owner

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? _____

APPROVED:
Fire, C. O'Donell 4-9-73
O.K. E.R. 4/9/73

Miscellaneous

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

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

E. G. Johnson Co.

CS 301

INSPECTION COPY *Signature of owner* by: [signature]

Permit No. 73/344

Location 9 Cliff St

Owner E. L. Johnson

Date of permit 4/10/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

8/29/75 Installed

RE RESIDENTIAL

PERMIT ISSUED
JAN 17 1961
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, December 16, 1960

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 3 Cliff Street Within Fire Limits? Dist. No.

Owner's name and address E. G. Johnson Co., 3 Cliff Street Telephone

Lessee's name and address Telephone

Contractor's name and address owner Specifications Plans yes No. of sheets 2

Architect No. families

Proposed use of building Storage shed No. families

Last use Style of roof Roofing

Material No. stories Heat

Other building on same lot Boat house Fee $ 2x 5.00

Estimated cost $ 2000.

General Description of New Work

To construct 1-story frame storage building 52'x~~20~~ 42'

(~~Repairing~~ Replacing building destroyed by fire)

Permit Issued with Letter

Appeal sustained 1/12/61

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** owner

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? yes

Height average grade to top of plate 12' Height average grade to highest point of roof 12'

Size, front depth No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation existing concrete Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof flat Rise per foot Roof covering asphalt roofing Class C Und. Lab.

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

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

Size Girder yes Columns under girders 6x8 posts Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

Joists and rafters: 1st floor ~~2x~~ concrete, 2nd., 3rd., roof 2x8

On centers: 1st floor, 2nd., 3rd., roof 20" 16"

Maximum span: 1st floor, 2nd., 3rd, roof ~~22'~~ 14'

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?

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. E. G. Johnson Co.

APPROVED: with letter by AJ

INSPECTION COPY

Signature of owner By: E. G. Johnson

P 16

8-18 57 5-9

Permit No. 6148
Location
Owner
Date of permit 4-17-61

Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

Alum. siding ?
northern.

NOTES

4-20-61 Framed out ready for floor & alum siding AP
5-10-61 Same AP
6-21-61 " AP
7-28-61 " AP
2-12-62 Metal covered all but over front door AP

AP-3 Cliff Street

January 17, 1961

E. G. Johnson Co.
3 Cliff Street

Gentlemen:

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a one story wood frame building for storage of contractor's supplies and equipment at the above named location is issued herewith based on plans filed with application for permit and your letter of January 16, 1961 and subject to condition that at least one row of 1x3 cross bridging or block bridging is to be provided at the center of each span of roof joists.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

E. G. JOHNSON CO.

Contracting Builders

Established 1869 - Incorporated 1908

THREE CLIFF STREET PORTLAND, MAINE

Mr. Albert J. Sears

Inspecter of Buildings , Portland, Maine. Jan.16,1961.

Dear Sir;

The following are the answers to your questions about the framing of the proposed building at Cliff Street Portland as submitted in your letter of Jan.13,1961.

1. The plan shows the location of the posts supporting the roof girders, the old piers locate under two of these posts. The center girder comes between two piers and ofcourse will require an additional new pier. The front corner will need a new pier . The front wall at the right of large door is on existing concrete wall. The left side will have a pier in line with the left hand center line of piers. AND 1/2 WAY BETWEEN THERE AND CORNER — O.K

2. Existing sills are 6 x 8 new will be 4 x 6 or 4 x 8 new bolts 5/8" 6' o. c. O.K

3. Sills over piers will be 6 x 8 with 8" side vertical. — O.K

4. Large door header will be 6 x 12 windows headers will be 4 x 8. — O.K

5. Walls will be covered with corrugated aluminum. — O.K (Over Boarding)

6. The span of rafters at rear will be 13'-6" at the front 12'-6" the the two center spans will be 13'. The rafters will be spaced 18" on centres. — O.K

Very truly yours,

E. G. Johnson Co.

M B Johnson Pres.

RECEIVED
JAN 17 1961
CITY OF PORTLAND

AP-3 Cliff Street

January 13, 1961

E. G. Johnson Company
3 Cliff Street

Gentlemen:

Although your appeal under the Zoning Ordinance has been sustained, more information is needed as to the framing and supports of proposed storage shed to be erected at the above named location before the permit for its construction can be issued. Details in question are as follows:

1. Spacing of existing concrete piers on side where there is to be no foundation wall does not agree with that shown on plan. Neither does plan show location of concrete piers across front of building. Correct information is needed as regards these details.

2. What is size of sills to be on concrete walls and what is spacing and size of anchor bolts to be?

3. What is size of sills to be where concrete pier foundation is to be used?

4. What is size of headers to be for door and window openings?

5. What is weather-resisting covering of walls to be?

6. The 2x8 rafters will not figure out on the 14 foot span indicated in permit application if spaced 20 inches on centers. However, the spacing of girders as shown on plans appears to be less than 14 feet. What is correct span to be used?

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

Granted 1/12/61

61/2

DATE: January 12, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF E. ... JOHNSON CO.

AT 3 Cliff Street

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

BOARD OF APPEALS	VOTE	
	Yes	No
Franklin G. Hinckley	(✓)	( )
Ralph L. Young	(✓)	( )
Harry M. Shwartz	(✓)	( )

Record of Hearing:

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

December 23, 1960

~~XXXXXXXXXXXXXX~~ E. G. Johnson Co., owner of property at 3 Cliff Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:

Construction of a one-story building 42 feet by 52 feet for storage of contractor's equipment and supplies in place of one destroyed by fire about two and one-half years ago. This permit is presently not issuable because the property is located in an R-5 Residence Zone where the use of the existing building was non-conforming, the re-building of a structure of non-conforming use damaged by fire to such an extent that the cost of restoration will exceed two-thirds of its fair market value immediately prior to such damage being forbidden by Sec. 17-F of the Ordinance.

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

E. G. Johnson Co.
H. B. Johnson Pres.
APPELLANT

DECISION

After public hearing held January 12, 1961, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

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

Franklin D. Hindley
Harry M. Sargent
Edwin L. Young
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 9, 1961

TO MEMBERS OF THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall, Portland, Maine, on Thursday, January 12, 1961, at 4:00 p.m. to hear the following appeals:

E. G. Johnson Co. - 3 Cliff Street - To permit construction of a one-story building 42 feet by 52 feet for storage of contractor's equipment and supplies in place of one destroyed by fire about two and one-half years ago on the premises at this location. This permit is presently not issuable because the property is located in an R-5 Residence Zone where the use of the existing building was non-conforming, the rebuilding of a structure of non-conforming use damaged by fire to such an extent that the cost of restoration will exceed two-thirds of its fair market value immediately prior to such damage being forbidden by Section 17-F of the Ordinance.

Robert Meck - 250-254 Woodford Street - To permit finishing off first and second stories of rear of apartment house to provide a separate apartment, including the construction of an outside wooden fire escape on the extreme rear of the building. This permit is presently not issuable because the upper platform of the fire escape will be only about 14 feet from the rear lot line and will thus encroach unlawfully upon the 20-foot depth of rear yard required by Section 6-D-1 of the Ordinance applying to the R-5 Residence Zone in which the property is located.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

January 9, 1961

E. G. Johnson Co.
3 Cliff Street
Portland, Maine

Gentlemen:

January 12, 1961,

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 30, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall, Portland, Maine, on Thursday, January 12, 1961, at 4:00 P.M. to hear the appeal of E. G. Johnson Co. requesting an exception to the Zoning Ordinance to permit construction of a one-story building 42 feet by 52 feet for storage of contractor's equipment and supplies in place of one destroyed by fire about two and one-half years ago on the premises at 3 Cliff Street.

This permit is presently not issuable because the property is located in an R-5 Residence Zone where the use of the existing building was non-conforming, the rebuilding of a structure of non-conforming use damaged by fire to such an extent that the cost of restoration will exceed two-thirds of its fair market value immediately prior to such damage being forbidden by Section 17-F of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 30, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber of the City Hall, Portland, Maine, on Thursday, January 12, 1961, at 4:00 P.M. to hear the appeal of E. G. Johnson Co. requesting an exception to the Zoning Ordinance to permit construction of a one-story building 42 feet by 52 feet for storage of contractor's equipment and supplies in place of one destroyed by fire about two and one-half years ago on the premises at 3 Cliff Street.

This permit is presently not issuable because the property is located in an R-5 Residence Zone where the use of the existing building was non-conforming, the rebuilding of a structure of non-conforming use damaged by fire to such an extent that the cost of restoration will exceed two-thirds of its fair market value immediately prior to such damage being forbidden by Section 17-F of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

INQUIRY BLANK

ZONE R-5

FIRE DIST. No

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date May 14, 1958

Letter
Verbal
By Telephone

LOCATION Cliff Street (220-B-9) OWNER Maurice B. Johnson

MADE BY _____ TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING Storage + Shop CLASS OF CONSTRUCTION Third

REMARKS This building was a total loss by fire several weeks ago.

INQUIRY 1- How does the Zoning Ordinance apply to this building of non-conforming use? (Carpenter Shop, mill and storage)

ANSWER 1- Since there is no question but that the damage to the building is such that estimated cost of restoration would exceed two thirds of its fair market value immediately prior to such damage, Section 16 stipulates that it shall not be re-built
5/15/58- See letter to Mr. Johnson.

DATE OF REPLY 5/14/58 REPLY BY A. J. S.

May 15, 1958

Mr. Maurice B. Johnson
3 Cliff Street

cc to: Corporation Counsel

Dear Mr. Johnson:

In view of the recent destruction by fire of your shop and storage building at the end of Cliff Street (Assessors Lot No. 220-B-9) it seems best to acquaint you with the application of the Zoning Ordinance to the situation. This building and its use has been non-conforming for many years in the residential zone in which it has been located but has been allowed to continue because of its existence when the Zoning Ordinance first became effective.

Section 16 of the present Zoning Ordinance covering regulation of existing non-conforming uses stipulates that "There shall be no substantial restoration and no continued use of a non-conforming building or building of non-conforming use damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise to an extent that the estimated cost of restoration exceeds two-thirds of its fair market value immediately prior to such damage". Inspection of the premises leaves little doubt but that the damage to your building by the recent fire was much more than two-thirds of its value prior thereto. Under these circumstances it is unlawful for the building to be re-built. All other business use on the premises is also non-conforming and as such may not be re-located on or extended to any other part of the same property.

It seems best that you be made aware of these circumstances so that you may be governed accordingly in making any plans y u may have concerning the property. If you have any questions concerning the application of the Zoning Ordinance or your rights in connection therewith, it is suggested that you consult the Corporation Counsel at Room 208, City Hall.

Very truly yours,

Albert J. Soars
Deputy Inspector of Buildings

AJS/jg

RO RESIDENCE ZONE - C

ZIP TO:

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, May 6, 1957

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 3 Cliff Street Within Fire Limits? ..... Dist. No. .....

Owner's name and address Mr. E. Gerry Johnson, 3 Cliff St. Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address Ballard Oil & Equip. 135 Marginal Way Telephone .....

Architect ..... Specifications Plans yes No. of sheets 1

Proposed use of building ..... No. families .....

Last use ..... No. families .....

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

Other building on same lot .....

Estimated cost $..... Fee $ 1.00

General Description of New Work

To install 1-280 gallon above ground storage tank for gasoline with attached hand pump in location shown on plan filed herewith.

This is not strictly contrary to Zoning Ordinance, but such a long time has passed, without of particularly to check. Should not be a bar to change of pending further development. [illegible] 4/29/58

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

Approved Fire Dept. 5/6/57

Approved Fire Dept. 5/8/57

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 .....

Material of underpinning ..... Height ..... Thickness .....

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 .....

Kind and thickness of outside sheathing of exterior walls? .....

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

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

APPROVED:

E. C. Johnson

CHIEF OF FIRE DEPT.

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

Ballard Oil & Equipment Co.

Signature of owner By: Gerard Meiel (Gen. Mgr.)

INSPECTION COPY

E. Gary Johnson
3 Cliff Street
Portland, Maine

This is a temporary skid tank leased to Mr. Johnson for the purpose of construction. This tank is a heavy duty Buffalo tank expecially made for the storage of gasoline above ground. This tank has a tokheim hand pump properly vented. (250 GALS TOTAL)

E. Perry - Iron Co
115 Lancaster St.
Detroit Mich

Copy

September 20, 1957

AP - 3 Cliff Street

Mr. Maurice B. Johnson
3 Cliff Street

Copy to Corporation Counsel

Dear Mr. Johnson:-

We are unable to issue a permit for constructing an addition 7 feet by 14 feet on side of your dwelling at 3 Cliff Street and for squaring off corners of bay window on front of dwelling because the walls of the new enclosures would be only about 11 feet back from the line of Cliff Street instead of the minimum setback of 20 feet required for any new work by Section 6-3-4 of the Zoning Ordinance applying to the R-5 Residence Zone in which the property is located.

Aside from this question of zoning, more information is also needed concerning certain details of the proposed alterations, as follows:-

1. What type of foundation is new front porch to have and what is its floor and roof framing, including plate supporting outer ends of rafters, to be?

2. How is new floor and roof to be framed at corners where bay window is to be extended? Are these extensions to be more than one story high?

3. What is size of header to be used over large window opening in side wall of addition?

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

IN MANY SITUATIONS CONTRARY TO THE ORDINANCE, THE BOARD OF APPEALS MAY AUTHORIZE VARIATIONS. IF AN APPLICANT IS DESIROUS OF SUCH ACTION THE CORPORATION COUNSEL ROOM 208, CITY HALL, SHOULD BE CONSULTED.

November 5, 1957

AP - 3 Cliff Street

Mr. Maurice B. Johnson
3 Cliff Street

Dear Mr. Johnson:

Although your appeal under the Zoning Ordinance has been sustained, we shall be unable to issue a permit for the proposed addition until information requested in our letter of Sept. 20, 1957 indicating compliance with Building Code requirements has been furnished for checking and approval.

Very truly yours,

Albert J. Soars
Deputy Inspector of Buildings

AJS:M

AP - 3 Cliff Street

October 1, 1957

Copy to: Corporation Counsel

Mr. Maurice B. Johnson,
3 Cliff Street

Dear Mr. Johnson:

We are unable to issue a permit for constructing a one story addition seven feet by 14 feet on side of your dwelling at 3 Cliff Street and for squaring off corners of bay window on front of dwelling because the walls of the new enclosures would be only about 11 feet back from the line of Cliff Street instead of the minimum setback of 20 feet required for any new work by Section 6-B-4 of the Zoning Ordinance applying to the R-5 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals and to whose office you should go to file the appeal.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

ICE ZONE

000002

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 17, 1957

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 3 Cliff St. Within Fire Limits? no Dist. No.

Owner's name and address H.B. Johnson, 3 Cliff St. Telephone

Lessee's name and address Telephone

Contractor's name and address E.G. Johnson, Company 3 Cliff St. Telephone 3-1630

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Dwelling No. families

Last use " No. families

Material frame No. stories 2½ Heat Style of roof Roofing

Other building on same lot

Estimated cost $ 1000.00 Fee $ 4.00

General Description of New Work

To demolish front and side porch
To construct 3' x 10' front plazza.
To construct 1-story frame addition 7' x14' on left hand side of dwelling.
To remove 14' baring wall,between existing livingroom and new addition.
All as per plan.

9/17/57

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***

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? yes

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 concrete at least 4' below grade Thickness, top bottom cellar

Material of underpinning Height Thickness

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

Kind and thickness of outside sheathing of exterior walls?

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

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

APPROVED:
O.K.-1/2/58-ajf

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

H.B. Johnson
E.G. Johnson Co.

Signature of owner by: H.B. Johnson
F.M

INSPECTION COPY

NOTES

2-26-58 Not started (W)
3-25-58 " " (W)
4-14-58 " " (W)
4-23-58 Dem work on old part done (W)
5-5-58 Excavation completed (W)
5-14-58 Forms OK to pour (W)

5-28-58 Brick underpining going in (W)
7-16-58 Framed OK steel in place (W)
Needs ceiling corner beams (W)
8-20-58 Completed (W)

Permit No. 25-5-1-2
Location [illegible]
Owner [illegible]
Date of permit [illegible]
Notif. closing-in [illegible]
Inspn. closing-in 7-23-58
Final Notif.
Final Inspn.
Certificate of Occupancy issued
Staking Out Notice
Form Check Notice 5/13/58

INSPECTION COPY

Granted 11/1/57
57/126.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

Oct. 15, 19 57

Maurice B. Johnson, owner of property at 3 Cliff Street, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals To permit construction of a one story addition seven feet by 14 feet on the side of the dwelling at 3 Cliff Street and for squaring off corners of bay window on the front of the dwelling. This permit is not issuable because the walls of the new enclosures would be only about 11 feet back from the street line of Cliff Street instead of the minimum set back of 20 feet required for any new work by Section 6-B-4 of the Zoning Ordinance applying to the R-5 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Maurice B. Johnson
APPELLANT

DECISION

After public hearing held November 1, 1957, the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit should be granted.

Frank D. Hinkley
Harry M. Stokes
Ralph L. Long
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 29, 1957

Mr. Maurice B. Johnson
3 Cliff Street
Portland, Maine

Dear Mr. Johnson:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, at 4:00 p.m., on Friday, November 1, 1957, to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing in support of this appeal.

BOARD OF APPEALS

Franklin G. Hinckley

S

Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP - 3 Cliff Street

October 1, 1957

Copy to: Corporation Counsel

COPY

Mr. Maurice B. Johnson,
3 Cliff Street

Dear Mr. Johnson:

We are unable to issue a permit for constructing and a one story addition seven feet by 14 feet on side of your dwelling at 3 Cliff Street and for squaring off corners of bay window on front of dwelling, because the walls of the new enclosures would be only about 11 feet back from the line of Cliff Street instead of the minimum setback of 20 feet required for any new work by Section 6-B-4 of the Zoning Ordinance applying to the R-5 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals and to whose office you should go to file the appeal.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/H

FILL IN AND SIGN WITH INK

01837

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 13, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 3 Cliff St. Use of Building dwelling No. Stories 2 New Building Existing "

Name and address of owner of appliance A. B. Johnson, 3 Cliff St.

Installer's name and address Carroll S. Hannaford Co. 4 Widgery Wharf Telephone 2-3903

General Description of Work

To install oil burning equipment in connection with existing steam heat

IF HEATER, OR POWER BOILER

Location of appliance _____ Any burnable material in floor surface or beneath? _____

If so, how protected? _____ Kind of fuel? _____

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

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

Size of chimney flue _____ Other connections to same flue _____

If gas fired, how vented? _____ Rated maximum demand per hour _____

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? _____

IF OIL BURNER

Name and type of burner Delco Labelled by underwriter's laboratories? yes

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

Type of floor beneath burner cement

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

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

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

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____

If so, how protected? _____ Kind of fuel? _____

Minimum distance to wood or combustible material from top of appliance _____

From front of appliance _____ From sides and back _____ From top of smokepipe _____

Size of chimney flue _____ Other connections to same flue _____

Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____

If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

low water cut off Minneapolis Honeywell

1½" vent pipe

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., 50 cents additional for each additional heat building at same time.)

APPROVED: OK. 10-13-53. FMT.

Will there be in charge of the above work a pe see that the State and City requirements per observed? yes

Carroll S. Hannaford

Signature of Installer By: Carroll S. Hannaford

INSPECTION COPY

1 Fill Pipe
2 Vent Pipe
3 Kind of Heat
4 Burner
5 Name & Label
6 Stack
7 High Limit
8 Remote
9 Piping
10 Valves
11 Capacity
12 Tank Hold Supports
13 Tank Distance
14 Oil Gauge
15 Instructor Card
16 Low Water Shutoff

NOTES

Permit No. 53/1832
Location
Owner
Date of permit 10/13/53
Approved

AP 3 Cliff Street-I

April 3, 1948

Mr. E. G. Johnson
3 Cliff Street
Portland, Maine

Subject: Building permit for construction of an addition to garage at 3 Cliff Street

Dear Mr. Johnson:

1. The statement of the purpose of the proposed addition is not explicit—"for purpose of providing more room in garage". The sketch indicates that the addition could hardly provide additional room for automobiles or for maneuvering them. Under the Zoning Ordinance the property is located in a Residence C Zone where the addition may only lawfully be used for some purpose commonly accessory to dwelling house use. Any business use is not allowable. If it should turn out that the addition is intended for any business use, even storage, please refrain from starting the work and return the building permit.

2. Since the application indicates a concrete wall 10" thick at the grade of the ground and 12" thick at the bottom of the wall for foundation of the addition, I presume the indication of piers on the sketch are those intended beneath the exterior wall of the existing garage where it is to be removed. The sketch indicates round piers 9" in diameter, but Section 307-c-3.9 of the Code calls for masonry piers to have minimum least cross sectional dimension at the top of 8" and at the bottom of 10". Not enough is known about the present garage foundation to determine whether or not these piers should extend 4' below the surface of the ground to get below frost.

3. If the existing garage has its ridge running parallel to the 16-foot dimension of the proposed addition, the 4x12 Douglas Fir indicated on a span of 16' to support portions of the roof of both existing garage and addition works out about ten per cent deficient in strength. Presumably a suitable post is to be provided under either end of this member and supported on the present foundation of the garage or additional foundation is to be provided.

Very truly yours,

Inspector of Buildings

WMcD/J

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 2, 1948

PERMIT ISSUED
00413
APR 3 1948
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 3 Cliff Street Within Fire Limits? no Dist. No.

Owner's name and address E. G. Johnson, 3 Cliff Street Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans yes No of sheets 1

Proposed use of building 2 car garage No. families

Last use " No. families

Material frame No. stories 1 Heat Style of roof pitch Roofing

Other buildings on same lot dwelling

Estimated cost $ 250. Fee $ 1.00

General Description of New Work

To construct 1 story frame addition 5'x16' to side of garage, for purpose of providing more room in garage

To remove 16' portion of side wall of garage - 4x12 fir beam for support

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

Height average grade to top of plate 6'6" Height average grade to highest point of roof 8'6"

Size, front depth No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar no

Material of underpinning Height Thickness

Kind of roof pitch-gable Rise per foot 5" Roof covering asphalt roofing Class C Und. Lab.

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

Framing lumber—Kind hemlock Dressed or full size? dressed

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

Girders Size 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 2x6	2nd	3rd	roof 2x6
On centers:	1st floor 16"	2nd	3rd	roof 24"
Maximum span:	1st floor 5'	2nd	3rd	roof 5'

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?

APPROVED:

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

Signature of owner E G Johnson

INSPECTION COPY

Permit No. 48/413

Location 3 Cliff St

Owner E. H. Johnson

Date of permit 4/3/48

Notif. closing-in

Inspn. closing-in

Final Notif. 1554 Compass

Final Inspn. 6/4/48

Cert. of Occupancy issued none

NOTES

6/4/48 – Work done
Sound posts are about
10" in diameter.
LSS

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

PERMIT ISSUED
01808
SEP 20 1946

Class of Building or Type of Structure Third

Portland, Maine, Sept. 17, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 3 Cliff Street Within Fire Limits? no Dist. No.

Owner's name and address M. B. Johnson, 3 Cliff Street Telephone

Lessee's name and address Telephone

Contractor's name and address Owner Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Dwelling house No. families 1

Last use " " No. families 1

Material 2½ wood No. stories 2½ Heat Style of roof Roofing

Other buildings on same lot Garage

Estimated cost $ 350 Fee $ 1.00

General Description of New Work

To erect two story addition 6' 6" x 14' on rear of dwelling.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

Height average grade to top of plate 25' ~~XXX~~ Height average grade to highest point of roof 27'

Size, front 14' depth 6' 6" No. stories 2 solid or filled land? solid earth or rock? earth

Material of foundation Concrete piers Thickness, top 10" bottom 12" cellar

Material of underpinning none Height Thickness

Kind of roof flat (Hip) Rise per foot 3 Roof covering Asphalt Class C Und. Lab.

No. of chimneys none Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind hemlock Dressed or full size? dressed

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

Girders none Size 6x8 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 2x8	2nd ~~XXXX~~ 2x8	3rd (ceiling) 2x4	roof ~~2x4~~ 2x6
On centers:	1st floor 12"	2nd 12"	3rd 2'	roof 24"
Maximum span:	1st floor 14'	2nd 14'	3rd 6' 6"	roof 6' 6"

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?

APPROVED:

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

B+B

Signature of owner M B Johnson

ON COPY

Permit No. 46/1808

Location 3 Cliff St.

Owner M. B. Johnson

Date of permit 9/20/46

Notif. closing-in 1/23/47

Inspn. closing-in 1/23/47

Final Notif.

Final Inspn. 1/29/47

Cert. of Occupancy issued None

NOTES

1/27/46 - Walls & Partl
E.J.

1/23/47 - Insul
Lath & ceiling
Gas & Oil Boiler
Ducts & air ducts and
Down pipe thread
Drywall wires - ok
of door. E.J.

PERMIT ISSUED

Permit No. 0182
MAR 3 1933

APPLICATION FOR PERMIT TO REPAIR BUILDING

Third *Class Building*

Portland, Maine, March 3, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 5 Cliff Street Ward 8 Within fire limits? no Dist. No.

Owner's name and address P. G. Johnson, 19 Free St. Telephone F 5242 M

Contractor's name and address Owner Telephone

Use of building dwelling house 1 family

No. stories 2 Height ft., Gross area sq. ft., Style of roof pitch

Type of present roof covering asphalt

General Description of New Work

To Repair after Fire to former condition. No alteration.
(spark in finish)

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

dormer window strengthened
painting and plastering
2x6 second floor timbers

If Roof Covering is to be Repaired or Renewed

When last repaired? Area then repaired sq. ft.

Are repairs or renewal due to damage by fire? yes If so, what area damaged? sq. ft.

Area of roof to be repaired now? sq. ft.

Type of roofing to be used Asphalt roofing Class C Und. Lab. No. plies

Trade name and grade of roof covering to be used

Estimated cost $ 500. Fee $ .75

P. G. Johnson

Signature of owner By P. G. Johnson

INSPECTION COPY

1315A

Ward 8 Permit No. 33/182

Location 23 Cliff St.

Owner F. G. Johnson

Date of permit 3/3/33.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4/5/33

Cert. of Occupancy issued None

NOTES

3/7/33 - Work of repairs begun - A.J.S.

3/16/33 - Work progressing A.J.S.

3/20/33 - Same - A.J.S.

3/27/33 - [illegible] in attic and on roof - A.J.S.

4/5/33 - Work nearly completed - A.J.S.

91 30 58

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot # _____

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

PERMIT ISSUED

SEP 29 1991

CITY OF PORTLAND

Owner: James & Judith Lynch Phone # 774-0934

Address: 1 Cliff St, Ptld, ME 04102

LOCATION OF CONSTRUCTION: 1 Cliff St.

Contractor: E.G. Johnson, Co. Sub.:

Address: 3 Cliff St, Ptld, ME 04102 Phone #

Est. Construction Cost: 4,000. Proposed Use: 1-fam w garage

Past Use: 1-fam w garage

# of Existing Res. Units: # of New Res. Units:

Building Dimensions: L W Total Sq. Ft

Stories: # Bedrooms: Lot Size:

Is Proposed Use: Seasonal Condominium Conversion

Explain Conversion: Tear down existing garage; REBUILD garage same foundation

For Official Use Only

Date: 9/19/91 Subdivision:

Name:

Inside Fire Limits: Lot:

Bldg Code: Condition:

Time Limit:

Estimated Cost: 4000.

Zoning: R-5

Street Frontage Provided:

Provided Setbacks: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shoreland Zoning Yes No Floodplain Yes No

Special Exception

Other (Explain)

HISTORIC PRESERVATION

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

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

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

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

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Stripping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:

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

Chimneys: Number of Fire Places

Type:

Heating:
Type of Heat:

Electrical:
Service Entrance Size: Smoke Detector Required Yes No

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

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

Action: Approved Approved with Cond. Denied

Signature

Permit Received By: Louise E. Chase

Signature of Applicant: James Lynch Date: 9-19-91

CEO's District: 4 James Lynch

PERMIT ISSUED WITH REQUIREMENTS

CONTINUED TO REVERSE SIDE

White - Tax Assessor Ivory Tag - CEO

4 MKLaurie

Must be on same print

PLOT PLAN

N

Done w/out inspection.
CR

FEES (Breakdown From Front)

Base Fee $ 40-
Subdivision Fee $
Site Plan Review Fee $
Other Fees $
(Explain)
Late Fee $

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS

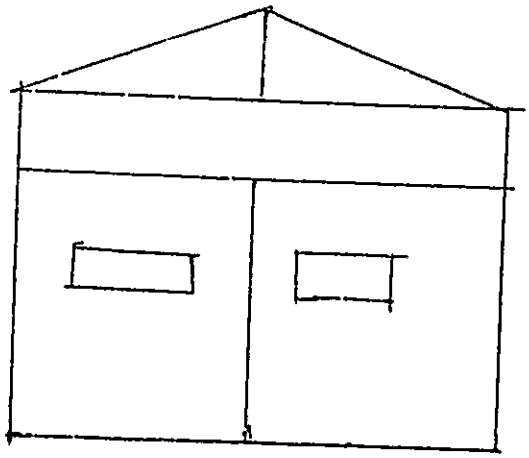
CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

James A. Lynch — 774-0934

SIGNATURE OF APPLICANT — ADDRESS — PHONE NO

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE NO



EXISTING GARAGE TO BE TORN DOWN

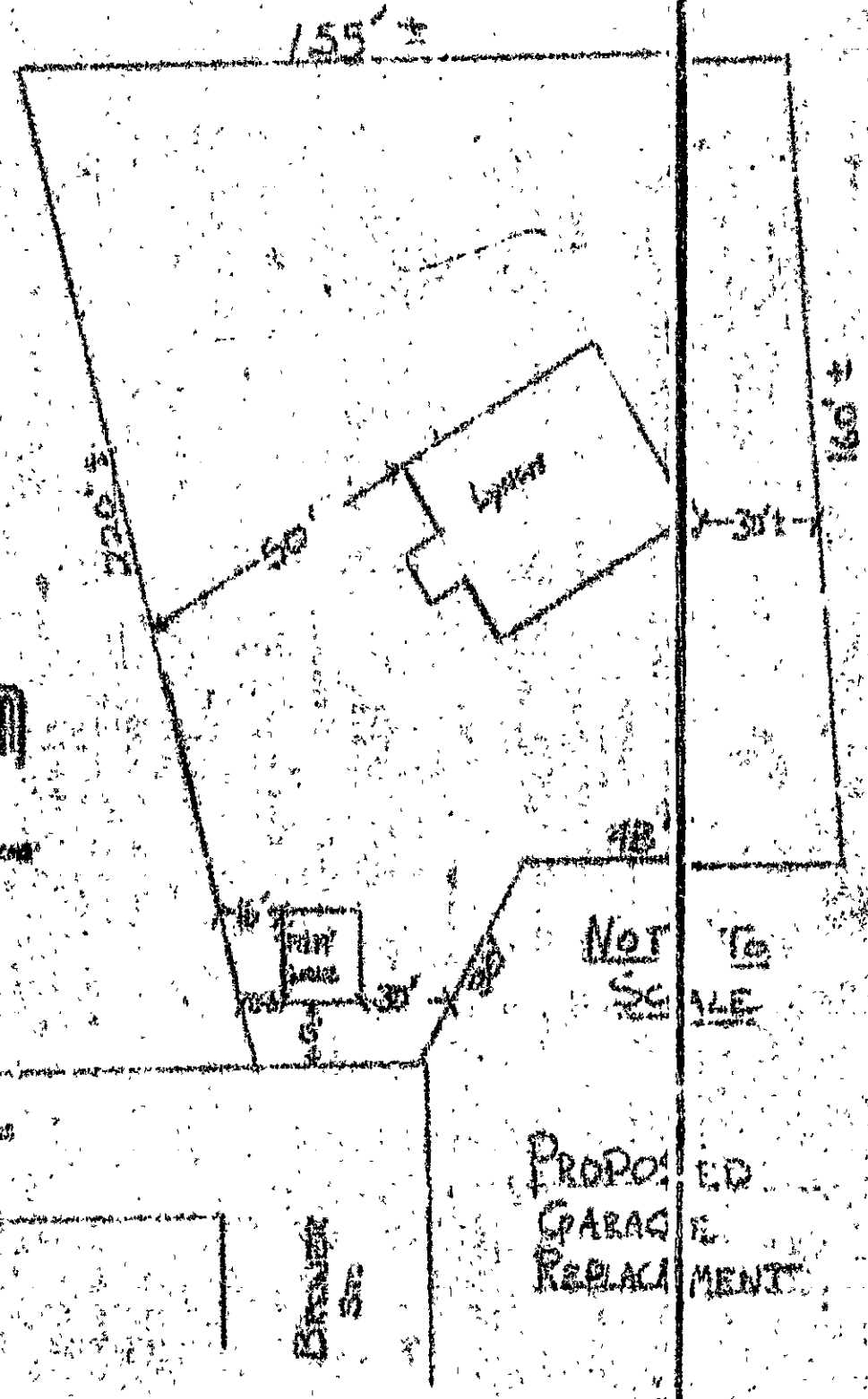
19'X19'
TWO CAR GARAGE TO BE BUILT EXIS: FOUNDATION

E. G. JOHNSON CO.

Contracting Builders

Established 1909 · Incorporated 1910

DIXIE CLIFF STREET PORTLAND, MAINE



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 car frame garage 18' x 20'
at 3 Cliff Street Date 10/17/51

1. In whose name is the title of the property now recorded? E. G. Johnson
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stakes
3. Is the outline of the proposed work now staked out upon the ground? No If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? Yes
4. What is to be maximum projection or overhang of eaves or drip? 10"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

E. G. Johnson Co.
Mrs. A.

MP1433

(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED
Permit No. 2359
NOV 16 1931

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 17, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 5 Cliff Street Ward 8 Within Fire Limits? no Dist. No. _____

Owner's ~~or Lessee's~~ name and address F. G. Johnson, 1506 Congress St. Telephone _____

Contractor's name and address E. G. Johnson Co., 19 Free St. Telephone P 255

Architect's name and address _____

Proposed use of building 2 car garage No. families _____

Other buildings on same lot 1 family dwelling house

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

Estimated cost $ 250. Fee $ .75

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect ~~one~~ two car frame garage 16' x 20'

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

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

Details of New Work

Height average grade to top of plate 9'

Size, front 16' depth 20' No. stories 1 Height average grade to highest point of roof 12'

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

Material of foundation ~~concrete wall~~ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof pitch Rise per foot 6" Roof covering Asphalt shingles Class C Und. Lab.

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

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

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

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

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

Joists and rafters:	1st floor 2x6	2nd _____	3rd _____	roof 2x4
On centers:	1st floor 16"	2nd _____	3rd _____	roof 2'
Maximum span:	1st floor 9'	2nd _____	3rd _____	roof _____

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

If a Garage

No. cars now accommodated on same lot 3, to be accommodated 2

Total number commercial cars to be accommodated one

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

Miscellaneous

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

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

F. G. Johnson

Signature of owner By F. G. Johnson

INSPECTION COPY

Oliver A. Sanborn
CHIEF OF FIRE DEPT.

6234

Ward 8 Permit No. 31/2359

Location 3 Cliff St.

Owner L. G. Johnson

Date of permit 11/16/31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/22/31

Cert. of Occupancy issued None

NOTES

Staked out - 11/16/31

11/16/31 [illegible] OK

11/24/31 - Erecting forms for foundation A.J.

11/30/31 - Foundation in - A.J.S.

12/7/31 - Framing pretty well along - A.J.S.

12/14/31 - Pretty well completed A.J.S.

931036

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee $30.00 Zone _____ Map # _____ Lot# _____

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

Owner: E. G. Johnson Co. Phone # 773-1630

Address: 3 Cliff St. Portland 04102

LOCATION OF CONSTRUCTION 3 Cliff St.

XX Contractor: Geo. Erskine Jr. Sub.: _____

Address: 24 Bishop So. Port 04106 Phone # 799-3612

Est. Construction Cost: _____ Proposed Use: _____

Past Use: _____

# of Existing Res. Units _____ # of New Res Units _____

Building Dimensions L _____ W _____ Total Sq Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion to remove three fuel tanks

For Official Use Only

Date November 1, 1993

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost _____

Subdivision: Name _____ Lot _____

Ownership: _____ Public _____ Private

PERMIT ISSUED NOV - 3 1993

Zoning:

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval. Yes ____ No ____ Date: _____

Planning Board Approval: Yes ____ No ____ Date: _____

Conditional Use _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes ____ No ____ Floodplain Yes ____ No ____

Special Exception _____

Other _____ (Explain) _____

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

PERMIT ISSUED WITH REQUIREMENTS

Ceiling:

1. Ceiling Joists Size. _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings. _____
4. Insulation Type _____ Size _____
5. Ceiling Height _____

HISTORIC PRESERVATION

Not in District or Landmark. Does not require review. Requires Review.

Action: Approved / Approved with Conditions / Denial

Date: _____ Signature: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type _____ Number of Fire Places _____

Heating:

Type of Heat _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes ____ No ____

Plumbing:

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

Swimming Pools:

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

PERMIT ISSUED WITH REQUIREMENTS

Permit Received By Latini

Signature of Applicant Geo W Erskine Jr. Date 11/1/93

George Erskine, Sr.

CEO's District 6

CONTINUED TO REVERSE SIDE

6 MR. ROWE

White - Tax Assessor

Ivory Tag - CEO

931036

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee $30.00 Zone _____ Map # _____ Lot# _____

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

Owner: E. G. Johnson Co. Phone # 773-1630

Address: 3 Cliff St. Portland 04102

LOCATION OF CONSTRUCTION 3 Cliff St.

Contractor: Geo. Erskine Jr. Sub: _____

Address: 24 Bishop So. Port 04106 Phone # 799-3612

Est. Construction Cost: _____ Proposed Use: _____

Past Use: _____

# of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion to remove three fuel tanks

920-0-9

For Official Use Only

Date November 1, 1993

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost _____

Subdivision: Name _____ Lot _____

Ownership: _____ Public _____ Private

PERMIT ISSUED NOV - 3 1993 CITY OF PORTLAND

Zoning:

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes ____ No ____ Date: _____

Planning Board Approval: Yes ____ No ____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes ____ No ____ Floodplain Yes ____ No ____

Special Exception _____

Other _____ (Explain) _____

HISTORIC PRESERVATION

Not in District nor Landmark

Does not require review.

Requires Review.

Action: Approved / Approved with Conditions / Denied

Date _____ Signature _____

Foundation:

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

Floor:

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

Exterior Walls:

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

PERMIT ISSUED WITH REQUIREMENTS

Interior Walls:

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2. Ceiling strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____ 00 Of

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat _____

Electrical:

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

Plumbing:

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

Swimming Pools:

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

WITH REQUIREMENTS

Permit Received By: Latini

Signature of Applicant: George Erskine, Sr. Date 11/1/93

CEO's District 6

6 Mr. Rowe

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $ 30.00
Subdivision Fee $
Site Plan Review Fee $
Other Fees $
(Explain)
Late Fee $

Inspection Record

Type	Date
	5/7/94
OK	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS DEP form submitted

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

BUILDING PERMIT REPORT

DATE: 11/2/93

ADDRESS: 3 Cilsi St.

REASON FOR PERMIT: "Underground Tank Removal ~~Installation~~"

BUILDING OWNER: E C Johnson Co

CONTRACTOR: Geo Erskine Jr

PERMIT APPLICATION: George Erskine

APPROVED: ✓ DENIED:

CONDITION OF APPROVAL OR DENIAL:

1. All underground tank removal ~~and/or installation~~ shall be done in accordance with Department of Environmental Protection Regulations Chapter 691.

2. No cutting of tanks on site. Cutting of tanks to be done at an approved tank disposal site.

3. Fire Dispatcher must be notified 48 hours in advance of removal and/or transportation of tanks.