

397 CALISIC STREET



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 838

ZONING LOCATION PORTLAND, MAINE, June 25, 1981

AUG 19 1981

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

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

LOCATION 389-397 Capisic St. Corner of 2-8 Lucas St. Fire District #1 [], #2 []
1. Owner's name and address Frank Reali - same Telephone 772-5831
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling with addition No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,200 Fee \$ 30.00
25.00
appeal fee

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To construct 9' x 20' addition to side of dwelling.

Garage Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other

Approval sustained 7-16-81 Stamp of Special Conditions
This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and appeal fee.

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [] 4 []

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on 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
Max. num span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Frank Reali Phone # same

Type Name of above Frank Reali 1 [] 2 [] 3 [] 4 []

Other and Address

OFFICE FILE COPY

B 6A

389-393 Capisic St.
cor. 2-8 Lucas St.

July 20, 1981

Frank Reali
391 Capisic St.
Portland, Me.

Following is the decision of the Board of Appeals regarding your petition to construct an 9'x20' addition on the right side of existing dwelling which is not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 13'9" rather than the 20' minimum required by Sec. 602.4.B.3 of the Ordinance. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

389-393 Capisic St.
cor. 2-8 Lucas St.

June 25, 1981

Frank Reali
391 Capisic St.
Portland, Me.

Building permit to construct a 9'x20' addition on the right side of existing dwelling at the above named location is not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 13' 9" rather than the 20' minimum required by Sec. 602.4.B.3 of the Ordinance applying to the R-3, Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25. for a Space and Bulk 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. Sec. 602.24.C.3.b.1

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

6/15/81
Date: ~~8/1/89~~
MILWAUKEE ST. COR, E-8 LUCAS ST
259-23, 24, 25, 26
CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior-or corner lot -

40 ft. setback area (Section 21) -

Use - 9' X 20' ADD. 7' 11"

Sewage Disposal

Rear Yards -

600 1/2 X 3
Side Yards - 13' - 9" - 20' MIN. SIDE ST.

Front Yards -

Projections -

Height -

Lot Area - 11,920 sq

Building Area -

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

LAND. MAINE



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 16, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Frank Reali, owner of the property at 389-393 Capisic St. corner 2-8 Lucas St. under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit construction of a 9'x20' addition on the right side of existing dwelling at the above named location which is not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 13' 9" rather than the 20' minimum required by Sec. 602.4.B.3 of the Ordinance applying to the R-3, 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) (1) of the Zoning Ordinance have been met.

Gail D. Zayac
Secretary

- 259-B-1 Arduino Reali - 403 Capisic St.
- 259-B-37 Mae A. Giboin -- 44 Mayer Rd.
- 259-B-6 Harold S. Winslow - 10 Lucas St.
- 259-C-7 Joan & Stanley Lourie - 400 Capisic St.
- 259-C-4 Therese E. Mank - 392 Capisic St.
- 259-C-3 Minat Corp - 34 Preble St.
- 224-A-D-1 George & Ellen Hooper - 15 Lucas St.

PD
6-25-81

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Frank Reali

owner of property at 389-393 Capisic St. corner
2-8 Lucas 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 9'x20' addition on right side of existing dwelling which is
not issuable under the Zoning Ordinance because the distance between the pro-
posed addition and the side lot line on the side street will be about 13' 9"
rather than the the 20' minimum required by Sec. 602.4.B.3 of the Ordinance
applying to the R-3, Residential Zone where 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)(1) 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 attach-
ed hereto as Exhibit A.

Frank Reali
APPELLANT

602.24 c(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Frank Reali

B. Property Location 389-393 Capisic St. cor. 2-8 Lucas St.

C. Applicant's Interest in Property:

- Owner
 Tenant
 Other

D. Property Owner same

E. Owner's Address 391 Capisic St.

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required no

H. Present Use of Property dwelling

I. Section(s) to Which Variance Related 602.24.C

J. Reasons Why Permit Cannot be Issued distance between proposed addition and side lot line on side st. will be about 13'9" rather than the 20' min. required by Sec. 602.4.B.3 of the Ordinance applying to the R-3 Residential Zone

K. Requested Variance Would Permit addition of 9'x20'

L. Notice Sent to Adjacent Property Owners

Appearances

A. Those Advocating Variance

Frank Reali

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Photo, overlay, plan by owner

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons

sloping toward Lucas St.,
irregular lot

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action.

Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on July 16, 1981 the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Condition, of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Thomas J. Murphy Chairman
Eugene A. Martin
Gail D. Zanker
L. G. [unclear]
Merrell A. [unclear]

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *57071*
 Issued *8/9/68*
 Portland, Maine *8/9*, 1968

To the City Electrician, Portland, Maine:

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

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address *Archie Beale 397 Casper St* Tel. _____
 Contractor's Name and Address *Dexter Bros 230 Main St* Tel. *8393311*
 Location *397 Casper St* Use of Building *Residential*

Number of Families _____ Apartments _____ Stores _____ Number of Stories _____

Description of Wiring: New Work _____ Additions _____ Alterations _____
Federal Dorr Model FOA 125 Forced Water

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug _____

FIXTURES: No. _____ Fluor. or Strip Lightin. _____ et) _____

SERVICE: Pipe Cable Undergroud No. of Wires Size _____

METERS: Relocated _____ Added _____ Total No. Meters _____

MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____

HEATING UNITS: Domestic (Oil) No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____

Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

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

Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____

Amount of Fee \$ *2.00*

Signed *Dexter Bros by Malcolm Moulton*

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY *J. W. Hester*
 (OVER)

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Frank Reali

B. Property Location 389-397 Capisic St. cor. 2-8 Lucas St.

C. Applicant's Interest in Property:

- Owner
 Tenant
 Other

D. Property Owner Frank Reali

E. Owner's Address 391 Capisic St.

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required no

H. Present Use of Property dwelling

I. Section(s) to Which Variance Related 602.24.C

J. Reasons Why Permit Cannot be Issued distance between proposed addition and side lot line will be 14'9" rather than 20' min required.

K. Requested Variance Would Permit addition on dwelling

L. Notice Sent to _____ Adjacent Property Owners

Variances

A. Those Advocating Variance

B. Those Opposing Variance

Frank Reel

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

- Existed at the time of the enactment of the provision from which a variance is sought; or
 Were caused by natural forces; or
 Were the result of governmental action

ent ordinance provision deprives owner of substantial use or
ment of property in the manner commonly enjoyed by owners of
erty subject to the same provisions (Sec. 602.24C 3.b. (1) (c)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above,
the variance will not create a special privilege for the applicant.
Sec. 602.24C 3.b. (1) (d)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the
same zone and will not be detrimental to the general public health
and safety Sec.602.24C 3.b. (1) (e)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

Specific Relief Granted

After a public hearing held on 8/28/80, the Board of Appeals
finds that: (Check One)

- Approval - All of the conditions required by Sec. 602.24C 3.b.(1)
exist with respect to this property, as evidenced by affirmative
responses to all statements set forth in IV. A. through IV. E above,
and that a space and bulk variance be granted in this case.

Conditions of Approval (if any) _____

Approval - All conditions required by Sec. 602.24C 3.b. (1), do not
and with respect to this property, as evidenced by one or more
affidavits submitted to statements set forth in IV, A. through IV, E.
above, and that a space and bulk variance should not be granted in
this case.

MINUTES of Board

Approval

- _____ *William J. ...*
- _____ *Michael E. ...*
- _____ *James J. ...*
- _____ *Thomas J. ...*
- _____
- _____
- _____

Chairman

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. SNOW
Secretary

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

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, August 28, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Frank Reali, owner of property at 389-397 Capisic St. corner 2-8 Lucas St. under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit construction of an 8'x20' addition on the right side of the existing dwelling at the above named location, which is not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 14'9" rather than the 20' minimum required by Section 602.4.B.3 of the ordinance applying to the R-3 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)(1) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

259-B-6 - Harold S. Winslow - 10 Lucas St.
259-B-1 - Arduino Reali - 403 Capisic St.
259-B-37 - Mae A. Gibson - 44 Mayer Rd.
259-C-4 - Theres E. Monk - 392 Capisic St.
224-A-D-14 - Joseph R. LaFlame - 381 Capisic St.
224-A-D-1 - George & Ellen Hooper - 15 Lucas St.

pd
8-8-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Frank Reali, owner of property at 389-397 Capisic St. cor. 2-8 Lucas 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 an 8'x20' addition on the right side of the existing
dwelling at the above named location, which is not issuable under
the Zoning Ordinance because the distance between the proposed
addition and the side lot line on the side street will be about 14'9"
rather than the 20' minimum required by Sec. 602.4.B.3 of the ordi-
nance applying to the R-3 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)(1) 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.

Frank Reali
APPELLANT

Sept. 4, 1980

389-397 Capisic St.
cor. 2-8 Lucas St.

Frank Reali
391 Capisic St.
Portland, Me.

Following is the decision of the Board of Appeals regarding your petition to permit construction of an 8'x20' addition on the right side of existing dwelling which was not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 14'9" rather than the 20' min. required. Please note that your appeal was granted.

Also before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm J. Wald
Building Inspector Supervisor

MGW:k

August 12, 1980

389-397 Capisic St.
cor. 2-8 Luczs St.

Frank Reali
391 Capisic St.
Portland, Maine

Building permit to construct an 8'X20' addition on the right side of the existing dwelling at the above named location, is not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 14'9" rather than the 20' minimum required by Section 602.4.B.3 of the ordinance applying to the R-3 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Space and Bulk Appeal shall be paid at this office at the time the appeals are 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.1

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Frank Reali
- B. Property Location 389-397 Capisic St. cor. 2-8 Lucas St.
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner Frank Reali
- E. Owner's Address 391 Capisic St.
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required no
- H. Present Use of Property dwelling
- I. Section(s) to Which Variance Related 602.24.C
- J. Reasons Why Permit Cannot be Issued distance between proposed addition and side lot line will be 14'9" rather than 20' min required.
- K. Requested Variance Would Permit addition on dwelling

- L. Notice Sent to _____ Adjacent Property Owners

Variances

A. Those Advocating Variance

Frank Reale

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

...tinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

Specific Relief Granted

After a public hearing held on 8/29/80, the Board of Appeals finds that: (Check One)

[X] Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Approved

Mirrell A. Letica Chairman
Michael E. V. [unclear]
James J. [unclear]
Thomas J. [unclear]

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. NOW
Secretary

W. EARLE ESKILSON
TIMOTHY E. FLAHERTY
JAMES F. O'MALLEY
THOMAS J. MURPHY
MICHAEL E. WESTORF

Sept. 4, 1980

389-397 Capisic St.
cor. 2-8 Lucas St.

Frank Reali
391 Capisic St.
Portland, Me.

Following is the decision of the Board of Appeals regarding your petition to permit construction of an 8'x20' addition on the right side of existing dwelling which was not issuable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 14'9" rather than the 20' min. required. Please note that your appeal was granted.

Also before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

A handwritten signature in cursive script that reads "Malcolm G. Ward".

Malcolm G. Ward
Building Insp. Supervisor

MGW:k

Date Issued 4/18/68
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 APR 18 1968
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR
 App. Final Insp.

Date APR 18 1968
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

PERMIT TO INSTALL PLUMBING

Address 397 Capisic Street PERMIT NUMBER 18226

Installation For: Owner of Bldg.. Realie
 Owner's Address: 397 Capisic Street
 Plumber: John Jenssen Date 4/18/68

NEW	REPL		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
1		HOUSE SEWERS	1	2.00
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	2.00

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 18325

Date Issued **5/17/68**
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

Address **397 Capisic Street**
 Installation For **Drilling**
 Owner of Bldg **Realis**
 Owner's Address **397 Capisic Street**
 Plumber **John Jasson** Date **5/17/68**

App. First Insp. **[Signature]**
 Date **5/17/68**
 By **[Signature]**
 App. Final Insp.
 Date **AUG 1 1968**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO	PER
1		SINKS	1	2.00
2		LAVATORIES	2	4.00
2		TOILETS	2	4.00
1		BATH TUBS	1	.60
1		SHOWERS	1	.60
1		DRAINS FLOOR SURFACE	1	.60
1		HOT WATER TANKS		
1		TANKLESS WATER HEATERS	1	.60
1		CARBAGE DISPOSALS	1	.60
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
1		LAUNDRY TRAY	1	.60
TOTAL			11	13.60

Building and Inspection Services Dept: Plumbing Inspection



APPLICATION FOR PERMIT

ISSUED
MAR 26 1968 248

Class of Building or Type of Structure Third Class
Portland, Maine, March 22, 1968

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 397 Capisic Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Durwood Robbins, 1347 Westbrook Street Telephone 773-2385
 Lessee's name and address Arduino Reali, 108 Newbury St. Telephone _____
 Contractor's name and address Durwood Robbins, 1347 Westbrook Street Telephone 773-2385
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building Dwelling and 1-car garage No. families 1
 Last use _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 15,000 Fee \$ 20.00

General Description of New Work

To construct 1-story frame dwelling 40' x 28' (with attached breezeway 10' x 14' and 1-car garage 16' x 22')

The inside of the garage will be covered where required by law with rock, lath and plaster. Solid core door 1 3/4" thick-self-closing.

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes 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 16'
 Size, front 66' depth 23' 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 10" cellar yes
 Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Und "abal.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f.h. water fuel oil
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6
 Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 14'
 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 2x10-conc-gar & breez. 2nd truss-ceiling 3rd _____, roof truss-see plans
 On centers: 1st floor 16" 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor 14' 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 1 number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent see that the State and City requirements pertaining thereto observed? yes

APPROVED:
D. H. - 8724145 - Allen w/ lth

Durwood Robbins
by: Durwood E. Robbins

CS 301
INSPECTION COPY Signature of owner

NOTES

4-24-68 Forms O.K.
as to size & location

6-12-68 O.K. to close

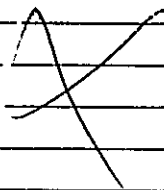
8-12-68 Rear door slab

✓ Amend - to add basement
toilet room

✓ Fire protect wall by
boiler

✓ Tie end garage wall
to plaster fire wall

8-13-68 Completed



Permit No. 681 248
 Location: 397 1/2 Avenue D.
 Owner: Donald K. Williams
 Date of permit: 3-26-68
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 8/19/68 R.H. Anderson
 Staking Out Notice
 Form Check Notice

Feb 773-4278 No

8/19/68

to
are
M

A.P.- 397 Capisic Street

March 26, 1968

Arduino Reali
108 Newbury Street

cc to: Dyrwood Robbins
1347 Westbrook Street

Dear Mr. Reali:

Permit to construct 1-story frame dwelling 40' x 28' with attached breezeway 10' x 14' and 1-car garage 16' x 22' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. The brick veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8 inch wide tie 7 inches long or the 22 gauge tie of the same size. Use of two ties nested one on top of the other at each location is required. A single 16 gauge tie or better may be used.
2. Sills for garage will need to be solid 4x6 inch members instead of 4x4 inch members shown on plans.
3. Girder will need to be a solid 6x10 D.F. member on a span of 9½ feet as shown on plan. If 14' span is desired then a larger member will be required. If this is to be the case, then we will need to know what you propose to use before foundation check is called for.

Very truly yours,

A. Allan Soule
Acting Building Inspector

Ans:m

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #397 Capisio St.

Issued to **Ardino Reali**
108 Newbury St.

Date of Issue **August 19, 1968**

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. **68/248**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

One family dwelling with attached one car garage.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

William F. ...

[Signature]
Inspector of Buildings

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



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 11
Portland, Maine, August 13, 1968

PERMIT ISSUED
AUG 15 1968
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 68/445 pertaining to the building or structure comprised in the original application 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 327 Capisic St. Within Fire Limits? Dist. No.
Owner's name and address Arduino Reali, 108 Newbury St. Telephone
Lessee's name and address Telephone
Contractor's name and address Durward Robbins, 1347 Westbrook St. Telephone 773-385
Architect Plans filed Yes No of sheets
Proposed use of building Dwelling & Garage No. families 1
Last use No families
Increased cost of work 100.00 Additional fee 2.00

Description of Proposed Work

To provide 6' x 8' toilet room in basement

Details of New Work permit to contractor

Is any plumbing involved in this work? Is any electrical work involved in this work?
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
Framing lumber—Kind Dressed or full size?
Corner posts Sills 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, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:
INSPECTION COPY
CS. 105

Arduino Reali
Durward Robbins by: [Signature]
Signature of Owner
Approved: [Signature]
Inspector of Buildings

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 56901
 Issued 6/11/68
 Portland, Maine 6/11/68 1968

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address Dwight Robbins (Builder) Tel.
 Contractor's Name and Address Charles Mastroluca Tel. 773-2813
 Location 397 Capisic St. Use of Building
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 22 ... Plugs 29 Light Circuits 3 Plug Circuits 4
FIXTURES: No. Light Switches 20 Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires 3 Size 2
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges 1 Watts 8 KW Brand Feeds (Size and No.) 6/3
 Elec. Heaters Watts
 Miscellaneous Disposal Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 6/11/68 1968 Ready to cover in 6/13/68 19... Inspection 6/13/68 1968
 Amount of Fee \$ 2.00
 Signed C. Mastroluca

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

B.T. 6/13/68

INSPECTED BY JW Hatten
 (OVER)

A.P.- 397 Capisic Street

March 26, 1968

Arduino Reali
108 Newbury Street

cc to: Darwood Robbins
1347 Westbrook Street

Dear Mr. Reali:

Permit to construct 1-story frame dwelling 40' x 28' with attached breezeway 10' x 14' and 1-car garage 16' x 22' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. The brick veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8 inch wide tie 7 inches long or the 22 gauge tie of the same size. Use of two ties nested one on top of the other at each location is required. A single 16 gauge tie or better may be used.
2. Sills for garage will need to be solid 4x6 inch members instead of 4x4 inch members shown on plans.
3. Girder will need to be a solid 6x10 D.P. member on a span of 9½ feet as shown on plan. If 14' span is desired then a larger member will be required. If this is to be the case, then we will need to know what you propose to use before foundation check is called for.

Very truly yours,

A. Allan Soule
Acting Building Inspector

AAS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 9 1968

PERMIT ISSUED

784 AUG 9 1968

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 397 Capisic St. Use of Building Dwelling No. Stories 1 New Building Existing
Name and address of owner of appliance Arduino Scali, 108 Newbury St.
Installer's name and address Dixon Bros. 230 Main St. Gorham Maine Telephone

General Description of Work

To install Oil-fired forced hot water heating system.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 22" From front of appliance over 1/4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Federal-gunt type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 275 gals.
Low water shut off? Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 8-9-68 - [Signature]

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

Dixon Bros.

Signature of Installer by: Malcolm L. [Signature]

CS 300

INSPECTION COPY

Permit No. 681784
Location 397 Copine St.
Owner Ardellio Reale
Date of permit 8/9/68
Approved _____

- 1 Fill Pipe _____
- 2 Vent Pipe _____
- 3 Kind of Heat _____
- 4 Burner Rigidity & Supports _____
- 5 Name & Label _____
- 6 Stack Control _____
- 7 High Limit Control _____
- 8 Remote Control _____
- 9 Piping Support & Protection _____
- 10 Valves in Supply Line _____
- 11 Capacity of Tanks _____
- 12 Tank Rigidity & Supports _____
- 13 Tank Distance _____
- 14 Oil Gauge _____
- 15 Instruction Card _____
- 16 Low Water Shut-off _____

NOTES

8-12-68 Completed

