CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S. SELTZER

JOHN C. KNGX Secretary

ROBERT J. GAUDREAU THOMAS F. JEWELL DAVID L. SILVERNAIL MICHAEL E. WESTORY CHRISTOPHER DINAN

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ADDENDUM TO APPEAL AGENDA

Please add the following item under Paragraph 3, Variances, Space and Bulk, on the agenda for Thursday evening, May 28, 1987, at 7 P.M. in Room 209, City Hall, Portland, Maine:

6 Braintree Street, William J. Dowd, Owner - Mr. Dowd is seeking approval by the Board of Appeals for a space and bull variance to permit a front yard setback for 19 feet instead of the 25 feet usually required for front yard setback in the R-3 Residence Zone, as required by Section 14-90(4)a of the City Zoning Ordinance. This is a newly constructed single family structure which does not meet the front yard setback requirements. This variance is needed in order to complete the sale of the subject property to new owners.

The above item has been added by special request of the Chairman, Mr. Merrill Seltzer, due to a critical time element.

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73/6250

This building owner wants to obtain a cert of celepancy today, in AM early of forsible

There's a closing today on this home, May 29th

389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE ZONING BOARD OF APPEALS



MERRILL S. SELTZER Chairman

JOHN C. KNOX .

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APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, May 28, 1987 at 7:00 P.M. to hear the following appeals:

- 1. Unfinished Business: None
- 2. New Business

Conditional Use Appeal:

796 Brighton Avenue - Theresa Botto, Future Owner
Theresa Botto, future owner of this property, is petitioning the Board
of Appeals to permit a change of use of this single family dwelling at
the above address to a 2 family dwelling not allowed in the R-3
Residential Zone unless approved as a conditional use by the Board of
Appeals under Section 14-88(1)b., and Section 14-474(c)2 of the Zoning
Ordinance.

3. Variances:

Space and Bulk (Section 14-473(c)1 of the Ordinance must be met by the following requests:

19-25 Morse Street - Mr. Paul T. Kendrick, Owner
Paul Kendrick, owner, is seeking permission to convert this property
from a two family to a three family dwelling not allowed in the R-5
Residence Zone unless approved by the Board of Appeals as meeting the
criteria in Section 14-473(3)f of the Ordinance.

64 Brentwood Street · Jeffrey E. Boxer, Owner
Mr. Jeffrey Boxer, owner of the property, is seeking a variance thereby
allowing a 9 foot setback on either side of his proposed swimming
pool. According to Jection 14-432 Sub-section 3(b) of the Zoning
Ordinance, 10 feet is required for setbacks on all four sides of a
swimming pool. The subject lot is 50° wide by 100° in depth.

4. Adjournment

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451



June 5, 1987

First Portland Mortgage Co. 22 Free Street Portland, ME 04101 Attn: Betsy Forbes

RE: 6 Braintree Street (Assessor's #336-J-17 & 18)

Dear Ms. Forbes:

Concerning the above-referenced property, please note that the City of Portland denotes this property from the Tax Assessor's maps as Map 336, Block J, Lots 17 & 18, with a street address of 6 Braintree Street.

The lot numbers of 135 and 136 which appear on the site plan submitted with the building permit refer: to the original lot numbers from the Plan of Woodford Gardens in 1916. They are the same lots.

Sincerely,

Kathleen A. Taylor Code Enforcement Officer

PERMIT & 1760 CITY OF FORTIAND BUILDING PER	RMIT APPLICATION MAP #LOT#
Pleas e fill out any part which applies to job. Proper plans must accompany form.	For Official Use Only
Owner: Karby and Grog L'Heureuz	Date March 10: 1989 Subdivision: Yes / No.
Address: 6 Braintree Avenue, Portland	Inside Fire Limits
LOCATION OF CONSTRUCTION 6 Braintree Avenue	For Official Use Only Name
CONTRACTOR: David Clien SUBCONTRACTORS: 767-4226	ValueStructure Private
ADDRESS: 19 Arlingto . Rd, S. Portland, 04106	Celling
Est. Construction Cost: \$16,000 Type of Use: single family	1. Ceiling Joists Size:
Past Use:	2. Ceiling Strapping Size Spacing
Past Use: Building Dimensions L W Sq. Ft. Stories: Lot Size:	2. Ceiling Strapping SizeSpacing 3. Type Ceilings: FRMIT ISSUE D 4. Insulation Type
Is Proposed User Seasonal Condominium Apartment Conversion - Explain Constructing new dormer. 1 set of constructing plans cubritted.	5, Coiling Height: MAR 1,6, 1989.
Seasonal Contonianting Aparenent	tion 1. Truss or Rafter Size Span
Conversion - Explain Constructing new dorker, 1 set of constructing	2. Sheathing Type
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE	2. Sheathing Type 3. Roof Covering Type City Of Portland
Residential Buildings O: : Of New Dwelling Units # Of	4. Other
* Of Dwelling Units * Of New Dwelling Units	Type: Number of Fire Places
Foundations	Hostine
1. Type of Soil:	Type of Heat:Electrical:
2. Set Backs - Front Kear Side(s)	Scrvice Entrance Size: Smoke Detector Required YesNo
3. Footings Size:	Disphing
5. Other	1. Approval of soil test if required 00 Yesc No. 2. No. cf Tubs or Showers
	2. No. of Flushes
Floor: 1. Sills Size: Sills must be anchored.	4 No. of Levatories
2 Girdon Sizo:	5. Vo. of Other Fixtures
3. Lally Column Spacing: Size:	Swimming Pools:
3. Lally Column Spacing: Size: 4. Joists Size: Spacing 16" O.C. 5. Bridging Type: Size: 6. Floor Sheathing Type: Size:	1. Type: 2: Pool Size: x Square Footage 3. Must conform to National Electrical Code and State Law.
5. Bridging Type: Size: Size:	3. Must conform to National Electrical Code and State Law.
7. Other Material:	Zoning: O n
	Zoning: District Street Frontage Req.: Provi ed Required Setbacks; Front Back Sida Sida Review Required:
Exterior Walls:	Review Required Setbacks; Front Back Sids Side Review Required: Zoning Board Approval: Yes No Date Planning Board Approval: Yes No Date Conditional Use: Variance Site Plan Subdivision Shore and Floedplain Mgmt Special Exception Other (Explain) Date Approved Site Plan Subdivision Special Exception
1. Studding Size Spacing Spaci	Zoning Board Approval: Yes No Date:
3. No Doors	Planning Board Approval: Yea No Data
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3. No. Doors 4. Hoader Sizes Span(s) 5. Bracing: Yes No	Shore and Floodplain Mgmt Pecini Exception
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6. Corner Posts Size	UK WANTED TO SOUTH SOUTH
9. Siding Type Weather Exposure	
10, Masonry Materials	Permit Received By Nancy Grissman
11. Metal Materials	Signature of Applicant C Date -/10 / 7
Interior Walls:	Signature of Applicant Date 7/07
1, Studding Size Spacing Spacing Span(s)	Signature of CWO
2. Header Sizes Span(8)	Signature of CEO
4. Fire Wall if roquired	Inspection Dates PERMIT ISSUED
5. Other Materials	Inspection Daves
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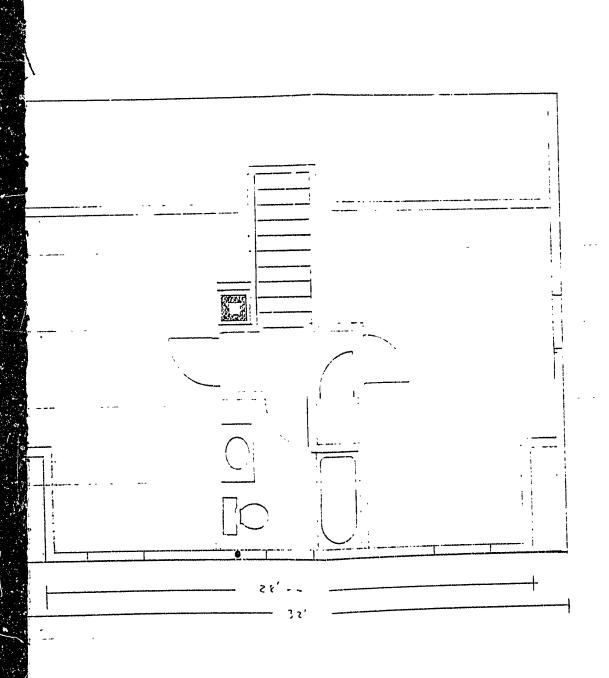
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CITY OF PORTLAND



6 Brain Fre Ave

BECEIVED

MAR 1 0 1989

DEPT. OF BUILDING INC./EC... 113 CITY OF PORTLAND

BUILDING PERMIT REPORT

ADDRESS: 6 Brain Tire ?	DATE: 15/mi/89
REASON FOR PERMIT: do rmer	
BUILDING OWNER: L'Heareyz	
CONTRACTOR: DAVID OLSEKY	
PERMIT APPLICANT:	,
APPROVED: TC X7 X / DENTED:	
CONDITION OF APPROVAL OR-DENIAL -	

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single e.it is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 56.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m⁴). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- XZ.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

ERMIT # CITY OF Portland BUILDING P	
ease fill out any part which applies to job. Proper plans must accompany form.	For Official Use Only
wner. Kathy and Greg L'Heureuz	Date March 10, 1989 Bubdivision: Yes / No
ddress: 6 Braintree Avenue, Portland	Inside Fire Limits Bidg Code Loc
OCATION OF CONSTRUCTION 6 Braintree Avenue	Data March 10 1989 Subdivision: Yes / No Nome
ONTRACTOR: David Olsen SUBCONTRACTORS: 767-4226	Value/Structure
DDRESS: 19 Arlington Rd, S. Portland, 04106	Fee. \$100:00
st. Construction Cost: \$16,000 Type of Use: Single family ast Use: atiding Dimensions L. W. Sq. Ft. # Stories: Lot Size: Proposed Use: Seasonal Condominium Apartment	Ceiling: 1. Ceiling Joists Size: PEDMIT &COLUMN
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anding Difficultions 11 W Sq. Ft. W Stories Lot Size:	5. Ceiling Height:
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2. Set Backs · Front Rear Side(s)	Electrical:
3. Footings Size:	Service Entrance Size: Smoke Detector Required YesNo
4. Foundation Size;	Plumbing: 1. Approval of soil test if required Yas NoNo
o. Other	2. No. of Tubs or Showers
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1. Sills Size: Sills must be anchored.	4. No. of Lavatories
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cterior Walls:	J. Must conform to Na ional Electrical Code and State Law. Zoning: District Street Frontage Req.: Provided Required State Law. Zoning Board Approval Yes No Date: Planning Board Approval: Yes No Date: Conditional Use: Variance Site Plan Subdivision Shore and Floodplain Mgmt, Special Exception Other (Explain) Date Approved
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	Applicant Name:	MARK	(Barr	<i>حود</i> ِ			
	Mailing Address of Owner/Applicant (If Different)	LLXG	केंद्र भी	Rd.			
	I certify that the	Owner/Application submitte	ant Statement dissorrect to the best o	of my	Caution: I		Required above and found it to be in
	knowledge and un Plumbiagitysge is	derstand that any fai y to deny a fermit.	d is correct to the best of stication is reason for to	te Local	compliance with the Maine I	Plun bing Rules.	APR ? 1989
		signature of Owner		Date	Local Plumbing Inspecto	r Signature	Date Approved
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A.		OK-UP; to public			Hosebibb / Silicock	, ,	Bathtub (and Shower)
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,		OR			Urinal		Sink
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	Was	stewater disposal	system.		Indirect Wast	1.	Water Closet (Tollet)
		17.		1	Water Treatment Softener, Filter, ctc.	,,	Clothes Washer
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APPLICATION FOR PERMIT DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

•	DateMarch 27, 1989
To the CHIEF ELECTRICAL INSPECTOR, Portland, Muine:	Receipt and Permit number 001
I REGIO COTSTOTION DOPONAL Appolication and a second secon	
Maine, the Portland Electrical Ordinance, the National Electrical Code LOCATION OF WORK: 6 Braintree Street	illations in accordance with the ic.
LOCATION OF WORK: 6 Braintree Street	and the following specifications:
OWNER'S NAME: Greg L'Heureux ADDRESS: s	same
OUTLETS:	TE.
	· -
Receptacles X Switches X Plugmold ft. TO	TAL 1-30
Incandescent X Flourescent (not state) moment	-10
Strip Flourescent tt. (not strip) TOTALI	
SERVICES:	
Overhead Underground Temporary TO METERS: (number of)	TAL amperes
MOTORS: (number of)	• • • • • • • • • • • • • • • • • • • •
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) Electric (number of rooms)	
Electric (number of rooms) COMMERCIAL OR INDUSTRIAL HEATING:	***************************************
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) Oil or Gas (by separate units)	
Oil or Gas (by separate units) Electric Under 20 kws Cyer 20 kws	
Electric Under 20 kws Cover 20 kws APPLIANCES: (number of)	
Ranges Water Heature	
Cook Tops Disposals	
Wall Ovens Dishwashers	
Dryers Compactors	
TOTAL Others (denote) MISCELLANEOUS: (number of)	
MISCELLANEOUS: (number of)	
Branch Panels	
Transformers Air Conditioners Central Hoit	
Separate Units (windows) Signs 20 sq. ft. and under	***************************************
Signs 20 sq. ft. and under	
Over 20 sq. ft. Swimming Pools Above Ground In Ground	
In Ground	
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Commercial Heavy Duty Outlets, 220 Volt (such as weldow) 20 annual of the commercial	
to amps and und	er
Circus Fairs etc	
Alterations to wires	
Repairs after fire Emergency Lights, battery	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOU FOR REMOVAL OF A "STOP ORDER" (304-16.b)	BLE FEE DUE
mom.**	
	AMOUNT DUE: 6.00
INSPECTION:	
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MASTER LICENSE NO.: 797-0700 SIGNATURE OF	
TTRETORD TROUBLE OF A	CONTRACTOR:
14471 15	.u-42-2

PROGRESS)	Service by Cocation Date of Permit Number Cocation Closing-in 4 197 by Cocation Register Page No.
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