

14 BREWSTER STREET

344-G-  
33, 34, 35



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 25, 1963

PERMIT ISSUED 00698 JUN 25 1963 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 14 Brewster St. Use of Building 2-fam. dwelling No. Stories 2 1/2 Name and address of owner George E. Christy, 44 Pineloch Drive Installer's name and address owner Telephone 2-7031

General Description of Work

To install forced hot water heating system and oil burning equipment to heat first floor second floor (replacement) IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 4' From top of smoke pipe 3' From front of appliance over 3' From sides or back of appliance over 3' Size of chimney flue 8x13 Other connections to same flue yes- heating system for 2nd floor 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 American Standard-1st floor. Labeled 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 cement Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 2- 275 gal. Low water shut off yes Make McDonnell Miller No. 67 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? 3.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

2.15-2.8.8. 6/25/63

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

George Christy

Signature of Installer By:

George E. Christy

INSPECTION COPY

CS 300

7 mo

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION #14 Brewster St.

Issued to Roland Christy  
64 Auburn St.

Date of Issue July 19, 1963

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. 63/166, 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

Two family dwelling.

Limiting Conditions

This certificate supersedes  
certificate issued

Approved

*Earle Smith*  
Inspector

(Date)

*Albert J. Sears*  
Inspector of Buildings

CS 147

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.

AP-Brewster St.-Assessor's Lot Nos. 344-G-33, 34 & 35

Jan. 24, 1963

Mr. Roland E. Christy  
64 Auburn Street

cc to: Corporation Counsel

Dear Mr. Christy:

Building permit and certificate of occupancy for changing use of building recently moved to the above named location from a one to a two family dwelling are not issuable under the Zoning Ordinance because the property is located in an R-3 Residence Zone where under the provisions of Section 4-A-1 of the Ordinance a dwelling for more than one family is not an allowable use.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 24, 1963

**PERMIT ISSUED**

MAR 00166

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 14 Brewster St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Roland Christy, 64 Auburn St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Dwelling No. families 2  
 Last use \_\_\_\_\_ No. families 1  
 Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

### General Description of New Work

To Change Use of building from one family to two family dwelling-no alterations.

Permit sustained 2/14/63

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:

O.N. - 3/14/63 - ags

### 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

Roland Christy

CS 301

INSPECTION COPY

Signature of owner

by Roland E. Christy

7m

NOTES

7/18/63 - Work done -  
Out to be reviewed.  
E.S.S.

Form with multiple horizontal lines, mostly blank, with a large handwritten 'X' across the middle section.

Permit No. 63/166  
Location 14 Beavertown Dr.  
Owner Robert Clardy  
Date of permit 3/1/63  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn. 7/10/63  
Cert. of Occupancy issued 7/19/63  
Staking Out Notice  
Form Check Notice

Form with multiple horizontal lines, mostly blank.

AP- Brewster St-Assessors Lot Nos.344-G-33,34&35

Nov. 5, 1962

Mr. Roland E. Christy  
64 Auburn Street

cc to: Corporation Counsel

Dear Mr. Christy:

Appeal under the Zoning Ordinance having been sustained, permit for moving 2½-story dwelling now located at 1473 Washington Avenue to the property at the above named location is issued here-with subject to the following conditions:

1. The entire building is to be occupied by only one family.
2. At least one off-street parking space not less than 8 feet by 18 feet is to be provided on the lot at least five feet from a side lot line and 25 feet back from the street line.
3. The extension downward of existing chimney is to be provided with tile flue lining and a cast iron cleanout door.
4. Before notice is given for check of forms prior to pouring of concrete for foundation walls, information is to be furnished as to size of girder and type and spacing of its supports.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

N3V - 5 1962 MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

Moving "equiments Approved  
Department of Public Works"

Date October 15, 1962

TO: Commissioner of Public Works

FROM: Inspector of Buildings

SUBJECT: Moving building from #1473 Washington Ave.  
#14 Brewster St.

TO

4/15/62 (132)  
We have application for permit to move 2-story frame dwelling  
as above.

We are checking the proposition against Zoning Ordinance and Building Code and will delay issuance of the permit until we hear from you that the permit for moving through the streets is cleared sufficiently. When that point is reached, will you be kind enough to write "OK to issue building permit" on the bottom of this memorandum and return.

Mr. C...

Albert J. Sears  
Inspector of Buildings





R3 RESIDENTIAL ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine, October 15, 1962

PERMIT ISSUED

OCT 15 1962

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 14 Brewster St. (344-G-33,34,35) Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Roland Christy, 6L Auburn St. Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Harmon & Richardson, Beach Rd, Scarborough Me. Telephone TU-3-6535

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans Yes No. of sheets 1

Proposed use of building Dwelling No. families 1

Last use \_\_\_\_\_ No. families 1

Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

### General Description of New Work:

To move existing 2-story frame dwelling (one family) from #1473 Washington Ave. to address above:

Approx. 30' high.

Permit Issued with Letter

Approval sustained 11/1/62

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 \_\_\_\_\_ 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 10" thickness, top 8" concrete blocks to set on top. bottom 10" 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:

*with letter by AG*

### 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

Roland Christy

CS 301

INSPECTION COPY

Signature of owner by:

*Roland Christy*

NOTES

11/16/62 Forming  
med flt

11/29/62 - Form poured  
and stripped. E.S.B.

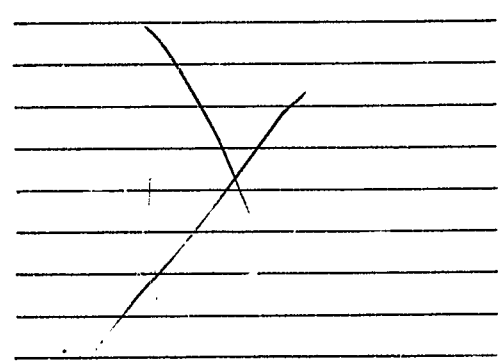
8/2/163 - House set on  
wall - Concrete blocks  
underpinning. Wall  
cracked. Put out body  
C.S.P.

8/12/63 - Same E.S.B.

8/27/63 - Same - no change  
E.S.B.

6/18/63 - As soon as  
htg permit is taken out  
& small iron pipes supporting  
porch & bay window are  
replaced - Cost may be  
issued flt

7/18/63 - work done  
E.S.B.



~~341~~  
Permit No. 521/1481

Location 14 Breckerley Dr

Owner Robert Quinby

Date of permit 11/5/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Moving of Dwelling to Brewster Street

10/25/62

- 1- Zoning: - R-3 Residence Zone  
To be changed from two family  
to one family; otherwise use will  
not be O.K.
- Sect. 4-B-1 - Rear yard of 25 feet  
required. Only 14 feet being provided
- Sect. 4-B-2 - Side yard of 28 feet  
required. 28 feet being provided  
so O.K.
- Sect. 4-B-4 - Front yard of 20%  
of the depth of the lot or 18' required  
20' being provided, so O.K.
- Sect. 4-B-5 - Height O.K.
- Sect. 4-B-6 - Area occupied - O.K.
- Sect. 4-B-7 - Lot area of 6500 sq ft  
req. Lot area = 13,000 sq ft, so O.K.
- Sect. 4-B-9 - Lot width of 65' req.  
95' being provided, so O.K.

AP- Brewster St.-Assessor's Lot Nos.344-G-33,34&35

Oct. 25, 1962

Mr. Roland E. Christy  
64 Auburn Street

cc to: Corporation Counsel

Dear Mr. Christy:

Building permit for moving existing 2 $\frac{1}{2}$  story two family dwelling presently located at 1473 Washington Avenue to the lot at the above named location and to change its use to a one family dwelling is not issuable under the Zoning Ordinance because there will be only about 14 feet between the wall of a one story section thereof and the rear lot line instead of the 25 feet required by section 4-B-1 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

*Granted 2/14/63*  
*63/15*

DATE: February 14, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Roland E. Christy

AT Brewster St.-Lot Nos. 344-G, 33, 34, and 35

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

BOARD OF APPEALS

	YES	VOTE	NO
Franklin G. Hinckley	(x)		( )
<del>Richard Young</del> Frederick B. Nelson	(x)		( )
Harry M. Shwartz	(x)		( )

Record of Hearing

No opposition.

*Feb 14*

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

January 25, 1963

Roland E. Christy, owner of property at Brewster St. - Lot Nos. 344, 345, & 35  
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: Change of use of building recently moved to this location from a one to a two-family dwelling. This permit is presently not issuable under the Zoning Ordinance because the property is located in a R-3 Residence Zone where a dwelling for more than one family is not an allowable use under the provisions of Section 4-A-1.

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.

Roland E. Christy  
APPELLANT

DECISION

After public hearing held February 14, 1963, 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 G. Hinckley  
Henry H. Adams  
Richard Nelson  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 4, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, February 14, 1963, at 4:00 P.M. to hear the appeal of Roland E. Christy requesting an exception to the Zoning Ordinance to permit change of use of building recently moved to Brewster Street, Lot Nos. 344-G, 33, 34 and 35, from a one to a two-family dwelling.

This permit is presently not issuable because the property is located in a R-3 Residence Zone where a dwelling for more than one family is not an allowable use under the provisions of Section 4-A-1.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

*Karovic*  
*\$15.00 paid*  
*7/24/64*

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP-Brewster St.--Assessor's Lot Nos.344-G-33,34 &35

Jan. 24, 1963

Mr. Roland E. Christy  
64 Auburn Street

cc to: Corporation Counsel

Dear Mr. Christy:

Building permit and certificate of occupancy for changing use of building recently moved to the above named location from a one to a two family dwelling are not issuable under the Zoning Ordinance because the property is located in an R-3 Residence Zone where under the provisions of Section 4-A-1 of the Ordinance a dwelling for more than one family is not an allowable use.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

COPY



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

February 4, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, February 14, 1963, at 4:00 P.M. to hear the appeal of Roland E. Christy requesting an exception to the Zoning Ordinance to permit change of use of building recently moved to Brewster Street, Lot Nos. 344-G, 33, 34 and 35, from a one to a two-family dwelling.

This permit is presently not issuable because the property is located in a R-3 Residence Zone where a dwelling for more than one family is not an allowable use under the provisions of Section 4-A-1.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

*Granted 11/1/62  
62/104*

DATE: November 1, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Roland E. Christy

AT Brewster Street, Lot No. 344-G, 33,34,35

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(x)	( )
Harry M. Shwartz	(x)	( )
Ralph L. Young	(x)	( )

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Lot Nos. 3/4-G-33,34,35

Roland E. Christy, owner of property at Brewster Street - Assessors'  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: moving existing 2-1/2 story two family dwelling presently located at 1473 Washington Avenue to this location and to change its use to a one-family dwelling. This permit is presently not issuable under the Zoning Ordinance because there will be only about 14 feet between the wall of a one-story section thereof and the rear lot line instead of the 25 feet required by Section 4-B-1 of the Ordinance applying to the R-3 Residence Zone in which this 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 result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Roland E. Christy  
APPELLANT

DECISION

After public hearing held November 1, 1962 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue 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 may

be issued.

BOARD OF APPEALS

Franklin J. Hillby  
Harry M. Roberts  
John J. Brown

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP- Brewster St.-Assessor's Lot Nos. 344-G-33, 34435

Oct. 23, 1962

Mr. Roland E. Christy  
64 Auburn Street

cc to: Corporation Counsel

Dear Mr. Christy:

Building permit for moving existing 2½ story two family dwelling presently located at 1473 Washington Avenue to the lot at the above named location and to change its use to a one family dwelling is not issuable under the Zoning Ordinance because there will be only about 14 feet between the wall of a one story section thereof and the rear lot line instead of the 25 feet required by Section 4-B-1 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

C  
O  
P  
Y



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION *Center Street*

Issued to *Karen A Burns*

Date of Issue *March 6, 1984*

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. *84-143*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

*1st Floor (Front Room)*

*Hairdressing Shop*

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*3/6/84*  
(Date)

*J. O. Downing*  
Inspector

*[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.

Hugh:

Karen Burns

797-7819

3-5-84

14 Brow house:

~~Danette~~ Wm  
~~Danette~~

(1) FRONT HALLWAY

(2) LIVING ROOM

(3) MASTER BEDROOM

(4) DINING ROOM

(5) BEDROOM

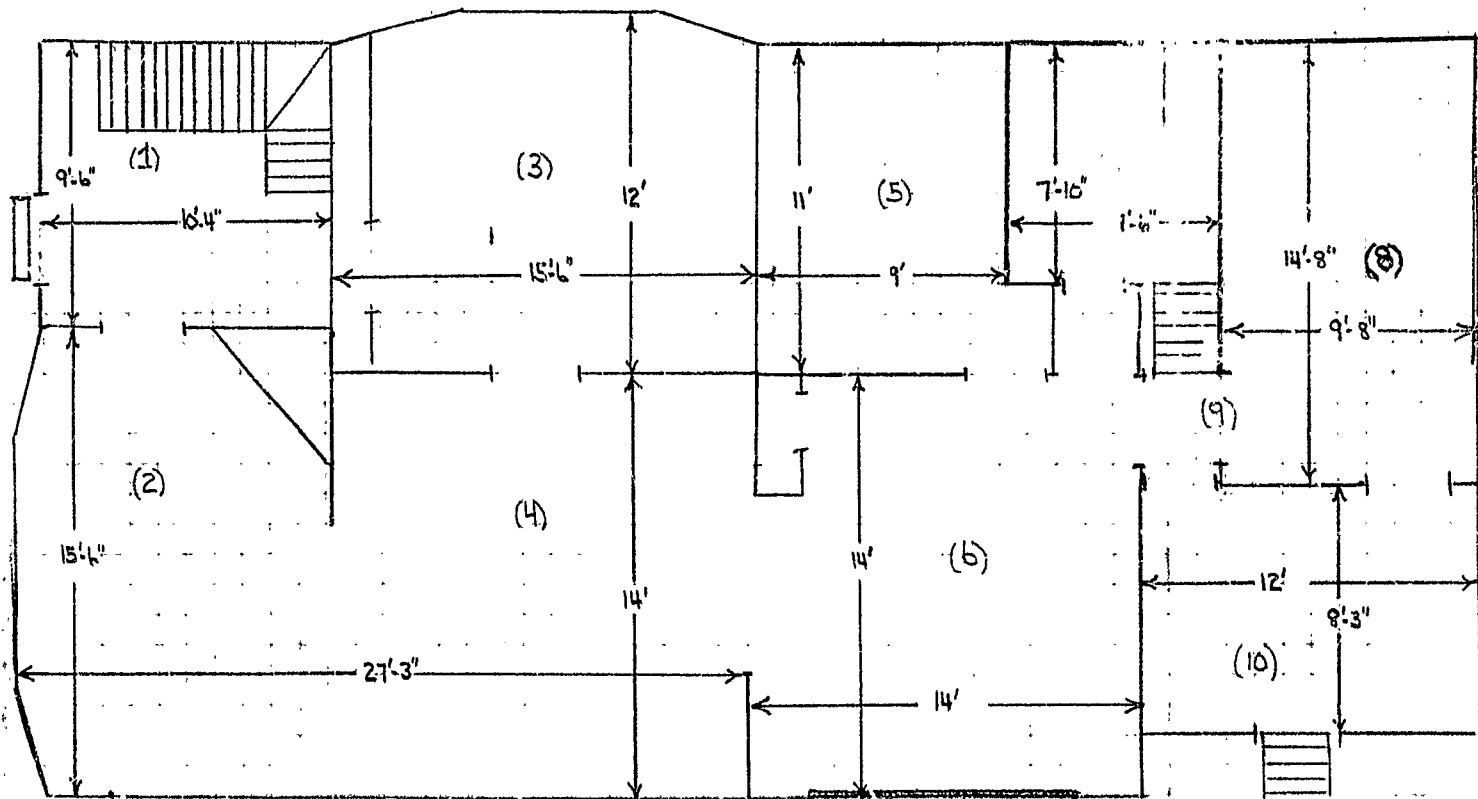
(6) KITCHEN

(7) BATHROOM

(8) SHOP

(9) BACK HALLWAY

(10) BACK PORCH



RECEIVED  
FEB 24 1984  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION 0143
ZONING LOCATION R-3 PORTLAND, MAINE Feb. 24, 1984

FEB 24 1984

CITY OF PORTLAND

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

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

- LOCATION 14 Brewster Street
1. Owner's name and address Karen A Burns same Fire District #1 [ ] #2 [ ]
2. Lessee's name and address Telephone ... 797-7819
3. Contractor's name and address none Telephone

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

Appeal Fees \$
Base Fee ch of use 25.00
Late Fee
TOTAL \$

FIELD INSPECTOR--Mr. @ 775-5451

Change of use from single family dwelling to single family dwelling with home occupation as general purpose XXXXX hairdressing shop Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION--PLAN EXAMINER
ZONING: B.K. M.J.
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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?

Signature of Applicant Phone #
Type Name of above Karen A Burns 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Handwritten signature: M.A. D... (with a triangle symbol)



*By Cypress*

Permit No. 84/143  
 Location 14 Brewster St.  
 Owner Robert G. Burns  
 Date of permit 2-24-84  
 Approved 2-24-84  
 Dwelling \_\_\_\_\_  
 Garage \_\_\_\_\_  
 Alteration Change of use

Vertical lines for notes or specifications.

NOTES

*3/7/84  
 OK to issue the  
 copy for addressing  
 shop!  
 RB*

10

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 014.3

FEB 24 1984

ZONING LOCATION ..... PORTLAND, MAINE Feb. 24, 1984

CITY OF PORTLAND

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

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

LOCATION 14. Brewster Street Fire District #1 , #2

1. Owner's name and address Karen A. Burns - same Telephone ... 797-7819

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

3. Contractor's name and address none Telephone .....

Proposed use of building dwelling with home occupation No. of sheets .....

Last use No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ Appeal Fees \$ .....

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee ch of use 25.00

Late Fee .....

TOTAL \$ .....

Change of use from single family dwelling to single family dwelling with home occupation as general business office (beauty shop) hairdressing shop

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractor. of heating, plumbing, electrical and mechanical's.

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?
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Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

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?

Signature of Applicant Phone #

Type Name of above Karen A. Burns 1 2 3 4

Other and Address

4

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 0143
ZONING LOCATION ..... PORTLAND, MAINE ..2/28/85.....

PERMIT ISSUED

MAR 1 1985

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

CITY OF PORTLAND

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 .... 14 Brewster Street
1. Owner's name and address ..... Fire District #1 [ ], #2 [ ]
2. Lessee's name and address .... Mark Rideout, 14 Brewster Street Telephone ..... 797-2104
3. Contractor's name and address .... lessee Telephone .....

Proposed use of building ... dwelling with general office as home No. of sheets .....
Last use ... dwelling occupation No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$ .....

FIELD INSPECTOR—Mr. @ 775-5451 Change of Use Appeal Fees \$ 25.00
Base Fee .....
Late Fee .....
TOTAL \$ 25.00

change of use from dwelling to dwelling with general business office as home occupation

Stamp of Special Conditions

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

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Is any plumbing involved in this work? Is any electrical work involved in this work?
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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
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.
Health Dept.
Others

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?

Signature of Applicant Thomas R. Berman Phone #
Type Name of above Thomas Berman 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 14 Brewster Street

Issued to Mark Rideout

Date of Issue March 28, 1988

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. 85-143, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Dwelling with home  
occupation as general  
business

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

3/28/88

(Date)

Inspector

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION **14 Brewster Street**

Issued to **Mark Rideout**

Date of Issue **March 28, 1988**

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APPROVED OCCUPANCY

**Entire**

Limiting Conditions:

**Dwelling with home  
occupation as general  
business**

This certificate supersedes  
certificate issued

Approved:

3/28/88

(Date)

Inspector

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.

27 February 85

To: Malcolm Ward, Zoning Officer  
City of Portland  
Department of Planning and Urban Development  
Inspection Division  
Portland, ME 04103

From: Mark Rideout and Thomas Berman  
14 Brewster St.  
Portland, ME 041

Mr Ward,

Here is a description of our home occupation as you requested in our meeting on Monday February 25, 1985. We followed the guidelines of the Zoning Ordinance governing home occupations.

We envision using one room in the rear of 14 Brewster Street as the General Business Office of our small computer business. The conduct of said business in that room, will be substantially confined to administrative activity. There would be equipment provided at the facility to give special tutoring and instruction to one or two pupils at any given time. We also envision affixing a two square foot, non-illuminated sign to the front of the building, to indicate that it is being used in part for purposes other than a dwelling.

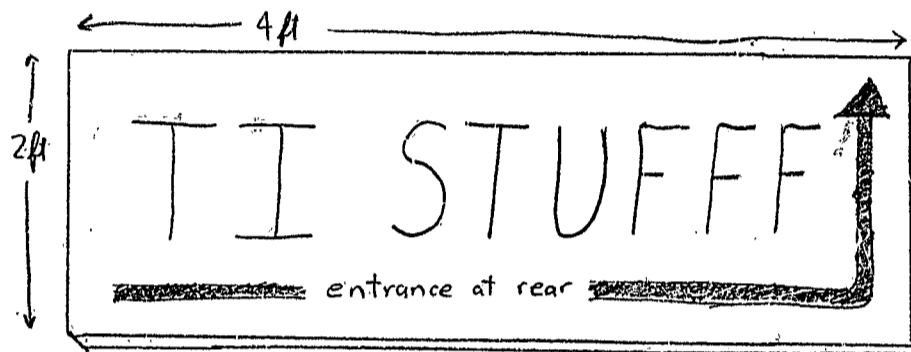
Please grant us the necessary permits to conduct our business as described. We plan to call ourselves "TI STUFFF".

Thank you.

Respectfully,

*Thomas Berman*

Thomas Berman



\$ 15.00  
1.60  
\$ 16.60

W. E. E.  
FEB 21 1985



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

February 21, 1985

Mr. Mark Rideout  
14 Brewster Street  
Portland, ME 04103

RE: 14 Brewster Street

Dear Mr. Rideout:

Your request for a sign and change of use cannot be granted because the two family residence is located within the R-5 Residence Zone, where a computer store is not a permitted use.

While Brewster Street has not yet been numbered by the City's Public Works Department, #18 is the last house on the left at the corner of Fisher Street. The B-1 Business Zone is 100 feet in depth, which coincides with those lots fronting on Washington Avenue.

It is therefore assumed that this structure is located within the R-5 Residence Zone; and if so, no retail store can be operated on the subject premises, because it is located in the two family, R-5 Residence Zone. The hairdresser use is considered an acceptable home occupation, provided certain conditions are met. No retail stores are permitted in the R-5 Residence Zone.

You may be entitled to a refund of your application fees, provided that you return the receipt for same to Room 315, City Hall, Portland, Maine 04101 and request such a refund.

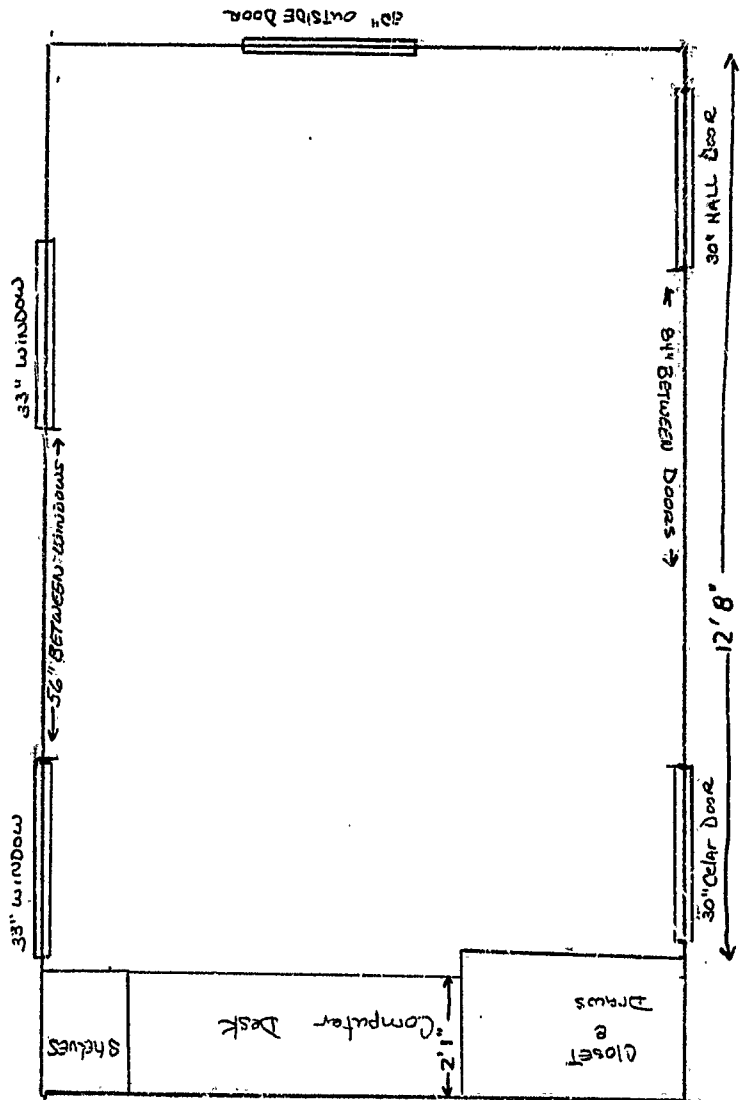
Sincerely,

Warren J. Turner  
Zoning Specialist

WJT/kat

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services





8'6"

RECEIVED  
 FEB 21 1985  
 BUREAU OF INSPECTION  
 PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 0 143
ZONING LOCATION ..... R-5 PORTLAND, MAINE ..2/28/85..... CITY of PORTLAND

MAR 1 1985

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

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1. Owner's name and address ... Telephone ...
2. Lessee's name and address Mark Rideout, 14 Brewster Street Telephone 797-2104
3. Contractor's name and address ... lessee ... Telephone ...

Proposed use of building ... dwelling with general office as home ... No. of sheets ...
Last use ... dwelling ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...

Estimated contractual cost \$ ..... Change of Use Appeal Fees \$ 25.00
FIELD INSPECTOR—Mr. @ 775-5451 Base Fee
Late Fee
TOTAL \$ 25.00

change of use from dwelling to dwelling with general business office as home occupation

Stamp of Special Conditions

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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 ... R/c of covering ...
No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...
Framing Lumber--Kind ... Dressed or full size? ... Corner posts ... Sills ...
Size Girder ... Columns under girders ... Size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ... 2nd ... 3rd ... roof ...
On centers: 1st floor ... 2nd ... 3rd ... roof ...
Maximum span: 1st floor ... 2nd ... 3rd ... roof ...
If one story building with masonry walls, thickness of walls? ... height? ...

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER ... Will work require disturbing of any tree on a public street? ...
ZONING: ... 2/28/85
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 ... Thomas Berman ... Phone # ...
Type Name of above ... Thomas Berman ... 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Address ...

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

4 MR. JAVIN

NOTES

3/28/85

Occupancy OK as per plan: *[Signature]*

Permit No. 85/143  
 Location 14 *[illegible]*  
 Owner *[illegible]*  
 Date of permit 2-28-85  
 Approved 3-1-85  
 Dwelling *[illegible]*  
 Garage *[illegible]*  
 Alteration

Map in Assess 20 Office DRAWN MAP  
 1958 - this is in R-3 zone  
 This map was drawn by the planning  
 dept that yr showing the entire city

Map 344 - (H) 37-36. Assessors  
 show the immediate area - shows  
 this to be an R5 -  
 WHAT IS IT?