

67-69 BERRY AVENUE

SHAW-WALKER

Full cut #920R Half cut #920R Third cut #920R Fine cut #920R

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... July 8, 1982

ZONING LOCATION ..... PORTLAND, MAINE

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:

1. LOCATION ..... 69 Berry Avenue ..... Fire District #1 , #2   
2. Owner's name and address ..... James P Brunl - same ..... Telephone 797-3755  
3. Lessee's name and address ..... Telephone ext 201  
4. Contractor's name and address ..... No. of sheets  
5. Proposed use of building ..... greenhouse ..... No. families  
6. Last use ..... Style of roof ..... Roofing  
7. Material ..... No. stories ..... Heat ..... Appeal Fees \$ 50.00  
8. Other buildings on same lot ..... Base Fee  
9. Estimated contractual cost \$ ..... Late Fee  
FIELD INSPECTOR—Mr. @ 775-5451 TOTAL \$

To construct 11' x 17' greenhouse to be attached to dwelling Appeal Denied 8-12-82

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 pay legal fee.

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 ..... Kind of heat ..... fuel .....  
No. of chimneys ..... Material of chimneys ..... of lining ..... Corner posts ..... Sills .....  
Framing Lumber—Kind ..... Dressed or full size? ..... Size ..... Max. on centers .....  
Size Girder ..... Columns under girders ..... O. C. Bridging in every floor and flat roof span over 8 feet.  
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 ..... height? .....  
If one story building with masonry walls, thickness of walls? .....

### IF A GARAGE

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

### MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

APPROVALS BY: ..... DATE .....  
BUILDING INSPECTION—PLAN EXAMINER .....  
ZONING: .....  
BUILDING CODE: .....  
Fire Dept.: .....  
Health Dept.: .....  
Other: .....

Signature of Applicant *James P Brunl* Phone # same  
Type Name of above James P Brunl Other  2  3  4  
and Address .....

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



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

August 13, 1982

Mr. James P. Bruni  
69 Berry Avenue  
Portland, Maine 04103

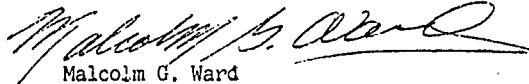
Re: 67-69 Berry Avenue

Dear Mr. Bruni:

Following is the decision of the Board of Appeals regarding your petition to construct a 17'x11' attached greenhouse on the front of the existing dwelling at the above named location. Please note that your appeal was denied.

If you have any questions concerning this matter, please do not hesitate to call this office, City Hall 775-5451, Ext. 347.

Very truly yours,

  
Malcolm G. Ward  
Zoning Enforcement Officer

MGW/jmr

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS  
SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant James P. Bruni
- B. Property Location 67-69 Berry Ave., Portland, ME
- C. Applicant's Interest in Property:  
 Owner  
 Tenant  
 Other
- D. Property Owner same
- E. Owner's Address 69 Berry Ave., Portland, ME
- 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 602.4.B.4
- J. Reasons Why Permit Cannot be Issued Distance between Greenhouse and front lot line will be 14' rather than 25' minimum.
- K. Requested Variance Would Permit 14' minimum front yard
- L. Notice Sent to \_\_\_\_\_ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

JAMES P. BROWN

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)

LETTER OF INTENT PLAN & PHOTO'S OF PROPERTY

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

(i) No/Disagreement with statement

Reasons HOWEVER, NOT AN UNUSUAL, NO PHYSICAL HARDSHIP  
OR FINANCIAL HARDSHIP, NOTHING PRESENTED INDICATES HARDSHIP

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

C. 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 OTHER ALTERNATIVES COMPARABLE  
TRUSTED SHOW AS OTHERS AND STILL REMAIN WITHIN ALLOWANCE

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 3/15/62, 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) \_\_\_\_\_

(L) 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

DISAPPROVAL

Nicholas E. Webster Chairman

Jacqueline Cohen

Medell A. Athys

Frank D. Blagov

Thomas J. Murphy

TABLED 7/29/82 FOR ADDITIONAL INFORMATION  
MOTION TO REMOVE FROM TABLE 8/14/82 5405.

CITY OF PORTLAND, MAINE  
ZONING BOARD OF APPEALS



GAIL D. ZAYAC  
Chairperson

MICHAEL E. WESTORT  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
MERRILL S. SELTZER

All persons interested either for or against this Space and Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 29, 1982 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.

James P. Bruni, owner of the property at 67-69 Berry Ave. 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 the erection of a 17' x 11' attached greenhouse 14' from the front lot line rather than the 25' minimum required by Section 602.4.B.4 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.

Michael E. Westort  
Secretary

*I think in the day  
and age when we are so  
interested in energy conservation,  
Mr. Bruni's request makes sense.  
E. J. ...  
Owner - 65 Berry Ave.*



**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



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Chairperson

MICHAEL E. WESTORT  
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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.

Michael E. Westort  
Secretary

*To Whom it may concern*

*We have no objections to any  
change that Mr Bruni may make  
on his building or property*  
*Edward Daker*

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



GAIL D. ZAYAC  
Chairperson  
MICHAEL E. WESTORT  
Secretary  
JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
MERRILL S. SELTZER

July 9, 1982

67-69 Berry Ave.

James P. Bruni  
69 Berry Ave.  
Portland, ME

Building permit to construct a 17' x 11' attached greenhouse on the front of the existing dwelling at the above named location is not issuable under the zoning ordinance because the distance between the proposed greenhouse and front lot line will be about 14' rather than the 25' minimum required by Section 602.4.B.4 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 \$50.00 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. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward  
Zoning Enforcement Officer

MGW/jmv

Applicant: JAMES PIBRONI Date: 7/9/82  
Address: 64-69 BERRY AVE.  
Assessors No.: 439-C-17

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - R-3
- Interior or corner lot -
- 40 ft. setback area (Section 21) -
- Use - 17' x 11' ATTACHED GREENHOUSE
- Sewage Disposal
- Rear Yards -
- Side Yards -
- Front Yards - 60', 40', 4' - 14' - 25' MIN.
- Projections -
- Height -
- Lot Area - 14260 sq ft
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage 178'
- Off-street Parking -
- Loading Bays -
- Site Plan -
- Shoreland Zoning -
- Flood Plains -

July 10, 1982

Dept of Urban Development  
City Hall

Gentlemen:

My appeal for a Variance to the building code is brought about by my desire to annex a greenhouse to my house for the sole purpose of reducing heating expenditures as I will be retired this year, making this project essential in order to tailor my expenses to accommodate my lowered income.

The attached layout shows that the building will in no way obstruct a neighbors' view as I occupy the last house on the street.

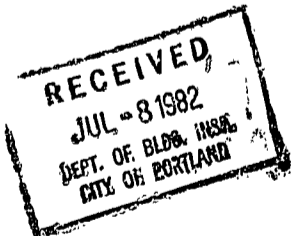
This greenhouse cannot be built on any other part of the lot as the sun is most advantageous to the proposed site. Another consideration, such as the passage of heat to the main house would not be served in any other condition.

My neighbors are fully aware of my plans and are prepared to declare that they have no objections.

The proposed construction will not be entirely out of line as there already is a house on the street that is less than 10' from the line and is neither offensive nor causes any hardship to any of the neighbors.

This request is essential to my wellbeing and I hope that it will be granted

*James P. Bruni*



**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



ISA. D. ZAVAC  
Chairperson

MICHAEL E. WESTORT  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
MERRILL S. SELTZER

All persons interested either for or against this Space and Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, Aug. 12, 1982 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.

James P. Bruni, owner of the property at 67-69 Berry Ave. 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 the erection of a 17' x 11' attached greenhouse 14' from the front lot line rather than the 25' minimum required by Section 602.4.B.4 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 by the Board of Appeals if the Board finds that the conditions prescribed by Section 602/24/C.3.b.1 of the Zoning Ordinance have been met.

Michael E. Westort  
Secretary

- ✓ 439-C-8 - Elizabeth C. Brennan - 65 Berry Ave. 04103
- ✓ 439-C-15 - Lucie Ellen Sanford - 80 Chesley Ave. 04103
- ✓ 439-C-1 & 2 - Janice A. & Paul Galvin - 66 Chesley Ave. 04103
- ✓ 439-C-10 - Gregory K. Johnson - 74 Chesley Ave. 04103
- ✓ 439-F-16 - Edward & Martna Dalsen - 66 Berry Ave. 04103
- ✓ 439-F-22 - Fi Gi Corp. Inc. - 12 Church St., Jay, Me. 04239

**CITY OF PORTLAND, MAINE**  
**ZONING BOARD OF APPEALS**



GAIL D. ZAVAC  
Chairperson

MICHAEL E. WESTORT  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
MERRILL S. SELTZER

All persons interested either for or against this Space and Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 29, 1982 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.

James P. Bruni, owner of the property at 67-69 Berry Ave. 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 the erection of a 17' x 11' attached greenhouse 14' from the front lot line rather than the 25' minimum required by Section 602.4.B.4 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.

Michael E. Westort  
Secretary

370 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5431

PD  
7-8-82

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

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

James P. Bruni, owner of property at 67-69 Berry Ave.  
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 17' x 11' attached greenhouse on the front of the  
existing dwelling at the above named location.

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.

RECEIVED  
JUL - 8 1982  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

James P. Bruni  
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.





# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_  
Portland, Maine, 7-27-72

PERMIT ISSUED

JUL 27 1972

870

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 69 Berry Avenue Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address James P. Bruni Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Maine Shawnee Step Co., Inc. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families 1  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 302.00 Fee \$ 3.00

### General Description of New Work

SIDE Shawnee step = 4' wide, 3 risers, 60" platform. (sideways) Ht=22 1/2", Prof=4'

To replace old wood step approximate same size.  
Foundation - 2 - 8"x8"x4' posts and angle irons.

According to standard Shawnee plan. Approved by R. I. Perry,  
Structural Engineer filed in the building department 8/15/57.

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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? \_\_\_\_\_

CS 331

INSPECTION COPY

Signature of owner

Richard L. Snow



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 28 1960

PERMIT ISSUED

SEP 28 1960 1426

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 67 Berry Ave. Use of Building Dwelling No. Stories 1 1/2 New Building Existing Existing Name and address of owner of appliance Peter Dascario 38 Mayland St. Installer's name and address Randall & McAllister, 84 Commercial St. Telephone

General Description of Work

To install Forced hot water heating system and oil burning equipment.

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 4' From top of smoke pipe 4' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x10 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 Thatcher-guntype 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 1-2 1/2 gal. 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

~~BE LATED~~

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

APPROVED:

O. L. P. S. 9/28/60

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

Randall & McAllister

Signature of Installer

Signature of Installer

INSPECTION COPY

Fm.

PERMIT NUMBER **9093**  
 Issued 8-1-60  
 PORTLAND PLUMBING INSPECTOR  
Joseph P. Welch

**PERMIT TO INSTALL PLUMBING**

Address: 69-71 Jersey Avenue  
 Installation For: Peter D'Amico  
 Owner of Bldg.: Peter D'Amico  
 Owner's Address: 35 Bay Street  
 Plumber: A. J. ... Date: 8-1-60

APPROVED FIRST INSPECTION  
 Date: Aug 29-60  
 By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION  
 Date: Aug 29-60  
 By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

		PROPOSED INSTALLATIONS		NUMBER	FEE
NEW	REPL				
			SINKS		
			LAVATORIES		
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS	<b>3</b>	
			GARBAGE GRINDERS		
			SEPTIC TANKS		
<b>1</b>			HOUSE SEWERS		
			ROOF LEADERS (conn. to house drain)		
					<b>1.82.00</b>
					<b>1.82.00</b>
					<b>Total</b>

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT NUMBER 9092

PERMIT TO INSTALL PLUMBING

Issued P-1-60

Address: 62-71 Baring Ave

By J.P.W.C.  
 PORTLAND PLUMBING INSPECTOR

Installation For: Plumbing

APPROVED FIRST INSPECTION  
 Date Aug 15-1960  
 By JOSEPH P. WELCH

Owner of Bldg.: Edna D. ...

Owner's Address: 35 Mayland Street

Plumber: A. Jensen Date: 8-1-60

APPROVED FINAL INSPECTION  
 Date Sept 9-60  
 By JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

NEW	REPAIR	PROPOSED INSTALLATIONS	NUMBER	FEE
1	1	LAVATORIES	1	2.90
1	1	TOILETS	1	9.00
1	1	BATH TUBS	1	4.00
1	1	SHOWERS	1	1.60
1	1	DRAINS	1	1.60
1	1	HOT WATER TANKS	1	1.60
1	1	TANKLESS WATER HEATERS	3	1.60
1	1	GARBAGE GRINDERS	1	1.60
1	1	SEPTIC TANKS	1	1.60
1	1	HOUSE SEWERS	1	1.60
1	1	ROOF LEADERS (conn. to house drain)	1	1.60
Total			9	52.40

8M 12-52  PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

**PERMIT TO INSTALL PLUMBING**

PERMIT NUMBER **8179**

Date Issued **Oct 19 1959**

By **J. P. Welch**  
 PORTLAND PLUMBING INSPECTOR

Address: **103-105 1st Ave**

Installation For: **Water**

Owner of Bldg.: **Peter J. Williams**

Owner's Address: **38 Mayland Street**

Plumber: **John J. Williams**

Date: **10/21/59**

APPROVED FIRST INSPECTION  
 Date: **Oct 21-59**  
 By: **JOSEPH P. WELCH**

APPROVED FINAL INSPECTION  
 Date: **Oct 21-59**  
 By: **JOSEPH P. WELCH**

TYPE OF BUILDING  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

SM 12-53

PORTLAND HEALTH DEPT.

PROPOSED INSTALLATIONS	NUMBER	FEE
SINKS		
LAVATORIES		
TOILETS		
BATH TUBS		
SHOWERS		
DRAINS		
HOT WATER TANKS		
TANKLESS WATER HEATERS	<b>3</b>	
GARBAGE GRINDERS		
SEPTIC TANKS		
HOUSE SEWERS		
ROOF LEADS (conn. to house drain)		
<b>Total</b>		<b>75</b>

PLUMBING INSPECTION



8696

PERMIT TO INSTALL PLUMBING

Address: 17-69 Besson

Installation For: Peter Dascanio

Owner of Bldg.: Peter Dascanio

Owner's Address: 38 Mayland Street

Plumber: J. B. [unclear]

Issued 4-18-60  
PORTLAND PLUMBING INSPECTOR

By: J. P. Welch

APPROVED FIRST INSPECTION

Date: Apr. 18, 60

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: Apr. 18, 60

By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
    - SINGLE
    - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

SM 12-53  PORTLAND HEALTH DEPT.

NEW	REPA	PROPOSED INSTALLATIONS	Date: 4-18-60	
			NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
				\$2.00
				\$2.00
				total \$4.00

PLUMBING INSPECTION

**PERMIT TO INSTALL PLUMBING**

PERMIT NUMBER **9320**  
 Date Issued **9-29-60**  
 PORTLAND PLUMBING INSPECTOR  
 By **J. P. Welch**  
 APPROVED FIRST INSPECTION  
 Date **Sept. 29-60**  
 By **JOSEPH P. WELCH**  
 APPROVED FINAL INSPECTION  
 Date **Sept. 29-60**  
 By **JOSEPH P. WELCH**

Address: **67 Berry Avenue**  
 Installation For: **Peter D'Asciano**  
 Owner of Bldg.: **Peter D'Asciano**  
 Owner's Address: **38 Mayland Street**  
 Plumber: **J. A. Benson** Date: **9-29-60**

NEW	REPAIR	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	<b>3</b>	
		GARBAGE GRINDERS		<b>1 02.00</b>
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
				<b>1 02.00</b>
				<b>Total</b>

TYPE OF BUILDING  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

6H 12-60 3.



75+ R3 RESIDENCE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 24, 1960

PERMIT ISSUED

00782  
JUN 24 1960

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 Lots 106, 107 Berry Ave. (67-71) Within Five Limits? no Dist. No. ....  
 Owner's name and address Peter Dascanio, 38 Mayland St. Telephone .....  
 Lessee's name and address ..... Telephone .....  
 Contractor's name and address owner Telephone 4-2383  
 Architect ..... Specifications ..... Plans yes No. of sheets 4  
 Proposed use of building Dwelling No. families 1  
 Last use " " No. families 1  
 Material frame No. stories 1 1/2 Heat ..... Style of roof ..... Roofing .....  
 Other building on same lot .....  
 Estimated cost \$ 11,800 Fee \$ 12.00

General Description of New Work

To construct 1 1/2-story frame dwelling house, 24'9" x 32'9"

Permit Issued with Letter

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 10' Height average grade to highest point of roof 19'  
 Size, front 32'9" depth 24'9" at least 4' below grade No. stories 1 1/2 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete Thickness, top 10" bottom 12" cellar yes  
 Material of underpinning " to sill Height ..... Thickness .....  
 Kind of roof pitch Rise per foot 10" Roof covering Asphalt Class C Und. Lab.  
 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 hull size? dressed Corner posts 4x6 Sills 2x8 box  
 Size Girder 6x10 fir Columns under girders Lally Size 3/2" Max. on centers 7'11"  
 Kind and thickness of outside sheathing of exterior walls? .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x8, 2nd 2x8 ceiling, 3rd ..... roof 2x8  
 On centers: 1st floor 16", 2nd 16", 3rd ..... roof 20"  
 Maximum span: 1st floor 12', 2nd ..... 3rd ..... roof 16'  
 If one story building with masonry walls, thickness of walls? ..... height? .....

If a Garage

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

Miscellaneous

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

APPROVED:  
P.R. 6/24/60 - agl

Signature of owner by: P.R. Dascanio

INSPECTION COPY

F.M.





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1  
Portland, Maine, July 7, 1960

PERMIT ISSUED  
JUL 20 1960  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 60/762... 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 Lota 106, 107 Berry Ave. (67-71) Within Fire Limits? Dist. No.  
Owner's name and address Peter Dascanio, 38 Mayland St. Telephone  
Lessee's name and address Telephone  
Contractor's name and address owner Telephone  
Architect Telephone  
Proposed use of building Dwelling Plans filed YES No. of sheets 1  
Last use No. families 1  
Increased cost of work 1000.00 Additional fee 1.00

### Description of Proposed Work

- To construct 6" dormer window on rear of dwelling.
- To finish off (2) rooms and bath on 2nd floor- 2x4 studs-covered with sheetrock.
- To eliminate wall between kitchen and diningroom-6x10 douglas fir to be provided-see plan

### 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 depths 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 4" 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 2x6  
 On centers: 1st floor, 2nd, 3rd, roof 12"  
 Maximum spans: 1st floor, 2nd, 3rd, roof 11'

Approved: Peter Dascanio  
 Signature of Owner by: Peter R. Dascanio  
 Approved: P. Albert J. Sears  
 Inspector of Buildings

INSPECTION CODE  
CS. 105

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 67-71 Berry Ave.

Date of Issue September 28 1960

Issued to Peter Dancario  
36 Bayland St.

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. 60732, 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

One family dwelling house

None

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*Carl Smith*  
Inspector

*Albert J. Sears*  
Inspector of Buildings

(Date)

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- End of Berry Ave.

May 26, 1940

Mr. Peter R. Dascario  
38 Mayland Street

Dear Mr. Dascario:

Apparently the lot which you have indicated in an application for a building permit as Lots 106 and 107 Berry Ave. is located wholly beyond the dedicated portion of that street and therefore does not have frontage on the street. If this is the condition, I am unable under the Zoning Ordinance to issue a permit for constructing a dwelling on this piece of property because it does not abut the portion of the street which appears on the official map. If you have any questions as to the method to follow in order to secure approval of an extension of Berry Avenue, you should make inquiry of the staff of the Planning Board.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS:m





## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

January 4, 1983

Mr. James Bruni  
69 Berry Avenue  
Portland, Maine 04103

Re: 69 Berry Avenue

Dear Mr. Bruni:

Records in the office of Inspection Services Division show that your request for a variance to allow a greenhouse addition to be placed in front of your residence at 69 Berry Avenue was denied by unanimous vote of the Board of Appeals on August 12, 1982.

In view of this action by the Board of Appeals, there seems little alternative remedy open to you even though your residence may be located partly in the R-5 Residence Zone at the end of Berry Avenue. Due to a ledge outcrop at the end of the existing Street, there seems little likelihood that Berry Avenue will ever be extended.

I regret that my reply to you can not be more favorable.

Happy New Year!

Sincerely,

Warren J. Turner  
Zoning Specialist

cc: P. Samuel Hoffses  
Chief of Inspection Services

APPLICATION FOR PERMIT

PERMIT ISSUED

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

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

MAY 29 1984

ZONING LOCATION ..... PORTLAND, MAINE May 23, 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 ..... 69 SORRY AVENUE ..... Fire District #1 [ ] #2 [ ]
1. Owner's name and address James P. Brundt - same Telephone 797-3755
2. Lessee's name and address Telephone
3. Contractor's name and address Owner Telephone
Proposed use of building Dwelling No. of sheets
Last use No. families 1
Material No. stories Heat Style of roof Roofing
Other building, on same lot
Estimated contractual cost \$ 6,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
Base Fee 40.00
Late Fee
TOTAL \$ 40.00

To construct 14' over all dimensions, sun room as per plans. 1 sheet of plans.

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? no Is any electrical work involved in this work? yes
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 MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant James P. Brundt Phone # 8886
Type Name of above James P. Brundt 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

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 ..... 581
ZONING LOCATION ..... R-5 PORTLAND, MAINE May 23, 1984

PERMIT ISSUED

MAY 29 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 ..... 69 Perry Avenue
1. Owner's name and address James P Brunl - same Fire District #1 [ ] #2 [ ] Telephone 797-3755
2. Lessee's name and address Telephone
3. Contractor's name and address Owner Telephone
Proposed use of building dwelling No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 6,000
FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
Base Fee 40.00
Late Fee
TOTAL \$ 40.00

To construct 14' over all dimensions, sun room as per plans. 1 sheet of plans.

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? no Is any electrical work involved in this work? yes
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 MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: 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
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant James P Brunl Phone # same
Type Name of above James P Brunl 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other and Address

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

Mr. Williams

NOTES

*KTW*

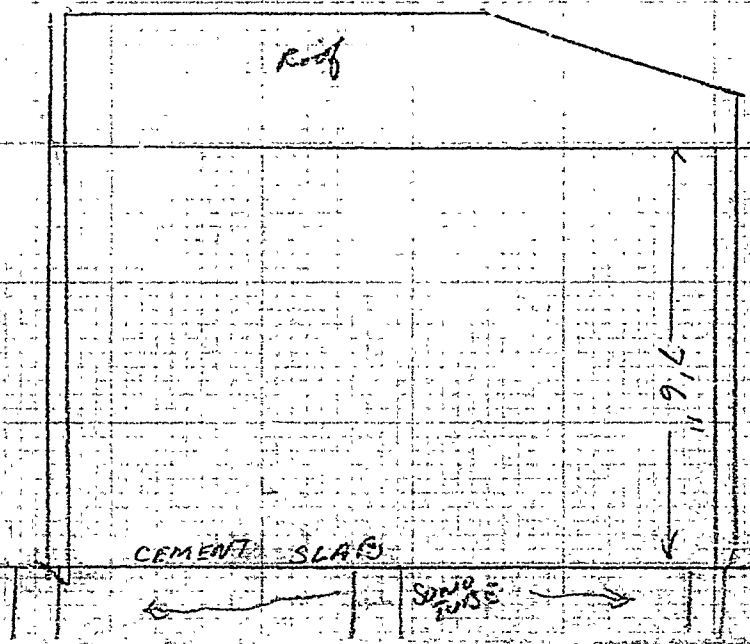
Permit No. 84/581  
Location 69/272 Pine  
Owner *Jerry & Joan*  
Date of permit 5-23-84  
Approved *J. S. Bloom*  
Dwelling *Garage*  
Garage  
Alteration

*[Large handwritten scribble or signature across the notes section]*



Cement Foundation 15' x 14'

Framing 2" x 6" shed roof.



WILLIAM WOODS PRACTICE V. HAN

ENTRANCE TO MAIN HOUSE

MAIN HOUSE  
LIVING ROOM

(PATIO DOOR)  
SLIDING GLASS  
DOOR

STREET

TO LINE  
BRAY

20'

11'

11'

11'

TO LINE  
BRAY

