

163-167 York Street

November 21, 1973

Josephine S. Martorana
157 York Street

CC to: Ralph Laroche
161 York Street
CC to: Corporation Counsel

Building permit to construct a two story single family dwelling 26'x36' at the above named location is not issuable under the Zoning Ordinance because a distance of only about 4' is to be provided at the left rear corner of this house instead of the required 20' for the R-6 Residential Zone in which this property is located. (Section 602.7B.1)

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 113, City Hall to file appeal on forms which are available here. A fee of \$5.00 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.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:mas

Miscellaneous Appeals continued:

1069-1083 Forest Avenue, corner of 278-298 Read Street, corner of 32-38 Bell Street - Northern Utilities Company - To permit the construction of a 48'x30' one story metal building at the above named location. This permit is not issuable under the Zoning Ordinance because the property is located in an I-2 Industrial Zone where under the provisions of Section 602.12.C, the requirement is that the distance between the proposed building and the rear lot line and side lot line shall not be less than 13' instead of the 3' as shown. OK

163-167 York Street - Josephine S. Martorana - To permit the construction of a two story single family dwelling 26'x36' at the above named location. This permit is not issuable under the Zoning Ordinance because a distance of only about 4' is to be provided at the left rear corner of this house instead of the required 20' for the R-6 Residential Zone in which this property is located. (Section 602.7B.1) OK

Non-conforming Appeals - none

165-164 1/2 ST.
3:1 A 25 TWO STORY
MAY 1950

11/20/50

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - *NEW*
- ✓ Zone Location - *R-6*
- ✓ Interior or corner lot -
- ✓ 40 ft. setback area (Section 21) - *NO*
- ✓ Use - *RESELLING*
- ✓ Sewage Disposal - *PUBLIC*
- ✓ Rear Yards - *70' ± — 20' MIN.*
- ✓ Side Yards - *25' - 13' — 10' - 10' MIN.*
- Front Yards -
- ✓ Projections - *NONE*
- ✓ Height - *2 STORY*
- ✓ Lot Area - *9690 ± — 4500^{sq} MIN.*
- ✓ Building Area - *936 ± — 3,876^{sq} MAX.*
- ✓ Area per Family - *9690 ± — 1000^{sq} MIN.*
- ✓ Width of Lot - *74' — 50' MIN.*
- ✓ Lot Frontage - *74' — 40' MIN.*
- ✓ Off-street Parking - *YES*
- Loading Bays -

70'
20'
50'
46'
14'
125'

70 x 75 = 5250
60 x 74 = 4440 = 9690



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, Dec. 5, 1973

PERMIT ISSUED

DEC 5 1973

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 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 165 York St. Within Fire Limits? Dist. No.
Owner's name and address Ralph Larochella Same Telephone
Lessee's name and address Telephone
Contractor's name and address Harvey McLaughlin 335 Falmouth Rd. Falmouth Telephone 781-2686
Architect Plans filed No. of sheets
Proposed use of building dwelling No. families
Last use No. families
Increased cost of work \$2000. Additional fee 6.00

Description of Proposed Work

To build & enclose 12' x 12' porch as per plan

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor....., 2nd....., 3rd....., roof.....
On centers: 1st floor....., 2nd....., 3rd....., roof.....
Maximum span: 1st floor....., 2nd....., 3rd....., roof.....

Approved:

Signature of Owner Harvey B. McLaughlin

Approved: [Signature]

Inspector of Buildings

INSPECTION COPY



(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **165 York Street**

Issued to **Ralph Larochelle, 161 York St**

Date of Issue **January 6, 1975**

This is to certify that the building, premises, or part thereof, at the above location, built, altered or changed as to use under Building Permit No. **73/1363**, 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

two story single family dwelling.

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

1/6/75

(Date)

Nelson F. Cartwright
Inspector

[Signature]
Inspector of Buildings

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