

November 8, 1956

AP - RyeField Street - Assessors' Lot No. 85-N-16

Mr. Fred Stephenson
Elizabeth Street
Peaks Island, Maine

Copy to Mr. P. G. Rockafellow
c/o Colgate University
Hamilton, N. Y.

Dear Mr. Stephenson:-

We are unable to issue a permit for construction of a proposed one story addition 9 feet by 30 feet on side of cottage on lot at the above location because one corner of the addition would project several feet across the lot line adjoining a marginal right of way which runs along the shore and the other would be closer to the side lot line than the minimum of 10 feet required for any new work by Section 8C of the Zoning Ordinance applying to the Apartment House Zone where the property is located. Minimum required distance from lot line adjoining the marginal right of way is five feet.

It is evident that, because of the shape of the lot and the location of the existing building upon it, it is impossible to construct an addition of the size indicated and maintain required distances from lot lines. While the owner has appeal rights, the Appeal Board would have no power to authorize any encroachment upon the so-called marginal right of way.

However, if the owner wishes to try to secure the approval of the Board of Appeals for an addition which will be all inside of the confines of the lot, a revised plot plan showing new size of addition and actual distance from outer corners to all lot lines to be used as the basis of an appeal should be furnished.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

AP - Ryefield St., Peaks Island
Assessors' Lot No. B5-W-16

November 14, 1956

Mr. Fred Stephenson,
Elizabeth St.
Peaks Island, Maine

Copy to: Corporation Counsel

Mr. P. G. Rockafellow,
c/o Colgate University
Hamilton, N. Y.

Gentlemen:

As you are aware, we are unable to issue a permit for construction of a proposed one story addition eight feet by 21 feet on side of cottage at the above location for the following reasons:

1. One corner of the addition would be only about six inches from the lot line bordering a "marginal right of way" running along the shore of the island instead of the minimum of five feet required for any new work specified by Section 8D of the Zoning Ordinance applying to the Apartment House Zone where the property is located.
2. The other corner of the addition would be only four or five feet from the side lot line adjoining the next lot which is under the same ownership as the lot where addition is to be constructed instead of the minimum of 10 feet required for any new work by Section 8C of the Ordinance.

We understand that the owner would like to exercise his appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals.

Very truly yours,

Inspector of Buildings

AJS/H
Enc: Appeal procedure

Board of Appeals
—ZONING—

Sum 11/16/56

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56/21

To the Board of Appeals:

Your appellant, P. G. Rockafellow 85-N-16, who is the owner of property at Elizabeth Street, Peaks Island, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for construction of one-story addition, 8 feet by 21 feet, on side of cottage is not issuable because one corner of the addition would be only about six inches from the lot line bordering a "marginal right of way" instead of the minimum of five feet required and because another corner of the addition would be only four or five feet from the side lot line instead of the minimum of ten feet required in the Apartment House Zone where this property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

P. G. Rockafellow
By W. Stephenson
Appellant

After public hearing held on the 16th day of November, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Bern Wilson
Charles G. Lane
Ruth W. Welch
John W. Lake
H. D. ... H. D.

November 27, 1956

AP - Ryefield Street, Peaks Island (85-N-16)

Mr. Fred Stephenson
Elizabeth Street
Peaks Island, Me.

Copy to Mr. P. G. Hockafellow
c/o Colgate University
Hamilton, N. Y.

Dear Mr. Stephenson:-

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a one story addition 8 feet by 21 feet and for other alterations to cottage at the above location is issued herewith based on plans filed with application for permit, but subject to the following conditions:-

1. All sills on concrete walls are to be not less than 4x6, all one piece in cross section.
2. The center girder indicated for addition on about an 8-foot span is required to be dressed 6x8 hemlock or spruce with the 8-inch dimension upright instead of the 6x6 shown. This is on the basis that the 2x8 floor joists are to run the 8-foot way of addition. If desired, girder can be built up of three pieces of 2x8.
3. Where front wall of building is to be raised in connection with new roof construction, new studs extending from sill to new plate are to be provided.
4. It is understood that a 4x8 header is to be provided in new opening in front wall of living room.
5. Before work is started on new front steps and platform, information is to be furnished as to framing and foundation thereof.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AvS/G



(A) APARTMENT HOUSE ZONE

02101

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Oct. 10, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~work~~ ~~to~~ ~~be~~ ~~done~~ ~~on~~ ~~the~~ ~~following~~ ~~building~~ ~~structure~~ ~~in~~ ~~accordance~~ ~~with~~ ~~the~~ ~~Laws~~ ~~of~~ ~~the~~ ~~State~~ ~~of~~ ~~Maine~~ ~~the~~ ~~Building~~ ~~Code~~ ~~and~~ ~~Zoning~~ ~~Ordinance~~ ~~of~~ ~~the~~ ~~City~~ ~~of~~ ~~Portland~~, ~~Maine~~, ~~plans~~ ~~and~~ ~~specifications~~, ~~if~~ ~~any~~, ~~submitted~~ ~~herewith~~ ~~and~~ ~~the~~ ~~following~~ ~~specifications~~:

Location Ryefield St., Peaks Island 85N 15th N 15th Within Fire Limits? no Dist. No.

Owner's name and address F. G. Rockefeller, Hamilton, N. Y. of C. G. & C. G. Telephone

Lesse's name and address (former owner Florence G. Rockefeller) Telephone FO

Contractor's name and address Fred Stephenson, Elizabeth St., Peaks Telephone 6-2835

Architect Specifications Plans yes No. of sheets 2

Proposed use of building cottage No. families

Last use " " No. families

Material wood 1 stories Heat Style of roof Roofing

Other buildings on same lot cottage Estimated cost \$ 1,800. Fee \$ 5.00

General Description of New Work

To construct 1-story frame addition 8' 2 1/2' x 30' on right hand side of building.

To construct one inside fireplace chimney.

To extend front wall of porch and bedroom section on front of building upwards about one foot providing new roof construction from this point to top of front wall of main building.

Permit Issued with Letter

RECEIVED BY COMPANY
RECORDS DEPARTMENT
11/16/56

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? 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? Form notice sent? Yes

Has septic tank notice been sent? Form notice sent? Yes

Height average grade to top of plate 16' Height average grade to highest point of roof 23'

Size, front depth No. stories 1, solid or filled land? earth or rock? at least 7' below grade or to base

Material of foundation concrete wall Thickness, top 8" bottom 8" cellar No

Material of underpinning PITCH Height Thickness

Kind of roof shed Rise per foot 5" Roof covering Asphalt Class C Urd Lab fuel

No. of chimneys 1 Material of chimneys brick of lining 1 1/2 Kind of heat dressed

Framing lumber—Kind hemlock Dressed or full size? dressed Size

Corner posts 4x6 Sills 6x6 Girt or ledger board? Size Max. on centers

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4 1/2" O. C. Bridging in every floor and flat roof span over 8 feet ceiling

Joists and rafters: 1st floor 2x8 2nd 2x6 3rd 2x8

On centers: 1st floor 16" 2nd 16" 3rd 16"

Maximum span: 1st floor 9' 8" 2nd 9' 8" 3rd 9'

Is 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

APPROVED: *[Signature]* Will work require disturbing of any tree on a public street? no

25-N

PROPOSED ADDITION 2' x 21'

TIYEFIELD STREET

CASCO BAY

MARGINAL RIGHT OF WAY

RIGHT OF WAY

THESE 2 LOTS ARE UNDER ONE OWNERSHIP

SCALE 1" =

