

156-160 COYLE STREET

SHAW WALKER

Foil cut • 920R • Halfcut • 9202R • 11c. 6 cut • 9203R • Full cut • 9205R

160 Coyle Street

Oct. 16, 1972

Elaine C. Harper
204 Deering Avenue

Dear Mr. Harper:

Building permit to change the use of this building
from 2-family and doctors office to 3-family apartment
house is being issued subject to the following Zoning
Ordinance requirement.

That, not more than one motor vehicle may be parked
or stored per dwelling unit. Sec. 602.18C.2.

Very truly yours,

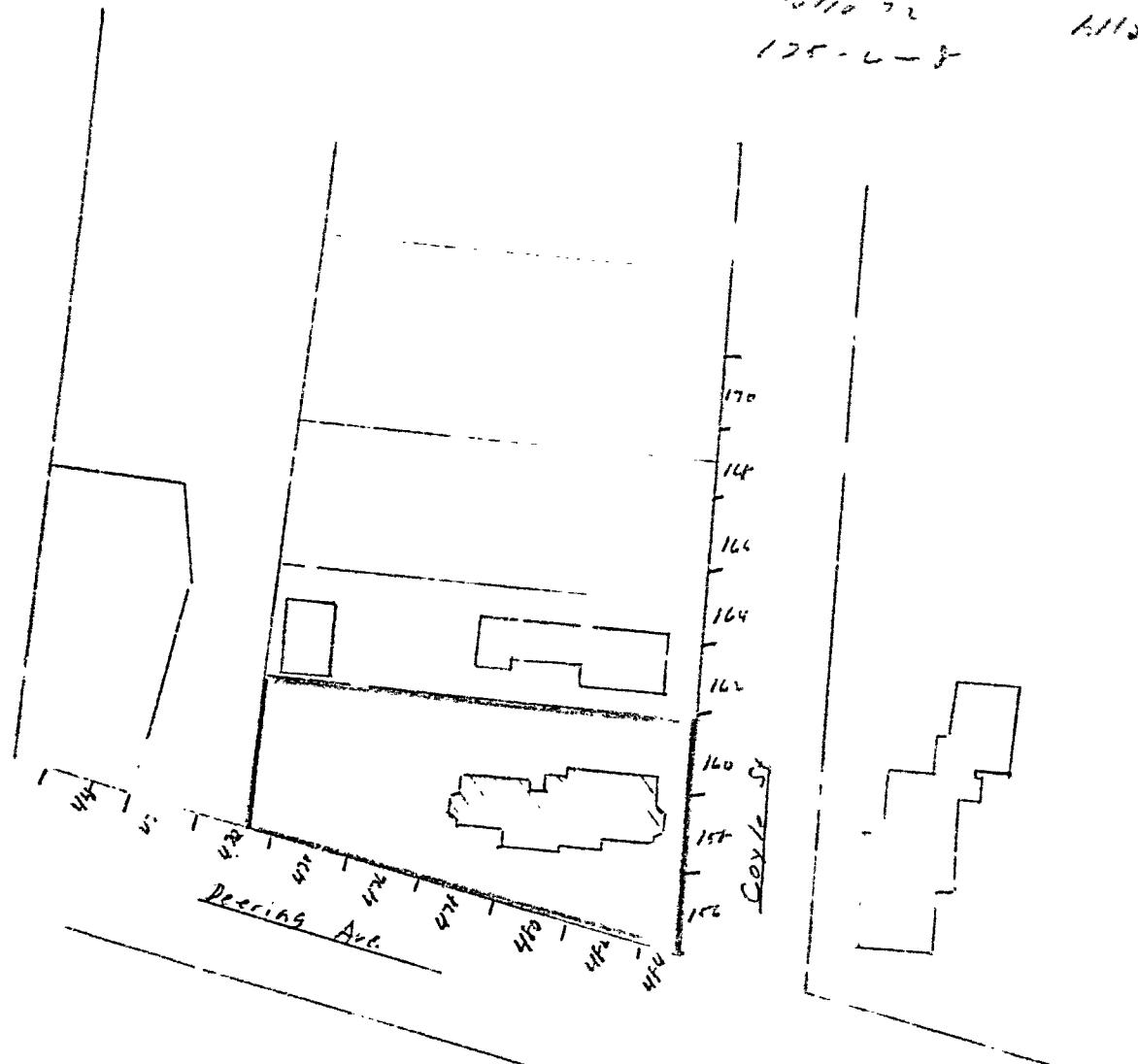
A. Allan Soule
Assistant Director

AAS:m

156-100 C. . . .

1110 72
125-L-8

1110



156-160 Coyle St., cor. of 472-484 Deering Ave.

Sept. 20, 1972

Elaine C. Harper
284 Deering Avenue

cc to: Wallace E. Kimball
192 Caleb Street,
cc to: Corporation Counsel

Dear Mrs. Harper:

Building permit and certificate of occupancy for changing the use of dwelling at the above named location from two families to three, with two apartments on the first floor and one on the second, are not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607.6A of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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 a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m



RS RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, Sept. 18, 1972

PERMIT ISSUED

OCT 17 1972

01257

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 160 Coyle St. Within Fire Limits? _____ List No. _____
Owner's name and address Elaine C. Harper, 204 Deering Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building 3 family apt. No. families 3
Last use 2 family and doctor's office No. families _____
Material No. stories Heat Style of roof Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1000 Fee \$ 5.00

General Description of New Work

PD 10-13-72

and Doctors Office
To change use from 2 family to 3 family apt.

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.

PERMIT ISSUED

Appeal sustained 10-12-72

WITH LETTER

— Lot 9,465 A'- Reg. 7,600 "

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 B3 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 girder _____ Size _____ Max. on centers _____

Studs (outside w. 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:

G.R. - 10/16/72. Gills w/letter

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? _____ yes

Elaine C. Harper

Elaine C. Harper

CS 301

INSPECTION COPY

Signature of owner

2-1019
W. Kimball

NOTES

9-19-72 STAINS 0.15
ENCLOSURE. *800*

10/19/72.

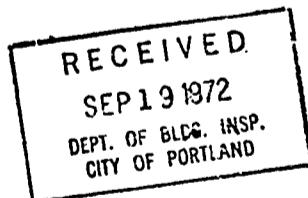
*I'm told there
is no one there
at the moment
so I have
closed in
all the windows
and the curtains*

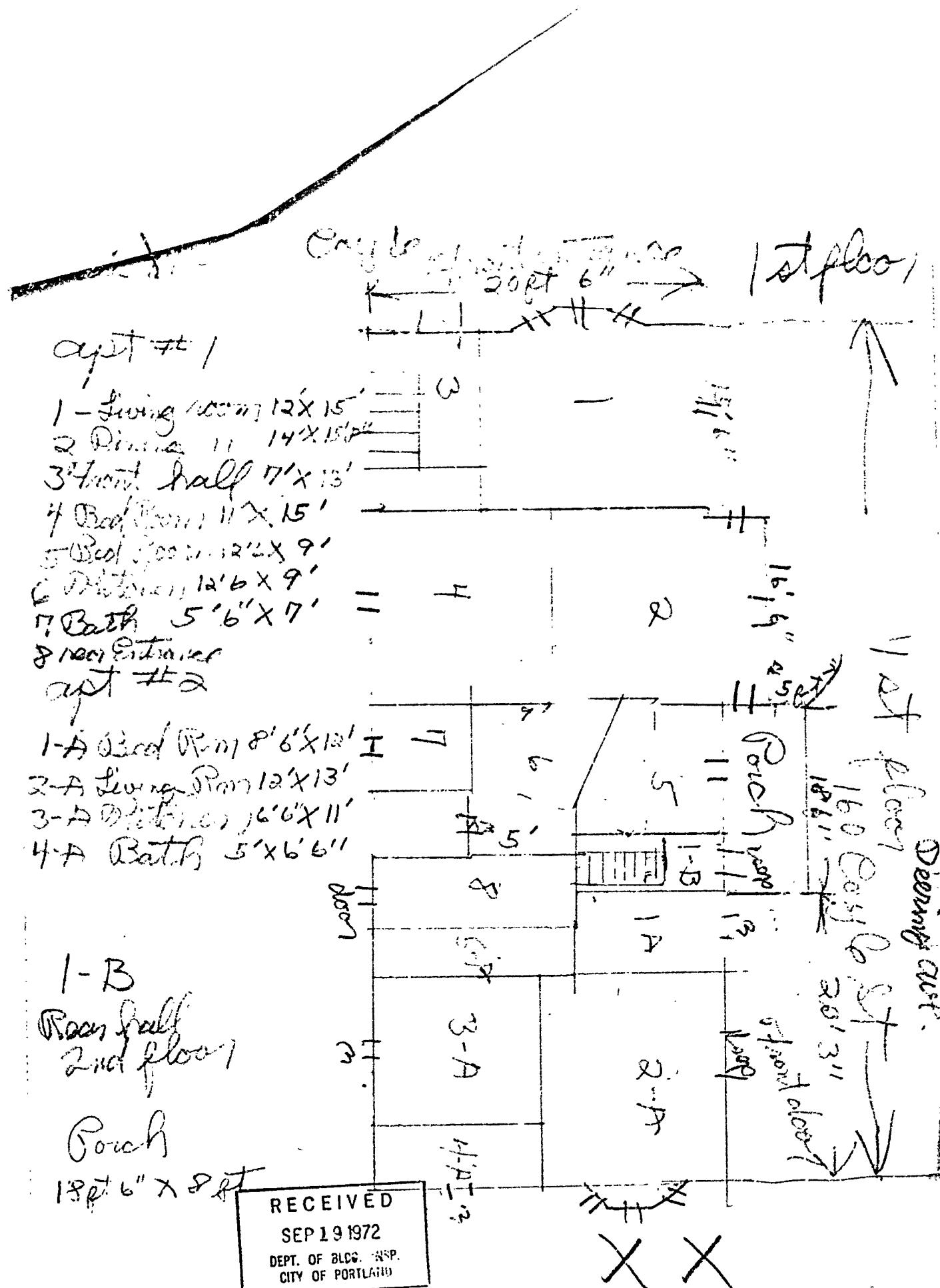
10/23/72
*NO one home
was done sometime ago*

Permit No. 7211257
Location 16r May St
Owner *Elaine C. Marples*
Date of permit 10/17/72
Notif. closing in
Inspn. closing in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out No. ice
Form Check Notice *Hech*

160 Coyle St
appeal by Mrs Elaine Harper
Mrs Harper is being assisted
by former owner

Wallace E. Drunkall
192 Caleb St
Portland, Maine 04103
Telephone 772-1019





House 70' 9" long x 20' 6" wide 1st floor

2nd floor 62' long x 20' 6" "

1st floor

2nd floor

3rd floor

4th floor

5th floor

6th floor

7th floor

8th floor

9th floor

10th floor

11th floor

12th floor

13th floor

14th floor

15th floor

16th floor

17th floor

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166th floor

167th floor

168th floor

169th floor

170th floor

171st floor

172nd floor

173rd floor

174th floor

175th floor

176th floor

177th floor

178th floor

179th floor

2nd floor apt #3

1 Bed 14'6" x 15'

2 Liv 15' x 14'6" + - 11' + - 11'

3-Bed 11' x 10'6"

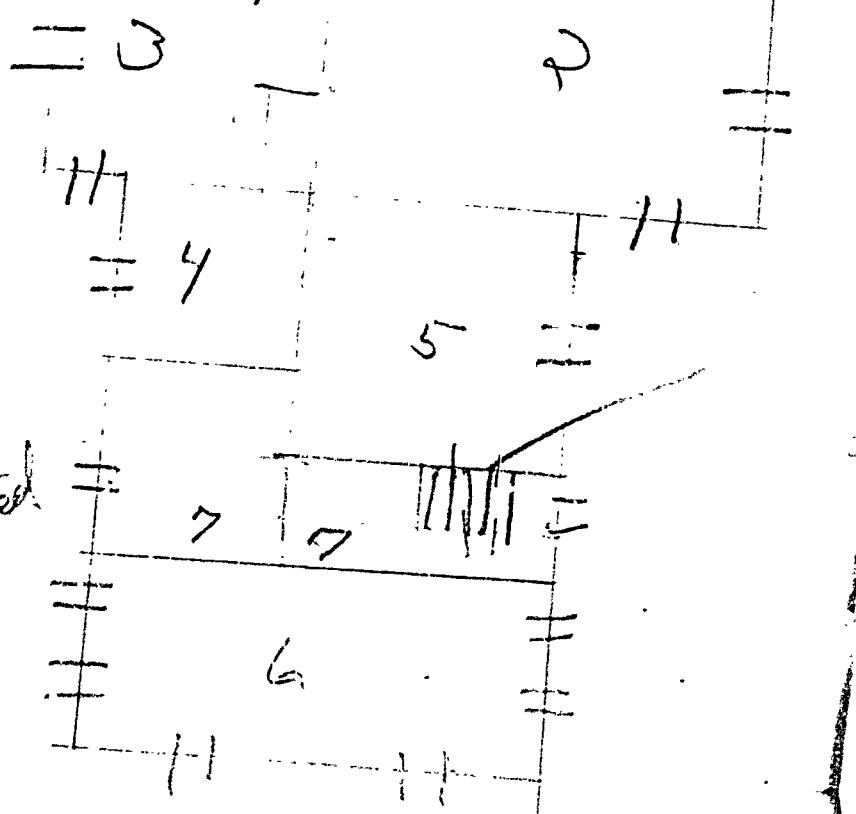
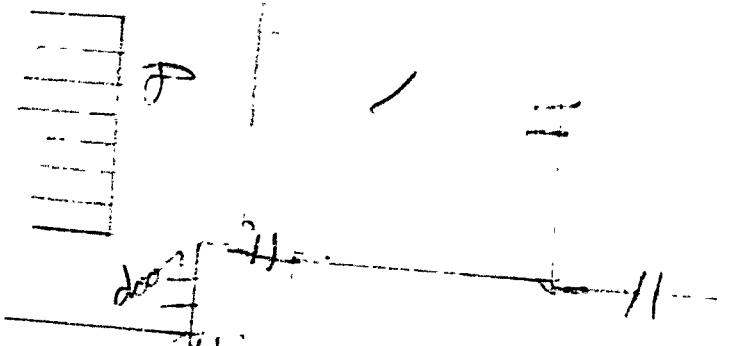
4-Bath - 5' x 6'

5 Kit - 9'6" x 13'

6 Din - 11' x 14'8"

7 Hall - 3' x 14'8"

8 Front Hall - 7' x 19'



apt #2
used to be
doctor office converted
to new small
apt.

RECEIVED
SEP 19 1972
DEPT. OF BLDG. INSPE.
CITY OF PORTLAND

5 ft 5 ft
front door
10'0" x 10'0"
for 3rd floor
20'0" x 30'0"
off Decatur
boarding
after 3rd floor
for 3rd floor
to garage

15" m pd
4-18-72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Grant 1
4-12-72

VARIENCE APPEAL

(cor. 472-484 Decring Ave.)

Elaine C. Harper, owner property at 156-160 Coville St., 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: and certificate of occupancy for changing the use dwelling at the above named location from two families to three, with two apartments on the first floor and one on the second. This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607-6A of the Ordinance.

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.

Elaine C. Harper
APPELLANT

DECISION

After public hearing held October 12, 1972, 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.

W. B. K. Parker
W. C. Wallace
Executive Officer
Board of Appeals

156-160 Coyle St., cor. of 472-484 Deering Ave.

Sept. 20, 1972

Elaine C. Harper
204 Deering Avenue

cc to: Wallace E. Marshall
192 Caleb Street,
cc to: Corporation Counsel

Dear Mrs. Harper:

Building permit and certificate of occupancy for changing the use of dwelling at the above named location from two families to three, with two apartments on the first floor and one on the second, are not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607.6A of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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 a matter of formality.

Very truly yours,

A. Alan Soile
Assistant Director

AAS:m

October 6, 1972

Elaine C. Harper
204 Deering Ave.
Portland, Maine

October 12, 1972

cc to: Wallace E. Kimball
192 Caleb St.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 2, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, October 12, 1972 at 4:00 p.m. to hear the appeal of Elaine C. Harper requesting an exception to the Zoning Ordinance to permit and certificate of occupancy for changing the use of the dwelling from two families to three, with two apartments on the first floor and one on the second at 156-160 Coyle Street. (Cor. 472-484 Deering Ave.)

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607.6A of the Ordinance.

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 ft. of the property in question as required by Ordinance.

BOARD OF APPEALS

William E. Kirkpatrick
Chairman

Oct 9-72

Dear Dr.

I am unable to attend planning
result of leg injury. I do object to
insightful parking lot on property.
also think it should be limited to
two spots.

Yours,

Margaret L. Thompson
468 Remington
City

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 2, 1972

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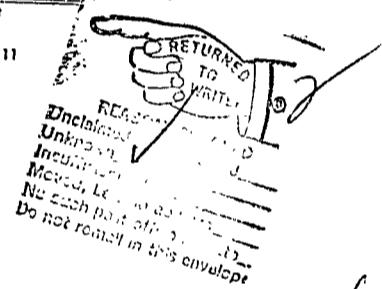
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BOARD OF APPEALS

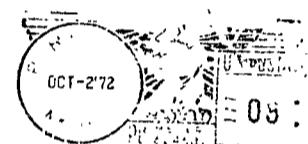
William B. Kirkpatrick
Chairman

CITY OF PORTLAND, MAINE

Legal Department
208 City Hall
Portland, Maine 04111



H. Joyce Wood
166 Coyle St.
Portland, Maine



Unknown
10/30/

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 2, 1972

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BOARD OF APPEALS

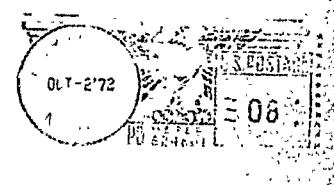
William B. Kirkpatrick
Chairman

CITY OF PORTLAND, MAINE

Legal Department
208 City Hall
Portland, Maine 04111

RE-SENT CH-CKED
Unclaimed
Unknown
Insured
Moved
No such person in address
Do not remail in this envelope

Melvin & Donna C. Zimmerman
44 Revere St.
Portland, Maine



Unknown
mf/309

32306

Value \$	1.1	Special Delivery \$	
Reg. Fee \$	95	Return Receipt \$	15
Handling Charge		Restricted Delivery	
Postage \$	08	<input type="checkbox"/> AIRMAIL	
POSTMASTER (BY) <i>Perrow</i>			

POSTMARK OF

MAILING OFFICE

FROM *Cit. of Foillor*
Willyay Bley Dyster
Galivat Ave 0111
 TO *Mr Wallace E. Kimball*
193 Cedar St
Parcand (Mo. 04102)

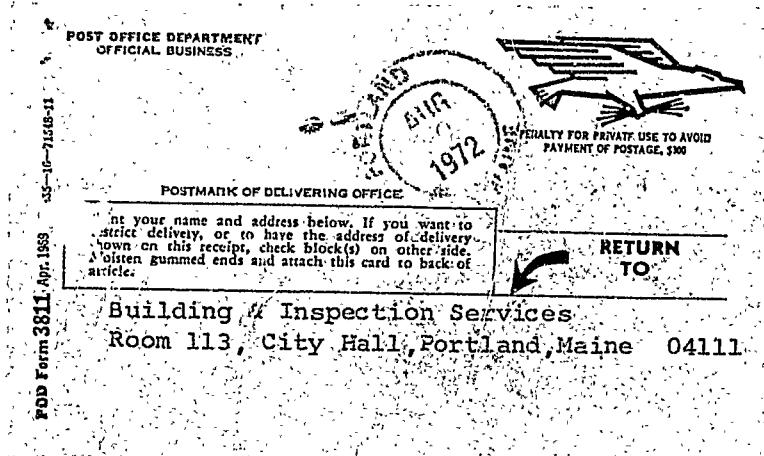
PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
RECEIVED
REGISTERED
32306
CERTIFIED NO.
INSURED NO.
DATE DELIVERED

RECEIPT
Received the numbered **32306** as described below.

Show to whom, date and address where delivered Deliver ONLY to addressee

1 SIGNATURE OR NAME OF ADDRESSEES. (Must always be filled in)
2 SIGNATURE OF ADDRESSEE
3 SHOW WHERE DELIVERED (Only if requested)

535-10-71645-11 547-128 GPO



reg.mail ret.rec.req.

160 Coyle Street

August 28, 1972

Mr. Wallace E. Kimball
192 Caleb Street

cc to: Corporation Counsel

Dear Mr. Kimball:

In reference to our letter dated August 17th referring to the conversion of the property at the above address. As of this date we have not had any response from you. Unless this office is contacted by you no later than Thursday, August 31st, I shall be required to submit this case to the Corporation Counsel for legal advice.

Very truly yours,

R. Lovell Brown
Director

RLB:mr

New Owner
Mrs. Elaine Hampton
204-Desirine Ave
Date 10/8/72
File 354

160 Coyle Street

August 17, 1972

Mr. Wallace E. Kimball
192 Caleb Street

Dear Mr. Kimball:

An inspection of the premises at the above address indicates that your dwelling is now a three family building and a recent conversion has been done without permits or appeal for same. In accordance with the Zoning Ordinance in Zone R-5 which this building is in it is limited to a two family use without recourse to appeal. At present the use of this structure for three families is illegal, but if you so wish you may appeal this by applying for same at this office in Room 113, City Hall, Building & Inspection Services Department.

Please be advised accordingly and appear at this office no later than August 25th.

Very truly yours,

R. Lovell Brown
Director

RLB:m

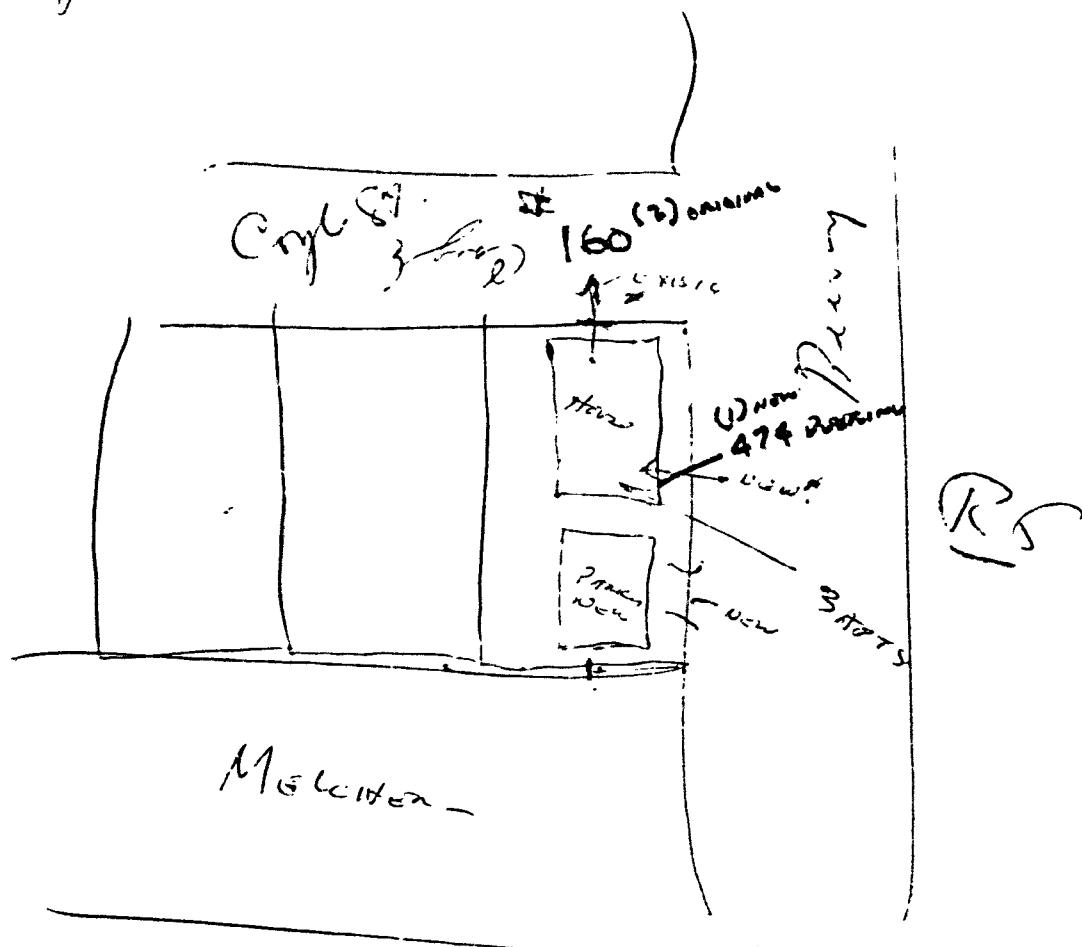
169 Coyle is the
family
at this address
474 Decatur

yes. 3 fam.
Am.
Aug 11, '12

FROM THE DESK OF
ROBERT LOVELL BROWN

Sim -

Will you please go to
160 Doyle St. &
see if you can find out if
this building has 3
apartments. I.E.:
3 kitchens etc. It is
supposed to be 2 Webbs
on electrical permit for 3 form
but no apartment building
permits. Let me know
what the parking lot is like
(clear off Daily) & also
are cars parking closer than 5'
to next lot neighbor etc. etc.



Is now 3 form - no permit issued
for changes, appeals, plumbing etc.
only wiring

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58665
Issued 4/27/72
Portland, Maine 4/25, 1972

To the City Electrician, Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications

This form must be completely filled out — Minimum Fee \$1.00

Owner's Name and Address *W. F. Kimball - Calle St.* Tel. 772-1019

Contractor's Name and Address *Pat DeBevere - Falmer T4* Tel. 757-5072

Location *166 Copley St* Use of Building *Dwellings*

Number of Families *3* Apartments *3* Stores *2* Number of Stories *2*

Description of Wiring New Work Additions Alterations

Change of service (one meter to 4 meters)

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires *3* Size *4/0*

METERS: Relocated Added *3* Total No. Meters *4*

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges *2* Watts Brand Feeds (Size and No.) *2- 3#4*

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence *4/26* 1972 Ready to cover in *4/27/72* Inspection *4/27/72*

Amount of Fee \$ *5.00*

Signed *W. F. Kimball #655*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER				GROUND	
	1	2	3	4	5	6
7	8	9	10	11	12	

REMARKS:

INSPECTED BY *W. F. Kimball* (OVER)

LOCATION C-114 ST 160
INSPECTION DATE 5/8/72
WORK COMPLETED 5/15/72
TOTAL NO. INSPECTIONS 1
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	.05
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITION'S	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

Wh. labor
Accord Plaza.
Date
Issued 5-4-72

Portland Plumbing Inspector
By ERIC L. GOODWIN

App. First Insp.

Date

By

App. Final Insp.

Date 5-5-72

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

PERMIT TO INSTALL PLUMBING

773 673 PERMIT NUMBER 363

Address	160 Concourse St.	Date	5-6-72
Installation for	No rain		
Owner of Bldg	W. Kimball		
Owner's Address	Falmouth Foreside		
Plumber	John A. Janssen	Date	5-6-72
NEW	REPL	NO.	Fee
	SINKS		2.00
	LAVATORIES		2.00
	TOILETS		2.00
	BATH TUBS		2.00
	SHOWERS		
	DRAINS	FLOOR	SURFACE
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		

TOTAL 4 8.00

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date
Issued 9/14/71
Portland Plumbing Inspector
By ERNOLD R GOODWIN

App. First Insp.
Date 9/34/71
By ~~SEARCHED~~ 11-1546

App. Final Insp.
Date 1-17-71
By [Signature]

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodel

Address 160 Coyle Street PERMIT NUMBER 836
Installation For
Owner of Bldg V. Kinball, 52 Foreside Rd.
Owner's Address Falmouth
Plumber John A. Jenson, 45 Mayland St. Date 9/14/71

Building and Inspection Services Dept., Plumbing Inspection

INQUIRY BLANK

ZONE D 2
FIRE DIST. CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTIONDate 7/17/47Verbal
By Telephone

LOCATION 160 Temple St OWNER Mr. Estelle Crozier
MADE BY Driver TEL.
ADDRESS 160 Temple St
PRESENT USE OF BUILDING Residence
CLASS OF CONSTRUCTION NO. OF STORIES
REMARKS:

INQUIRY: Can there rooms in 2nd
floor be used as additional
quarters? I will file
no 1, which rooms in attic that
are physically changing

ANSWER: Yes, but a permit must be obtained
for change of use

DATE OF REPLY 7/17/47 REPLY BY Driver

Ward 8 Permit No. 381100

Location 160 Coyle St.

Owner Esther P. Foster

Date of permit 7/21/38.

Post Card sent

Notif. for inspn. Note

Approval Tag issued 7/27/38. 926.

Oil Burner Check List (date) 7/27/38.

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card

16. Draft O stat in envelope

NOTES

Ball and valve required
to assume static charge
from pipe insulation

