

0 \$ 7,60

CITY C' PORTLAND, MAINE DEPARTMENT OF BUILTING INSPECTION

.... 1 , 1,04

forest Ave. Realty Jo. 550 Porest Ave.

Jentle\_en:

With relation to permit applied for to demolish a building or portion of building at 74 Coyle street(apt. noise) it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under vision of a pest control operator registered with the Health Deparant.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

alberty Search

AJS/h

Albert J. Sears
Director of Building Inspection

Eradication of this building has been completed.

RECEIVED

MAY 15 1004

OF C LINSP.

5-15-64 1.5/1

### APPLICATION FOR PERMIT

PERMIT ISSUED ы 18 1<u>0</u>0529

or Hall Mill

Cluss of Suilding or Type of Structure Trurd 21253

Portland, Maine, 13, 15, 1564

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect after repair demohish install the Alowing building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinan, of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: Location 74 Coyle Street \_\_\_\_ Within Fire Limits: \_\_\_ Dist. No. Owner's name and address \_ Forest Ave. nealty Co., 550 Forest Ave. \_ Telephone \_ .\_ Telephon.e. ... Lessee's name and address \_\_\_\_ Contractor's name and address Ergest Assolyn, 106 illian st. Telephone ...No. of sheets . Specifications\_\_\_\_ Plans . \_ \_\_

Proposed use of building \_\_\_\_ No. (amilies \_4 \_\_\_\_ Material frame No. stories 21 Heat Style of roof Roofing

Other buildings on same lot \_\_\_\_\_ Fee \$\_5.00\_\_\_\_

Estimated cost \$\_\_\_\_ General Description of New Work

To demolish existing 23 story frame dwelling building + Land to be used for future toraining parking lot

Eradication notice Sent 5/15/64

include installation of heating apparatus which is to be taken out separately by and in

	De	tails of New We	ork	
Is any plumbing involved in t	his work?	Is any elec	trical work involved in this	WORK?
	blic cower2	It not, wi	Mr to brobosed for sevi-Osy	
	.ama3	Form no	ice seller	
	C - 1 - 4 -	Height avera	de clade to mignest home or	* 00.
1 41	No etorio	es solid of h	led land!	ten be a comme
Size, front depth  Material of dation	140. \$1017	Thislures ton	bottom cellar.	
Material of dation		i nickness, top		
	Dica par foot	Roof cov	ering	
	British at aliens	ore of lining	Kind of neat.	
	Dressed or	fiill 51Zez	Corner posts	
ot 01-1	Columns under gird	iers	Size Stak. 0	Il centero
Studs (outside walls and car	Columnia and gara	16" O C Bridging	in every floor and flat roof	span over 8 feet.
	rying partitions) 2x4	-10 O. C. Dildemb	, 3rd	_, roof
Joists and rafters:	1st floor	, 2nd	2.1	
On centers:	1st floor	, 2nd	, 3rd	
	4-4-0	2nd	. 3rd	, rooi
Triandinary objects	11 - 41-1-1	of molla?		_height?

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 ~ person competent to see that the State and City requirements pertaining thereto are observed? \_\_\_\_yes\_

Forest Ave. Realty Co.

INSPECTION COPY

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Signature of owner By: 6/6/2 1911

Location 714 Congles Notif. closing in Final Note. Form Check Natice Staking Out Notice Cert, of Occupancy issued Final Inspn. tuspn. closing-in 10/20/64- 000 No Chas

NOTES

Thirty la Al 2/22/38
Outher mantin

Please prepare certification letter.

Mrs.Finkleman actually signed this application and talking with me she said the carport would be three feet from the rear line, that the house is now 15 feet from the rear line. Since the lot is about 72 feet wide at the rear and the house about 47 feet wide, I f figured that the encroachment of the house plus the encroachment of the carport would equal more than 30 per cent of the required rear yard, therefore their request for appeal. Please see who is the actual owner and address the owner accordingly .

Hold for more information. See letter affi November 14, 1958

AP-70-75 Coyle Street

Mr. Daniel Finkleman 74 Coyle Street

Dear Kr. Finkleman:

A period of over mit months having elapsed since the granting of the zoning appeal relating to the construction of a garage on the rear of your dwelling at the above named location, the rights granted under that appeal have expired, as specified by Section 24 of the Zoning Ordinance. If you wish to proceed with the work at some future date, it will be necessary to again secure authorization from the Board of Appeals before a permit for the addition can be issued.

Very truly yours,

AJS/Jg

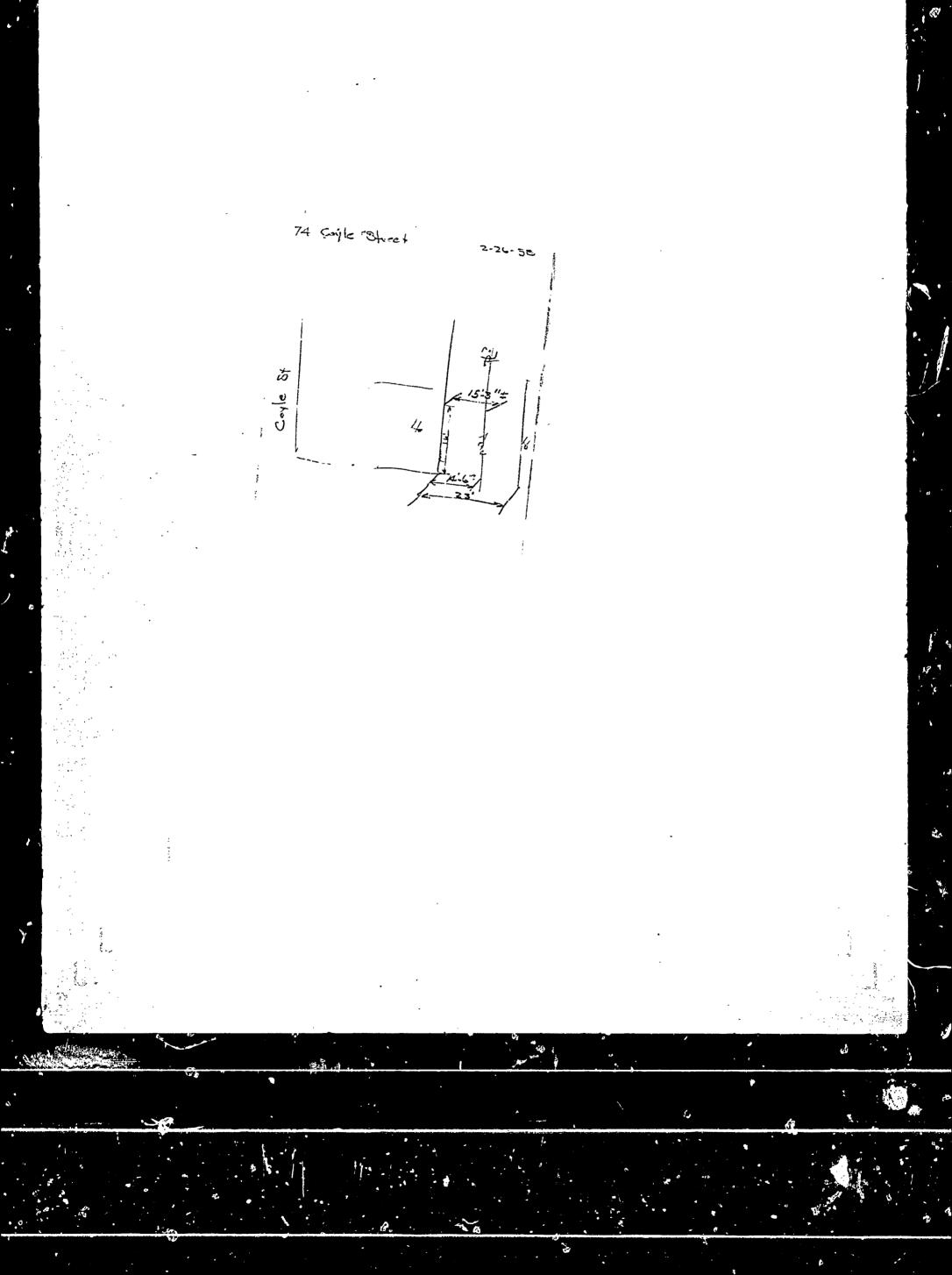
Albert J. Sears Deputy Inspector of Buildings

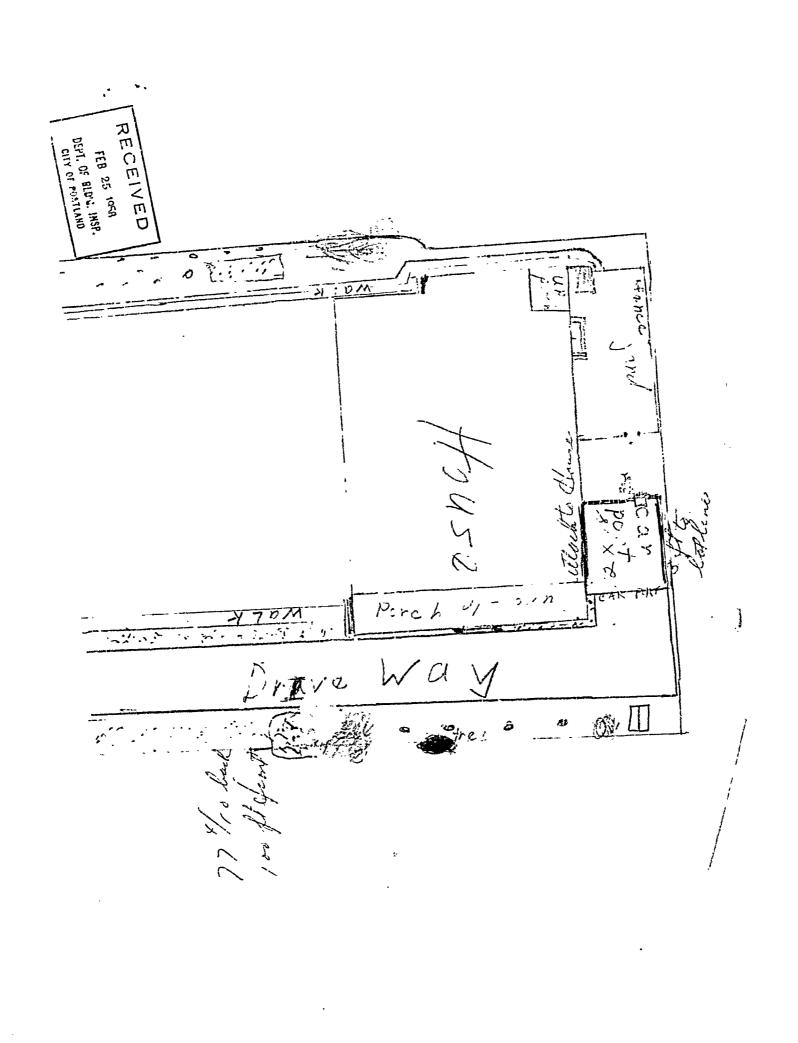
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May 6, 1958 AP - 70-76 Coyle Street Mr. Caniel Finkleman 74 Coyle Street Now that the Zoming Appeal has been sustained involving construction of a one story garage to be attached to the rear of your dwelling at the above named location, it is necessary before a permit can be issued that the permit application be completed by furnishing information as to the foundation and framing pleted by furnishing information as to the foundation and framing of addition including what is to be provided for required protection on garage side of wall adjoining dwelling and type of door to be installed on any opening in this wall. It is also necessary that the location of the proposed addition be staked out on the ground for checking by this department. Dear Mr. Finkleman: Very truly yours, Albert J. Seard Deputy Inspector of Buildings AJS:N

February 26, 1958 AP - 70-76 Coyle Street co to: Ar. dyman dinkelmen 19 apruce street er. Daniel Minkelman Corporation Cunue 74 Coyle Street we are unable to issue a permit for construction of a onestory addition 12 feet by 18 feet for garage use on rear of two
family dwelling at 70-76 dayle street because it would increase the
accupancy of the required rear yars, which is already occupied by a
company of the existing dwelling to an extent greater than the 30
rortion of the existing dwelling to an extent greater than the
ter cent of its area permitted to be occupied by Section 18 of the
length of the in-3 hesidential look in which the
loning Ordinance as applied to the in-3 hesidential look in which the
property is located. We understand you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to does office you should go to file the appeal. This appeal is required to be filed in the name of the actual owner of the property, who according to records or the Assessors' owner of the property, who according to records or the Assessors' Department is your father, Hyman Finkleman. Very truly yourn, Warren KcDonald Inspector of Euildings HECO:N







#### APPLICATION FOR PERMIT

Class of Building or Type of Structure .... Third Class

Portland, Maine, February 25, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, MAIN?		
The undersigned hereby applies for a permit to crect alter repair demolish install the foll equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordin land, plans and specifications, if any, submitted herewith and the following specifications:	owing building ance of the City	structure of Port-
Location 74 Coyle Street Within Fire Limits?	Dist. No.	
Owner's name and address Daniel Finkelman, 74 Coyle Street	Telephone	•••••
Lessee's name and address	Telephone	**
Contractor's name and address	Telephone	• •
Architect Specifications Plans yes	No. of she	ete
	No. families	
	No. families	
Material frameNo. stories3 Heat Style of roof		
Other building on same lot	-	
Estimated cost \$ .3000	Fee \$ 2.67	
General Description of New Work		•
To construct 1-story 12'x18' addition for attached garage on rear of	building	
This application is preliminary to get settled the question of zoning event the appeal is sustained the applicant will furnish complete infestimated cost and will pay logal fee.	g appeal. I	n he
Permit not round les Litter		
Permit not usued. See Petter.		
It is understood that this permit does not include installation of heating apparatus which is to be taken the name of the heating contractor. <b>PERMIT TO BE ISSUED TO</b> owner	ı out separately	by and in
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	roof	
Size, front depth No. stories solid or filled land?		
Material of foundation	•	
Material of underpinning Height Thickne	ess	
Kind of roof		
No. of chimneys Material of chimneys of lining Kind of heat	fuel	
Framing Lumb^r-Kind Dressed or full size? Corner posts	Sills	
Size Girder Columns under girders Size Max on		
Kind and thickness of outside sheathing of exterior walls?		
Studs (outside walls and carrying partitions) 2x4-16" C. C. Bridging in every floor and flat roof s	span over 8 feet	
Joists and rafters: 1st floor, 2nd, 3rd		• • • • • • • • • • • • • • • • • • • •
On centers: 1st floor, 2nd, 3rd, 3rd	, roor	
	, 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 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposition.		ated .
Miscellaneous	}	
PROVED:  Will work require disturbing of any tree on		no
Will there he in charge of the above wor		
see that the State and City requirement	_	•
o'served?yas .	- 1	
Signature of owner Chrack Luckeling		. 1
ON COPY	<del>)                                    </del>	PK

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NOTES Form Check Notice Staking Out Notice Cert. of Occupancy issued Final Notif. Inspn. closing-ir Notif. closing-in

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DATE: May 2, 1958

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Deniel Fink lman

AT 70-76 Coyle Street

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

BOARD OF APPEALS	<u> vote</u>	MUNICIPAL OFFICERS
Frenklin G. Hirokley Joseph T. Gough, Jr. Ralpr L. Young	Yes No () () () () () () () () () ()	

Record of Hearing:

No opposition.

#### CITY OF PORTLAND, MAINE BOARD OF APPEALS

#### MISCELL/NEOUS APPEAL

April 15

Daniel Finkelman , owner of property at 70-76 Coyle Street , under the provisions of Section 23 of the Zuning ordinance of the City of Fortland, hereby respectfully petitions the Board of Appeals to permit construction of a one-story addition 12 feet by 13 feet for garage use on rear of two family dwelling. This permit is not issuable because the addition would increase the occupancy of the required rear yard, which is already occupied by a portion of the existing dwelling to an extent greater than the 30 year cent of the case. by a portion of the existing dwelling to an extent greater than the 30 per cent of its area permitted to be occupied by Section 18 of the Zoning Ordinance as applied to the R-3 Residential Zone in which the property is located.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if the Board of Appeals finds that enforcement of the Ordinance would involve practical difficulty or unnecessary hardship  $\epsilon$  relief may be granted without substantially departing from the intent and  $\epsilon$  are Ordinance.

#### DICISION

, 19 58, the board of Appeals finds that enforcement After public hearing held May 2 of the terms of the Ordinance would involve practical difficulty or unnecessary 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 should be issued.

#### CITY OF PORTLAND, MAINE

Department of Building Inspection

February 26, 1958

AP - 70-76 Coyle Street

Mr. Daniel Finkelman 74 Coyle Street

cc to: Mr. Hyman Finkelman 19 Spruce Street V Corporation Counsel

Dear Mr. Finkelman:

We are unable to issue a permit for construction of a one-story addition 12 feet by 18 feet for garage use on real of two family dwelling at 70-76 Coyle Street because it would increase the occupancy of the required rear yard, which is already occupied by a portion of the existing dwelling to an extent greater than the 30 per cent of its area permitted to be occupied by Section 18 of the Zoning Ordinance as applied to the R-3 Residential Zone in which the property is located. property is located.

We understand 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. This appeal is required to be filed in the name of the actual owner of the property, who according to records of the Assessora' Department is your father, Hyman Finkleman.

Very truly yours,

Warren McDonald Inspector of Buildings

WMcD:M

## CITY OF POFTLAND, MAINE BOARD OF APPEALS

April 25, 1958

Mr. Daniel Finkelman 74 Coyle Street Portland, Maine

Dear Mr. Finkelman:

The Board of topeals will hold a public hearing in the whole Chamber at City Hell, Portland, Maine, on Friday, May 2, 1958, at 4:00 p.m. to tear your ppeal under the Zoning Ordinance.

Please be present or represented at this hearing in support of this appeal.

BOAFD OF APPEALS

franklin G. Hinckley

Chairman

#### CITY OF PORTLAND, KAINE BOARD OF APPLILS

April 29, 1958

TO ENON IT PAY CONCERN

The Eastd of apprels will hold a public tearing in the Council Charles at City Roll, Portland, Frine, on Friday, Ruy 2, 1976, of A101 p.m. to beer the regent or Lantal Finkedmen May 2, 1930, at Alus p.m. to retricted at tental remarks the respective to perelt communication and accomption to the location l. frot by 18 foot for garage struction of a one-story excition l. frot by 18 foot for garage tradition of a one-story excition l. frot by 18 foot for garage tradition of a one-story excition l. frot by 18 foot for garage cut the tory of the two family dwelling at 70-76 Coyle street.

This permit is presently not include because the addition would increase the occupancy of the required rear yord, which is already assumed by a portion of the oristing duelling which is already assumed by a portion of the oristing duelling warm as erresor nonunted by a portion of the erres permitted for an order lifestor that the 30 yer and of the res permitted to be accepted by Section 16 of the Routes Ordinance as eplicate to be accepted by Section 16 of the Property to Located.

All persons interested wither for or against this appeal will be been at the above time and place.

BOARD OF APPEALS

Franklin G. Hinokley

Chairman

Copies to: Orland P. Trites - 66 Copie 8: - Portland, Males.

Vectorial R. Dogmerty - 15 Entropy Street - Portland, Ma. victive in Logarity - in terment nevert - forther, while fither Speer - 35 Beleast Street - Portland, Make England Borris - 465 Congress Etropt - Fortherd, Mo. Robert F. Horris - 1660 Forest Avenue - Particul, Me.



# APPLICATION FOR PERMIT FOR HEATING, COUKING OR POWER EQUIPMENT

1564V 1

Portland, Maine, Oct. 1, 1956. 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: Existing " 74 Coyle St. Name and address of owner of appliance Daniel Finkelman, 74 Coyle St. Installer's name and address | Community Oil Co., 204 Kennebec St. Telephone General Description of Work To install oil burning equipment in connection with existing steam heating system (conversion). IF HEATER, OR POWER BOILER Any burnable material in floor surface or beneath? Location of appliance Kind of fuel? If so, how protected? Minimum distance to burnable material, from top of appliance or casing top of furnace From sides or back of appliance . From top of smoke pipe . ..... From front of appliance . Size of chimney flue . ... ... Other connections to st me flue Rated maximum demand per hour .... Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? IF OIL BURNER Labelled by underwriters' laboratories? yes . . . . . Sun Ray Name and type of burner Does oil supply line feed from top or bottom of tank? bottom ... Will operator be always in attendance? Size of vent pipe 11!" concrete Type of floor beneath burner 1-275 gal. ... Number and capacity of tanks basement Location of oil storage 89A Watts yes Make Low water shut off How many tanks enclosed? Will all tanks be more than five feet from any flame? yes Total capacity of any existing storage tanks for furnace burners 1-275 gal. IF COOKING APPLIANCE Any burnable material in floor surface or beneath? Location of appliance Height of Legs, if any If so, how protected?. Distance to combustible material from top of appliance? Skirting at bottom of appliance? From top of smokepipe . . . . From sides and back . From front of appliance .. .... .. ... Size of chimney flue . .. . . ....... Other connections to same flue Forced or gravity? .... Is hood to be provided? ...... If so, how vented? Rational operation and the second sec If gas fired, how vented? MISCELLANEOUS EQUIPMENT OR SPECIAL TWY DRMATION 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.) Will there be in charge of the above work a person competent to OK: 10-1. 56. STIL

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 ....

Community Oil Co.

CIT IBB IM MAINE PRINTING CO.

INSPECTION COPY

Signature of Installerby: Milliam S. W. www John

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1 Mil Pipe NOTES	7 ਈ 11 OI ਈ ≰1
3 Von Pipe	Permit No. 50 Location 74 Owner 4 Date of permit Approved
8 Kind of Heat . Letter Same	ved on the
4 Burner Rivelity & Supportarious	
8 Name & Intel	——————————————————————————————————————
8 States (Outer)	
7 High Limit Control	1) of the
8 Remote Control	2000
9 Piping Spring & Protection-management	
	2 26. 18
0 Valves in Supple Time	
1 Capacita Civila	
A Tank Righ in A Supports	A &
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de Oil Guage	
5 Instriction Card	
16 Low Water Shatters	
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FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT 1.25 NOV - 1954

CITY of PURTLA..D Portland, Maine, . Nov. 6, ...1954. To the INSPECTOR . F 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: Use of Building 2-family dwelling No. Stories Location 74 Corle St. Name and address of owner of appliance Deniel Finkelman, 74 Copie Dt. 7-74cl Installer's name and address Community will Jo., 20% Lennebec St. Telephone General Description of Work oil burning equipment in connection wit existing steam neating system To install (conversion) IF HEATER, OR POWER BOILER Any burnable material in floor surface or beneath? Location of appliance Kind of fuel? If so, how protected? Minin um distance to burnable material, from top of appliance or casing top of furnace From sides or back of appliance From front of appliance From 10p of smoke pipe Other connections to same flue Size or chimney flue Rated maximum demand per hour If gas fired, how vented? Will sufficient iresh air be supplied to the appliance to insure proper and safe combustion? IF OIL BURNER Labelled by underwriters' laboratories? war day Name and type of burner Does oil supply line feed from top or bottom of tank? bottom Will operator be always in attendance? 1.." Size of vent pipe Type of floor beneath burner concrete 1-275 gal. Number and capacity of tanks basement Location of oil storage No. 994 . Hatts ;es Make Low water shut off How many tanks enclosed? Will all tanks be more than five feet from any flame? yes Total capacity of any existing storage tanks for furnace burners none IF COOKING APPLIANCE Any burnable material in floor surface or beneath? Location of appliance Height of Legs, if any If so, how protected? Distance to combistible material from top of appliance? Skirting at bottom of appliance? From top of smokepipe From sides and back From front of appliance Other connections to same flue Size of chimney flue Forced or gravity? If so, how vented? Is hood to be provided? Rated maximum demand per hour If gas fired, how vented? MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

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

Cormunity Oil So.

INSPECTION COPY

Signature of Installer by: 10 inflames, wood

C17-254-1M MARKS

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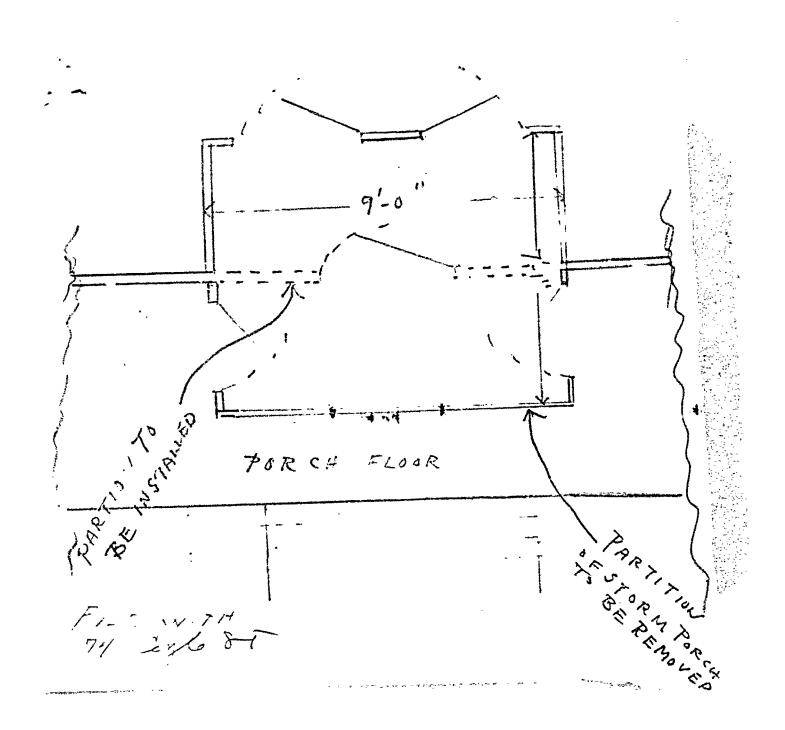
o of known

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NOTES - 7/1/1/52 Pate of permit Final Notif. Cert. of Occupancy issued Final Inspn. Inspn. closing-in 8/2/153

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INQUIRY BLANK

ZONE	$\mathcal{N}$	4)	17	
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FIRE DIST.

CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

Yerbal By Telephone	Date 3/21/51
LOCATION 74 Oct. See Self. OWNER	
MADE BY John Den de a se	TET O VYCA
ADDRESS CI. C. 7	- IELL. (Y = 2 //3 ).
ADDRESS Ster. 7	in to produce with
PRESENT USE OF BUILDING 1000	
CLASS OF CONSTRUCTION 34	NO. OF STORIES
REMARKS:	
INQUIRY: Conthination in the	ed since an
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ANSWER: 200. 7 Junior Control of the Control of	in the same
<i>y</i>	
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DATE OF REPLY 3/31/51 REPLY B	x PK

#### City of Portland, Maine Board of Appeals

\_ZONING\_

September 27,

To the Board of Appeals.

, who is the owner John H. Frye, Jr. Your appellant, , respectfully petitions the Board of Appeals property at 74 Coyle Street 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 seid Zoning Ordinance.

Building permit to change the two-family dwelling house at 74 Coyle Street to a three-family apartment house with one apartment on each of the three floors, in not issuable under the Zoning Ordinance because this property is located in a Residence AA Zone, in which type of zone, the proposed three-spartment use is not allowable according to Section 13A of the Zoning Ordinance.

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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

E. Vinama Fryz

After public hearing held on the

13th

the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can not 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 not

in this specific case.

Chairman, Board of Appeals

BOARD OF APPEALS

DaTh: November 3, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINARCE OF JOHN H. FRYE, JR.

AT 74 Coyle Street

Public hearing on above appeal was neld before the Board of Appeals on Oct. 13, 1950

borra of / puebls	70TE	Municipal Officers
Mr. Colley Mr. Lake Dr. Holt Mr. Moore Mrs. Frest	ies No () (x) () (x) () (x) (-) (-) () () () ()	

Record of Hearing:

Opposition from neighborhood

Robert P. Preti, representing Mr. Frye

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#### CITY OF PORTLAND, MAINE BOARD OF APPEALS

October 3, 1950

TO VHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Fortland, Maine on Friday, October 13, 1950 at 10:30 c.m. to hear the appeal of John H. Frye, Jr. requesting exception to the Zoning Ordinance to permit changing the two-family dwelling house at 74 Coyle Street to a three family spartment house with one spartment on each of the three floors,

This permit is presently not issuable because this property is located in a Residence An Zone where the proposed three-apartment use is not allowable according to Section 134 of the Ordinance.

This appeal is taken under Section 18F of the Zoning Ordinance which provides that the Board of Apoeals, by uranimous vote of its members, may permit exceptions in specific cases so as to grant reasonable up of property where necessary to avoid confiscation and without substantially departing from the intent end purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consider tion to promoting public welfare, encouraging the most appropriate use of land end conserving property values, that it shall permit no bullting or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this otice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chaiman

RF.CEIVED We Made Forther, 40.

WARREN MCDONALD

On reply radir Coyle Street

## CITY OF PORTLAND, MAINE

Department of Building Inspection: ber 25, 1950

Fr. John H. Frye, Jr. 74 Coyle Street Fortland, Maine

Copies to: hobert F. Preti, Esq. with outline of appeal/

Nark Earrett, Assistant corporation Counsel procedure

Cear Mr. Prye:

Fullding permit to change the two family dwelling house at 74 Coyle street Fullding permit to change the two family dwelling house at 74 Coyle street to a three family apartment house with one apartment on each of the three floors, application for the permit having been filed by your attorney, hobert f. Freti, is not issuable under the Zoning Ordinance because the property is located i. a Residence Al Zone, in which type of zone, the proposed three apartment use is not allowable according to Section 134 of the Zoning Ordinance.

Kr. Preti has indicated your desire to seek an exception in this specific case from the Board of Appeals; so, there is enclosed an outline of the appeal pro-

Sefore you file this appeal, it seems best to notify you that the appeal clause of the Ordinance, Section 183, implies that such an exception may only be granted by the Board where necessary to avoid confiscation and when it may be established that the exception may be granted with substantially departing from the intent and purpose of the Zoning Ordinance.

Building Code requirements for a three fatily apartment house would have to be satisfied also, and we have no information as to this building to show compliance with the Building Code for a three featly apartment house.

We do have a two year old report (August 20, 1948) that the third floor of this dwelling was even then being used for a separate apartment which would be the third in the building. I trust this report was a false one and that the building is not already being used for the third apartment. At any rate it is important that you have prepared architectural plans at least of the third floor showing in the usual manner the complete arrangement of the third floor ward the various features controlled by the Building Code, such as the number, location, width and pitch of stairs from the third floor, the head room of the third floor in third floor finished rooms and the comparison of the overall area of each window in each room with the floor area of that rooms. Wheever makes the plan may refer in third floor fluished rooms and the comparison of the total overall window area in each room with the floor area of that rooms. Whenver makes the plan may refer to Section 203 of the Building Code applying to the class of use known as hotels, all uses, but should narticularly note the exceptions allowed in the case of conall uses, but should particularly note the exceptions allowed in the case of conversion of existing dwellings, in section 203j of the Eucling Sode.

Very truly yours,

Web/g

erren Hellenald inspector of Buildings

Enclosure: Cutline of appeal procedure

### CITY OF FORTLAND, MAINE

BOARD OF APPEALS

October 3, 1950

TO VHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing 1. the Council Chraber, City Hall, Portland, Maint on Friday, October 13, 1950 at 10:30 c. m. to hear the appeal of John h. Frye, Jr. requesting exception to the Zoning Ordinance to permit changing the two-family dwelling house at 74 Coyle Street to a three family apartment house with one apartment on each of the three floors.

This permit is presently not issuable because this property is located in a Residence AA Zone where the proposed three-apartment use is not allowable according to Section 13A of the Ordinance.

This appeal is taken under Section 18E of the Zoning This appeal is taken under Section IEE of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case. in each case.

all persons interested either for or against this appeal will be herrd at the above time and place, this otice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chairman

### (PAT RESIDENCE ZONE - AA



## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Dortland Maine	September 20, 1950	
To the INSPECTOR OF BUILDINGS, PORTLAND,		
The and mainted breaks abblica for a bermit to em	en alter reprincipation to the following	building saccounce from the
in accordance with the Laws of the State of Maine, the I specifications, if any, submitted herewith and the following	Building Code and Zoning Ordinance of th ng specifications:	e City of Portiana, plans and
Location 74 Coyle Street	Within Fire Limits?	no Dist. No.
Owner's name and addressJohn Brye, 74 Co.	yle Street	Telephone
Lessee's name and address		Telephone
Contractor's name and address		Telephone
Architect	Specifications Plans no	No. of sheets
Proposed use of buildingApartment	house	No. tamiles 2
Last use		No. families
Material wood No. stories 3 Heat	Style of roof	Roofing
Other Lubblags on same lot		
Estimated cost \$		Fce \$
General De	scription of New Work	tmost on each
To change 2-family dwelling house to	3-family apartment house., on	e apartment on each
To change 2-tamily awelling house to floor.  area lot 10212 pg ft.  Gu fa w home = 72,37  ground area = 1952	<b></b>	_\$
area to formare = 33	The was	
62,3	in the	
ground area = 1 136		
Oller	The state of the s	-(13 0
supp.	A VI	11/3/50
	tttled the question of Zoni	ny appear. In eveno
This application is preliminary to ge the appeal is sustained, the appli- estimated cost and will pay legal	TCUIL MITT TOTITOIS SOUTH	formation, the
It is understood that this permit does not include insta		taken out separately by and in
the name of the healing contractor. PERMIT TO B.		
	ails of New Work	in this work?
Is any plumbing involved in this work?	Is any electrical work involved i	in this work?
Is any plumbing involved in this work?	Is any electrical work involved i	int of roof
Is any plumbing involved in this work?	Is any electrical work involved in Height average grade to highest po	int of roof
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NSPECTION COPY

NOTES	15	Fi	F	Ing	N N	Da	Owner	, 1€
	Cert. of Occupancy issued	Final Inspn.	Final Notif.	Inspn. closing-in	Notif. closing-in	Date of permit	Location Owner	Permit No.
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INSPECTION COEV

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A. 74 Co/le Street

September 25, 1950

Mr. John H. Prye, Jr. 74 Coyle street Portland, Jaine Copies to: Robert F. Freti, Esq. with outline of appeal/
119 ixcuming Street, Room 504
Sark Earrett, Assistant Corporation Commod

Lear Kr. Frye:

cuilding permit to change the two family dwelling house at 74 Coyle street to a three family spartment house with one apartment on each of the three floors, application for the permit having been fixed by your attorney, hebert for reti, is not isomable under the Soning Ordinance because the property is located in a festioence At Zone, in which type of zone, the proposed three apartment use is not allowable according to section 13% of the Zoning Ordinance.

Hr. Freti has indicated your desire to deck an exception in this apacific case from the Scard of Appeals; so, there is enclosed an outline of the appeal procedure.

Sefor ou file this appeal, it seems best to notify you that the appeal clause of . Ordinance, section 183, implies that such an exception may only be granted by the Board where necessary to avoid confiscation and seem it may be established that the exception may be granted with substantially departing from the intent and purpose of the Zoning Cruimance.

Building Code requirements for a three faulty apartment house would have to be satisfied also, and we have no imbroation as to this building to show compliance with the Building Code for a three family apartment house.

This exelling was even then being used for a separate apartment which would be the third in the building. I trust the report was a false one and that the building is not already being used for the third apartment. At any rate it is important that you have prepared architectural plans at least of the third floor showing in the usual manner the complete arrangement of the third floor and the various features controlled by the Building Code, such as the number, location, width and pitch of stairs from the third floor, the head room of the third floor living quarters (sistance from floor to ceiling), the overall area of each window in third floor finished rooms and the comparison of the total overall window area in each room with the floor area of that room. Mhoever makes the plan may refer to section 203 of the Building Code applying to the class of use known as hotels, tenement and lodging houses, to Section 212 which contains general requirements for all uses, but should particularly note the exceptions allowed in the case of conversion of existing dwellings, in Section 203 of the Building Code.

Very truly yours,

Warren McDonald Inspector of Buildings

KHch/G

Enclosure: Outline of appeal procedure

AP 74 Coyle Street-I

November 21, 1950

Yr. John Frys 74 Coylo Street Fortland, Maine

Copy to: Robert F. Preti, Ecq. 119 Exchange Street

Year Mr. Frye:

The are advised by the Roard of Appeals under the Zoning Ordinance that your recent appeal sobking the right to change the 2-family dwelling house at 74 Coyle Street to a 3-family apartment house, has been denied.

Under these circumstances, of course, it is unlawful for you to use or permit the use of the building for more than two apartments or dwelling units, irrespective of any use to which the building may have been put in the past.

Very truly yours,

Warren McDomald Inspector of Buildings

WMcD/G

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#### (RAA) RESIDENCE ZONE - AA CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

Complaint No. 48/94

COMPLAINT Date Received August 20, 1948 INSPECTION COPY Location 70-76 Coyle Street \_\_ Use of Building\_ Owner's name and address John H. (Jr.)& E. Virginia Frye, 74. Coyle Street elephone Home --- 3-2209 \_ Telephone Complainant's name and address AJS Description: It is reported that an apartment has been finished off and rented in third story of this building.

(AA) RESIDI	ENCE ZONE - AA
Complaint No.	18/91
Location 70-76	Coyle Street
Date Received	8/20/48
Date Disposed of	
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# DEPARTMENT OF BUILDING INSPECTION (RAA) RESIDENCE ZONE - AA CITY OF PORTLAND, MAINE

Complaint No. 48/94

# COMPLAINT

Location 70-76 loyle street INSPECTION COPY Owner's name and address John H. (Jr. )& E. Virginia Frye, 74 Coyle Street dephone Home---3-4209 Tenant's rarie and address-Description: It is reported that an apartment has been finished off and remoed in third story of this building. \_ Use of Building-Date Received August 20, 1948 \_ Telephone ---Office--3-2573

