

Q.

8

City of Portland, Maine Board of Appeals
—ZONING—

August 19, ,19 47

To the Board of Appeals:

A)

Your appellant, Walter O. Leach , who is the owner of property at 75 oyle Street , respectful titions 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 17, Paragraph E of the Zoning Ordinance,

Building permit to cover construction of two dormer windows on the roof of the two-family dwelling house at 75 Coyle Street is not issuable under the Zoning Ordinance because the property is located in a Residence AA Zone where the 2-femily dwelling house is a use non-conforming with the ordinance, according to Section 12A applying to such zones, in the sense that a 2-family dwelling house could not be established now but is allowed because it existed when the ordinance was adopted. The two dormer windows constitute an incresse in the cubical volume of the building and Section 13A of the ordinance provides: "No non-conforming building shall be increased involume.

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

An exception is necessary in this case so as to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zonix rimance.

Walter I rach

City of Portland, Maine Board of Appeals

-ZONING--

Decision

Public hearing was held on the 12th day of September , 19 47, on petition of Walter O. Leach , owner of property at 75 Coyle Street , seeking to be permitted an exception to the regulations of the Zoning Ordinance- relating to this property.

Building permit to cover construction of two domer windows on the roof of the two-family dwelling house at 75 Coyle Street is not issuable under the Zoning Ordinance because the property is located in a Residence AA Zone where the 2-family dwelling house is a use non-conforming with the ordinance, according to Section 12A applying to such zones, in the sense that a 2-family dwelling nouse could not be established but is allowed because it existed when the ordinance was adopted. The two dormer windows constitute an increase in the rubical volume of the bilding and Section 13A of the ordinance rovides "No non-conforming building shall be increased in volume.

The Board finds that an exception is necessary in this case so as to avoid confiscation and can be granted without a batantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be perm

in this specific case.

Sie ald a. Cole

Board of Appeals

10 in fallook

September 12, 1947

Harring on Appeal Under the Zoning Ordinance of Walter O. Leach

75 Coyle Street

Public hearing on above

appeal was held before

time Foard of . ppeals

Present for City

Board of Zoning Appeals members:-

teday.

Edw. T. Colley Helen C. Front Robert L. Latchell B. William Holorook Gerald A. Cole

VOTE

Yes No

Municipal Officers:-

Mr. Collay (x) ()
Mrs. Frost (x) ()
Mr. Getchell(x) ()
Mr. Holbrook(x) ()
Mr. Cole (x) ()
() ()
() ()

City officials:-

1

المراح والمناف المراجع المراجع المتعادم المتعادم

-- Jew with a work

CITY OF PORTLAND, MAINE LEGAL DEPARTMENT

September 5, 1947

TO THE BOARD OF APPRALS:

The Board of Appeals will hold a public he-ring in the council Chember, City Hall, Portions, Maint on Friday, September 11, 1947 at ten-thirty ofclock in the forenoon to be not no following appacls under the foring Ordernos:

Walter O. Leach - 75 Caye Street - construction of two dormer windows on roof of two-family dwelling house at that sources.

Increase cubical volume of non-conforming building.
(Sectorice attached)

Peter J. Rogers - 11 Sewall Street - nove 2-car garage from 10 Sewall Street across event to vecent lot. Garage is allowable use only if accessory use custo writy incident to dwelling and there is no cwelling on this lot. (See notice attached.)

Joseph Mazriotti - 37 Cherwood Street - Construction of single family residence on these precious is not permitted because the bay indow will be located 20 notes closer to the street line than the 15 feet required 5 Section 3D of the Zoning Ordinance in the Residence D Zone.

Lloyd S. Black - 6 Toolidge Street - Construction of one-story addition to dwelling 14' x 18' is not perfetted because new work would be only 12' from the line of the proposed street instead of the 15' minimum required by Section 15J of the Zoning Ordinance as next lot is vacant and located in Residence C Zone.

Bernard A. Bove - 140 Pine Street - Construction of fire escape from third story to groum on tear of building is not issuable because the proposed work will be only bout 2' or less from the side lot line whereas a minimum distance of 10' is required in the Apart ent House Zone where property is located.

Edward T. Colley Chairman CITE OF POSTUARS, MAINE
BOARD OF APPELLS

September 8, 1947

Mr. Welter O. Leach 75 Coyle Street Portland, Maine

Den Mr. Leach:

The Board of Appeals will hold a public herring in the Council Chapter, City Hall, Portline, Amine on Friday, September 11, 1927 at ten-thirty O'clock in the forencen to hear your appeal under the Zoning Ordinance relating to construction of two corner bindows at the above address.

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

BUALD OF APLEALS

Edward T. Colley

Chainman

CITY OF POLTLAND, HARRE

BOARD OF APPEALS

September 2, 1947

TO WHOM IT MAY CONCERN:

The Bo rd of appeals will hold a public hearing in the Council Chember, City Hall, on Friday, September 12, 1947, at ten-thirty o'clock in the forenoon upon the appeal under the Zoning Orlinence of Walter O. Leach at 75 Coyle Street relating to a proposal to construct two dormer windows on the roof of the two-family dwelling house at that address.

his permit is not issuable under the Zoning Orginance because the property is located in a Residence AA Zone where the 2-family dwelling house is a use non-conforming with the ordinance, according to Section lin, in the sense that a 2-family dwelling house could not be established now but is allowed because it existed when the ordinance was adopted. The two dormer windows constitute an increase in the cubical volume of the building and Section 13A of the ordinance provides that no non-conforming bu lding shall be increased in volume.

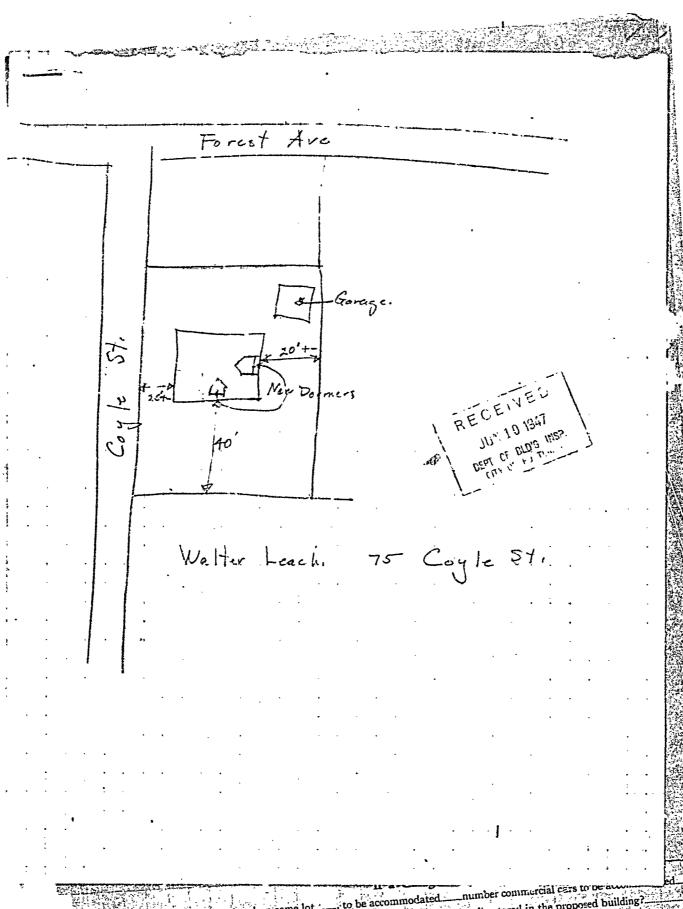
The appellant gives the reasons for the ap, al as follows: "An exception is necessary in this case so to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance."

This appeal is taken under Section 17% 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 vote of its members may permit exceptions in specific evoid conto grant reasonable use of property where necessary to evoid conto grant reasonable use of property where necessary reasonable use of property where necessary reasonable use of property where necessary reasonable use of property where the property where n purpose of the Zonin, Ordinarce, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and 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 to shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley Chairman



No cars now accommodated on same lot to be accommodated number commercial cars to be accommodated No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated No. cars now accommodated on same lot to be accommodated No. cars habitually stored in the proposed building?

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:	
	13
*MA DPROVED: こ、株式できたい窓口をおり、タキューコン・ユー・エー・スト	. 13
The first of the control of the cont	7
THE REPORT OF THE PARTY OF THE	". ". l
The state of the s	3.1
The state of the s	7 .
The state of the s	~ ~ .
	58.
the state of the s	4.5
The second secon	51-17
是2000年度,1000年度,	
AND THE RESIDENCE OF THE PARTY	6.5

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? 428 Permit Issued With Letter

Brown Construction Company

Signature of owner INSPECTION COPY



AP 75 Coylo Street-I

September 17, 1947

Mr. alter 0. Teach 75 Coyle Street Fortlan, Maine

Subject: Building permit for alterations of tofamily dwelling house at 75 Coyle Street

Bear Hr. Leans:

of the Zendag Ordinance to your two-fam 1: dwelling house in the Residence AA Zone (single family) where your property is located, I would like to have it clear in the record that the building may not be used for more than two a elling units, and that the character of a group of rooms or even one room is Jetermined mainly by the fact of whether or not cooking is habitually done in the room or group of rooms.

for instance it would not be lauful for you or any subsequent o nor of property to rent out or use the third floor roots if cooking were to be permitted or done on the third floor. Such a use would make three duelling units and would constitute the building as an examinant house.

I understand that there is one finished room on third floor now and that the new work will finish off an additional bedroom and a bethroom, that there are two stairways from the third floor and that they are so located that the occupants of any of the third floor rooms could reach both of them at the trind floor level without obstruction.

Very truly yours,

Inspector of Buildings

akcD/S

CC: Brown Construction Company 562 Congress Street

If a Garage

110. Cars now accommodated on band to the any to the	
Will automobile repairing be done other than minor repairs to cars hab	itually stored in the proposed building?

APPKOVED:

Miscellaneous

Derovn Construction Company

Signature of ownerEy:

INSPECTION COPY

AP 75 Coyle Street-I

June 14, 1947

Mr. Walts ach
75 Joyle Street
Brown Construction Company
562 Congress Street

Subject: Application for building permit to cover construction of two dormer windows on the roof of the 2-family dwelling house at 75 Cople St.

Centlemen:

I find myself unable to issue the building permit for the above work under the Zoning Ordinance because the propert; is located in a Residence AA Zone where the 2-family dwelling house is a use non-conforming with the ordinance, according to Sec. 12A applying to such times, in the sense that a 2-family dwelling house could not be established now but dis one is allowed because it existed when the ordinance was adopted.

The tim dormer wintows constitute as increase in the subject volume of the building and Sec. 13t of the ordinance provides: " non-conforming building shall be increased in volume."

In event hr. Leach desires to seek a variance of or exception to the provisions of the ordinance as we are required to apply it in this specific case, there is enclosed an cutling of the appear procedure. I am told that the best time to file such an appeal at the office of Corporation Council is in the afternoon and that the appeal should be filed in the name of the party who actually holds title to the property.

Very truly yours,

In ector of Buildings

WKcD/S

Encl: Outline of appeal procedure

P.S. In event Mr. Leach decides to appeal, he should furnish to this office, well in advance of the public hearing, a sketch to scale showing present third floor arrangement of rooms and partitions and new cartitions and new finished rooms proposed, together with relative location of two stairmays from third floor, as Building Code, has a bearing on all of these features.

	The second secon
	If a Garage
are now accommodated on same lot, t	If a Garage to be accommodatednumber commercial cars to be accommodated ninor repairs to cars habitually stored in the proposed building?
Will automobile repairing be done other than n	
APPROVED:	Will work require disturbing of any tree on a public surron competent to
AND A DESCRIPTION OF THE PROPERTY OF THE PROPE	Will there be in charge of the above work a personal see that the State and City requirements pertaining there are observed. Yes Permit Issued with Letter
	Brown Congtruction Company
Signature of owner	M. Torace
Signature of value	EV:

INSPECTION COPY

, N. 15.

(IC. A) RESIDENCE ZONE . AA

APPLICATION FOR PERMIT

0239432P 17 1947

Portland, Maine, ... Juna 7, 1947 To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE The undersigned hereby applies for a permit to grocketter repair dominiciste structure in building structure equipment in accorder ce 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 __75 Cov e Stract ____ Within Fire Limits? Yes __ Dist. No. _ 1B. _ Owner's name and address ______ Telephone ______ Telephone ______ Telephone ______ _____ Telephone Lessee's name and addres Contractor's name and address .. Brown . Construction . Co., 5761 . Congress .. Street ... Telephone . 2-3893 ... Architect _____ Specifications ____ Plans ____ No of sheets ____ Proposed use of building _____ Deelling _____ No. families 2 _____ Last use ______ No. families _2 ____ Material Yood No. stories 24 Heat Steam Style of roof W Hip Roofing Asphalt Other buildings on same lot Garage appeal statained 9/17/47 Estimated cost \$___£99...1000. General Description of New Work To construct 8 fout dormer on easterly side of roof for additional light and air in the attic. at least 20' from the street and 40' from side line. Gable type roof. To re-cover entire roof with Asphalt Class C Und. Lab. shingles To construct 8' dormer or northerly side of roof. To partition off bathroom on third flour, studs 2x4, 16" 0.C., sheetrock 6/10/47 To partition off bedroom on third floor. LERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Permit Issued with It is furderstood 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. Details of New Work ls any plumbing involved in this work? __No_____ Is any electrical work involved in this work? __No____ Height average grade to top of plate _____ Height average grade to highest point of roof_____ __depth ______No. stories _____solid or filled land? _____earth or rock? _____ Material of 101 is .ion _____ Thickness, fop _____ bottom ____ cellar ____ ____ Thickness _____ 12n Height Material of underpinning ... ___Rise per foot ___5" & 13Roof covering _Asphalt_Class C Und Lab. Kind of roof Pitch No. of chimneys ______ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____ Framing lumber—Kind______Benlock______Dressed or full size? __Dressed Corner posts ______Sills_______Size ______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. 1st floor______, 2nd_______, 3rd _______, roof __2x6_____ Joists and rafters: On centers: 1st floor_____, 2nd_____, 3rd _____ Maximum span: 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 APPROVED: Will we 'c require disturbing of any tree on a public street? No.

Will to be the in charge of the above work a person competent to re tha the State and City requirements pertaining observed? Yes Permit Issued with Letter

INSPECTION COPY

INSPECTION COPY

FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT MAY 3 1937 Portland, Maine, May 1 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 75 Coyle St., Portland, Kese of Building Name and address of owners. Hazel R. Whitmore, 265 Deering Ave., Contractor's name and address_Ballard Oil & Equipment Co. of Me. Portland, Me. General Description of Work Oil Burning rquipment To install. IF HEATER, POWER BOILER OR COOKING DEVICE ls heater or source of heat to be in cellar? Yes If not, which story. Material of supports of heater or equipment (concrete floor or what kind) Concrete Minimum distance to wood or combustible material, from top of boiler or casing top of furnace from top of smoke pipe. _, from front of heater___ Other connections to same flue... IF OIL BURNER Name and type of burner GBO-1 Sachem - (Y /Swung) abeled and approved by Underwriters' Laboratories? Yes Will operator be always in attendance? Type of oil feed (gravity or pressure) Pressure Location oil storage Basement _No. and capacity of tanks 2. - 275-Gal. Will all tanks be more than seven feet from any flame? Yes. How many tanks fireproofed? Amount of fee enclosed 1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Ballard Coll 2 cqu-p.Co. of Me.

Signature of contractor By:

Ward & Permit No. 37/573	
Location 75 Coyle St	
Owner Wasel P. Whitmorp	
Date of permit 5/3/87	
Co' Card sent	
Notif. for inspn. 0/1//	The second secon
Approval Tag issued 3/1/187 Ag	
Oil Burner, Check List (date) 3/11/37.	
1. Kind of heat Steams	
2. Label /003249 L	
5. Auti-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	
15.7 Instruction card	
16. hr Seaft O-Stat	
NOTES	
Chimney has clean out	
•	



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., Sept. 3, 1925. ... 19.

TO THE

INSPECTOR OF BUILDINGS

	The undersigned Specifications:-	hereby applies for	a permit to	build, acco	rding to th	ne following
Location 79 Coyle St.		Fire D	histricte	No	Ward	_
Name of owner is? Everett	W. Sawver		Address	No.		8
Name of mechanic is? E. #.			Address	15 Noyes		-
Proposes occupancy of building (pone cars only, and ##/space to be let.		Private garage for	Two	97 Pitt	50.	
All parts of garage will be at least	two feet from all lo	ot lines.				
Garage will be at least. 25			property.			
A fire extinguisher to be kept in ga		, , , , , , , , , , , , , , , , , , , ,				
Size of building, No. of feet from		No. of feet rear?	16 .	No. of fe	et deen)	20
No. of stories? One	,		,	7 10. 01 10	et deepr	
No. of feet in height from the mean	n grade of street to	the highest part of the	se roof?	15		
Floor to be? Concrete		ma angersee pare or a			- • •	
Will the root be fiat, pitch, mansar-	d. or hip . Htm		Material	of roofing?	Asphal	 t:
Will there be a chimney? No.		lues be lined?	- muchai	No stoves to		
Will the building conform to the re				140 310463 10	be used.	
Will the building be as good in app			Yes			
Have you or any person acting for a nother lot If so, state the particulars There The above construction of any shade tree	you previously apple will be a 1	ied for a permit to be two family dwe not require	uild a priva elling	built on	the sa	me lot.
· · · · · · · · · · · · · · · · · ·			-		• •	
rb .	of owner or authorpresentative,	Address,	976	6 M	Sai	Zu-
	•					

Chuic william

75 Al Coyle

Sept 8/25



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

are responsible for complying with the law, whether you

APPLICATION FOR PERMIT TO BUILD Application applicates Building) (at All Question Southed

Portland, Me., Sept. 3, 1925. 19 FORE Commanding Work.

To the

Tailure To Do So

" - ŁŁCTOR OF BUILDINGS: 1	
The undersigned hereby ap	plies for a permit to build, according to the following
76-77 Specifications:—	and to the lenowing
Location ###-79-Coyle St.	Ward8Fire Limit- No.
or architect is:	A 11
or panding (surpose)? DWH	111 n c
E THE TO BE STOLES IN THE TOWER STOLES	•
Size of build: No. of f	eet rear? 67; No. of feet deep? 100
Size of building, No. of feet front? 34 : No. of f No. of stories, front? 24 Unfinished ettic	eet rear? 34; No. of feet deep? 100 eet rear? 38
Distance from lot lines from 35	e lighest part of the roof? 38
	teet; side?feet: rear?2
Will the foundation be laid on north and it 3	0110
If on piles, No. of rows?	Earth F
Diameter, top of?	Earth renters? length of? manual length of?
Size of posts, 4x6 Studding 2x4 16 O.C. 2011	renters? length of?
Size of girts 4×4	Ax8 Roof Rafters 2x6 24 O. C. Girders 6x8
Size of floor timbers? 1st floor 5 7 8	Ži
Size of floor timbers? 1st floor 2 x 8 , 2d	2 x 8, 3d 2 x 6 , 4th
Span " " " Not over 18'2d Not Will the building be properly braced? Yes bride	16 , 3d 24 , 4th
Will the building be properly braced? You had a	Cover 16 5d Not over ,14th Z
Building how framed? S1119 and compare	The In every Tloow span over 8 ft. Z
Building, how framed? Sills and corner post Material of foundation? Concrete thickness of? Underpinning, material of? Brick height of? Will the roof be flat, pitch, mansard or hip?	12ff 1 2
Underpinning, material of? Brick height of?	laid with mortar?
Will the roof be flat, pitch, mansard or hip? Will the building be heated by steam, furnaces, stores or	thickness of?
Will the building be heated by steam, furnaces, stoyes or	grater? Stoom William Asphalt 3
Will the building conform to the requirements of the law!	Will the flues be lined? Yes.
Means of egress?	_ <u> </u>
The above construction will	not require the removal or dis-
	DADITO BUIGAL.
If the building is to be occupied as a Teneme What is the height of cells or become?	ent House, give the following
modern of cenal of pasements	
What will be the clear height of first story?	200-13
State what means of egress is to be provided	second?third?
	and stepladder to roof?
Estimated Cost,	and stepladder to root?
Signature of owner or author-	G -11 01 11
\$_11,000. ized representative,	Executor V. Sawfre
Addre	See Ethin
DI	97 Pato
Plans subusited?	Received by?
	· · · · · · · · · · · · · · · · · · ·

79 Coyle

Sept 3/25



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

	Date <u>April 3</u> , 1986
The Alex CIVING THE DESCRIPTION OF THE PROPERTY OF THE PROPERT	Receipt and Permit number D 2640
To the CHIEF ELECTRICAL INSPECTOR, Portland	l, Maine
Maine, the Portland E ectrical Ordinance, the Nation	ake electrical installations in accordance with the laws of
LOCATION OF WORK:	1
OWNER'S NAME: Paul Ross_	ADDRESS: Same
OUTLETS:	FEES
	11 A. Preiman
FIXTURES: (number of)	old ft. TOTAL
Incandescent Flourescent (n	ot strip) TOTAL
trip Flourestent IL	
SERVICES:	
METERS: (number of)	porary TOTAL amperes 200 - 3.00
MOTORS: (number of)	
Fractional	
i ne or over	
TELEVICENTINE TEATING.	
Oil or Gas (number of units)	
Dicease mamber of momen	
The state of the s	
Oil or Gas (by separate units)	
Electric Under 20 kws Over 20 kg	vs
APPLIANCES: (number of)	vs
Ranges	Water Heaters
Cook Tops	Disposals
Wall Ovens	Dishwashers
Dryers Fans	Compactors
	Others (denote)
MISCELLANEOUS: (number of)	
Branch Panels	
Transformers	
Air Conditioners Central Unit	***************************************
Separate Units (Windows)	
Signs 20 sq. it. and under	
Swimming Pools Above Cround	
Swimming Pools Above Ground	
In Ground Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under
	over 30 amps
Circus, Fairs, etc.	
Alterations to wires	
Emergency Lights, battery	
Emergency Generators	
	INSTALLATION FOR DUE.
FOR ADDITIONAL WORK NOT ON ORIGINA . PER	RMIT DOUBLE FEE IME.
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
	TOTAL AMOUNT DUE: Min 5.00
NSPECTION:	***************************************
	Will Coll
Will be ready on 4/4/86 , 19 ; or CONTRACTOR'S NAME: Michael LaPlante	will call
ADDRESS: #2 Evergre n Drive	
TEL.: 878-2866	
MASTER LICENSE NO.: 3714	SIGNATURE OF CONTRACTOR
IMITED LICENSE NO.:	Marianos

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

