

125, P. 1/20/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

John B. Vance, owner of property at 173-175 Woodlawn Ave., under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit to construct a 2-story 34' x 26' duplex dwelling in the R-5 Residential Zone. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The area of the lot is only about 5,514 sq. ft. instead of $\$$ 6,000 sq. ft. minimum (3,000 sq. ft. per family) required by Section 602.6B.8. (2) Section 602.6B.2 requires a $\$$ 12 ft. side yard instead of 11 ft. which is shown on plans. (3) The width of the lot is only 57 $\$$ ft. instead of the minimum of 60 ft. required by Section 602.6B.9 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

John B. Vance
APPELLANT

DECISION

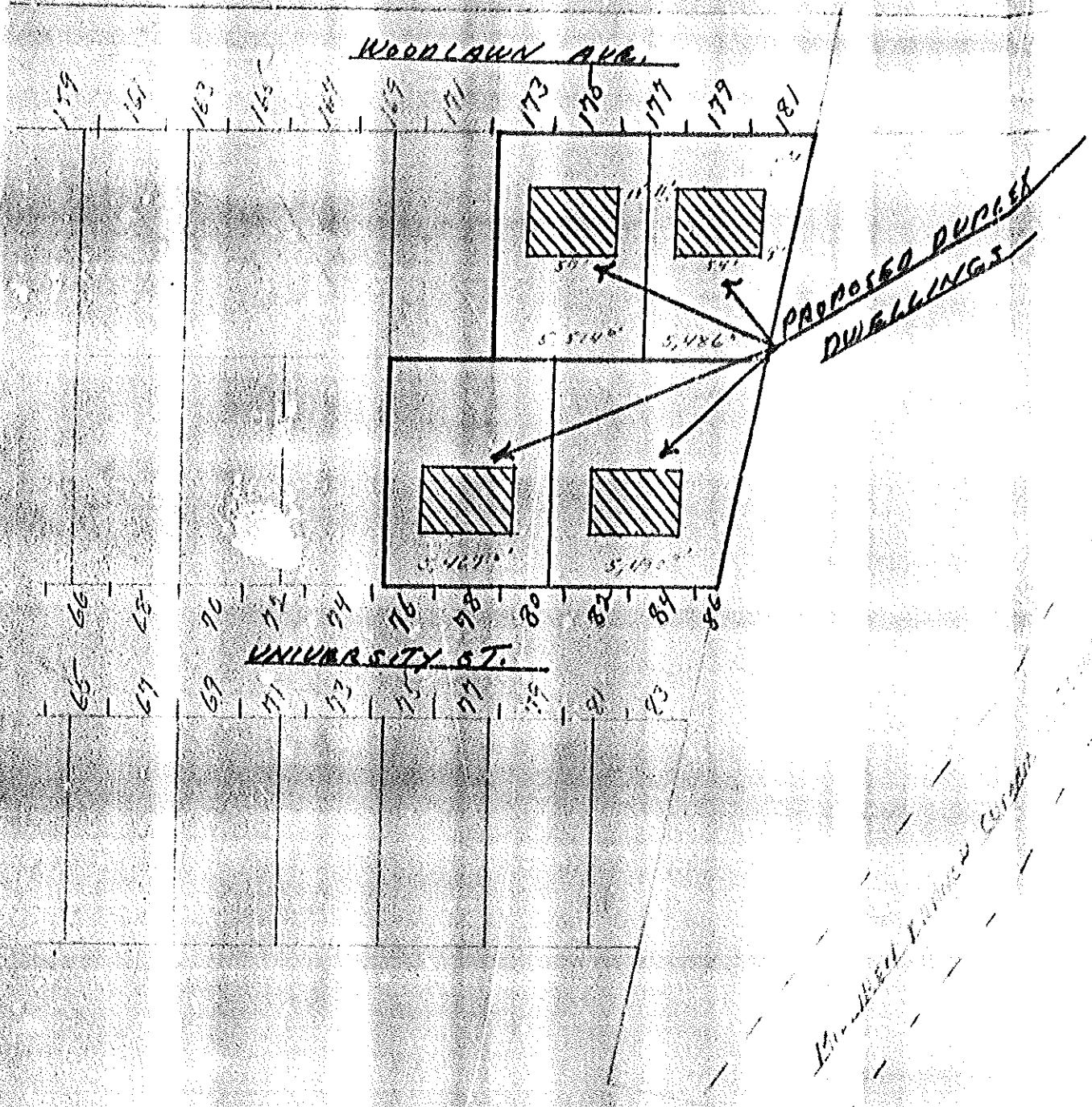
After public hearing held February 3, 1972, the Board of Appeals finds that enforcement of the terms of the Ordinance would not result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

W. B. [Signature]
[Signature]
W. E. [Signature]

11-801 UNIVERSITY ST. 173-175 WOODLAWN AVE. 11/24/24
80-82 UNIVERSITY ST. 177-179 WOODLAWN AVE.



Lots at the end of Woodlawn Avenue & University Street

Jan. 14, 1972

Mr. John D. Vance
376 Warren Avenue

Dear Mr. Vance:

In answer to your inquiry as to the adequacy of the lots at the end of Woodlawn Avenue and University Street. A preliminary check reveals the following as to Zoning Ordinance requirements.

All four lots would have to go before the Board of Appeals as they are all too small in size to build on. Lots are less than 6,000 sq. feet as required for each family unit and lot size in the R-5 Zone in which the property is located. You would have appeal rights however, on each of these lots. Some of the other drawbacks are: lots on Woodlawn Avenue are too narrow in width, parking is not shown on any of these lots for at least one car, there are not adequate side yards for the two lots on Woodlawn Avenue. We would have to know how the lots on University Street are to be sewerred, and all four houses would have to set back 20' from the street line to the front wall of the overhang of each dwelling.

If you have any further questions on zoning, please do not hesitate to call me here at this office.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

RS RESIDENCE ZONE

PERMIT ISSUED



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Jan. 20, 1972

Aug 1, 1972
398-6458

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 173 Woodlawn Ave. Within Fire Limits? Dist. No.
Owner's name and address John B. Vance, 393 R Warren Ave. Telephone 797-6631
Lessee's name and address Telephone
Contractor's name and address John B. Vance Telephone
Architect Specifications Plans yes No. of sheets 4
Proposed use of building DRAINING Duplex - dwelling No. families 2
Last use No. families
Material wood No. stories 2 Heat Electric Style of roof A ditch Roofing asphalt shingles
Other buildings on same lot no
Estimated cost \$ 20,000, Fee \$ 60.

General Description of New Work

02/1/72

To construct two story wood duplex dwelling as per plan.

(34 x 26') (NO BASEMENT)

HOUSE SET ON FROST WALL

Approved, installed 2-3-72

PERMIT ISSUED WITH LETTER

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? 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 sold 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 girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
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:

O.K. E.S. 7/7/72

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

14 15 WOODLAWN AVE. 11/11/21 P.A.C. 11
34x26' TWO STORY DUPLEX

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - NEW
- ✓ Zone Location - R-1
- ✓ Interior or corner Lot -
- ✓ 40 ft. setback area (Section 21) - NO
- ✓ Use - TWO FAMILY DWELLING
- ✓ Sewage Disposal - PUBLIC
- ✓ Rear Yards - 49' - 20' REQ.
- Side Yards - 12' - 11' - 12' - 15' REQ, SEC. 02.6B.2.
- ✓ Front Yards - 21' - 30' REQ.
- ✓ Projections - NONE
- ✓ Height - TWO STORY - 2 1/2 STORIES MAX.
- Lot Area - 5,514' - 6,000' REQ. - SEC. 02.6B.4.
- ✓ Building Area - 2,840' - 3,005' MAX.
- Area per Family - 5,514' - 6,000' - (3,000' PER FAMILY) SEC. 02.6B.5.
- Width of Lot - 54' - 60' REQ, SEC. 02.6B.1.
- ✓ Lot Frontage - 54' - 50' REQ.
- ✓ Off-street Parking - YES

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 173 Woodlawn Ave.

Issued to John B. Vance

Date of Issue April 12, 1973

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. 72/898, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

2-story duplex dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/12/73 *Malcolm S. Wood*
(Date) Inspector

Donald Brown

Inspector of Buildings

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