

16.15 - Pet. 1/28/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

John D. Vance

~~XXXXXXXXXXXXXXXXXXXX~~, owner of property at 177-181 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 5,486 sq. ft. instead of 6,000 sq. ft.
minimum (3,000 sq. ft. per family), required by Section 602.6.B.8. (2)
Section 602.6B.2 requires a total side yard of 24' instead of 20' as shown
on the plans.

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.

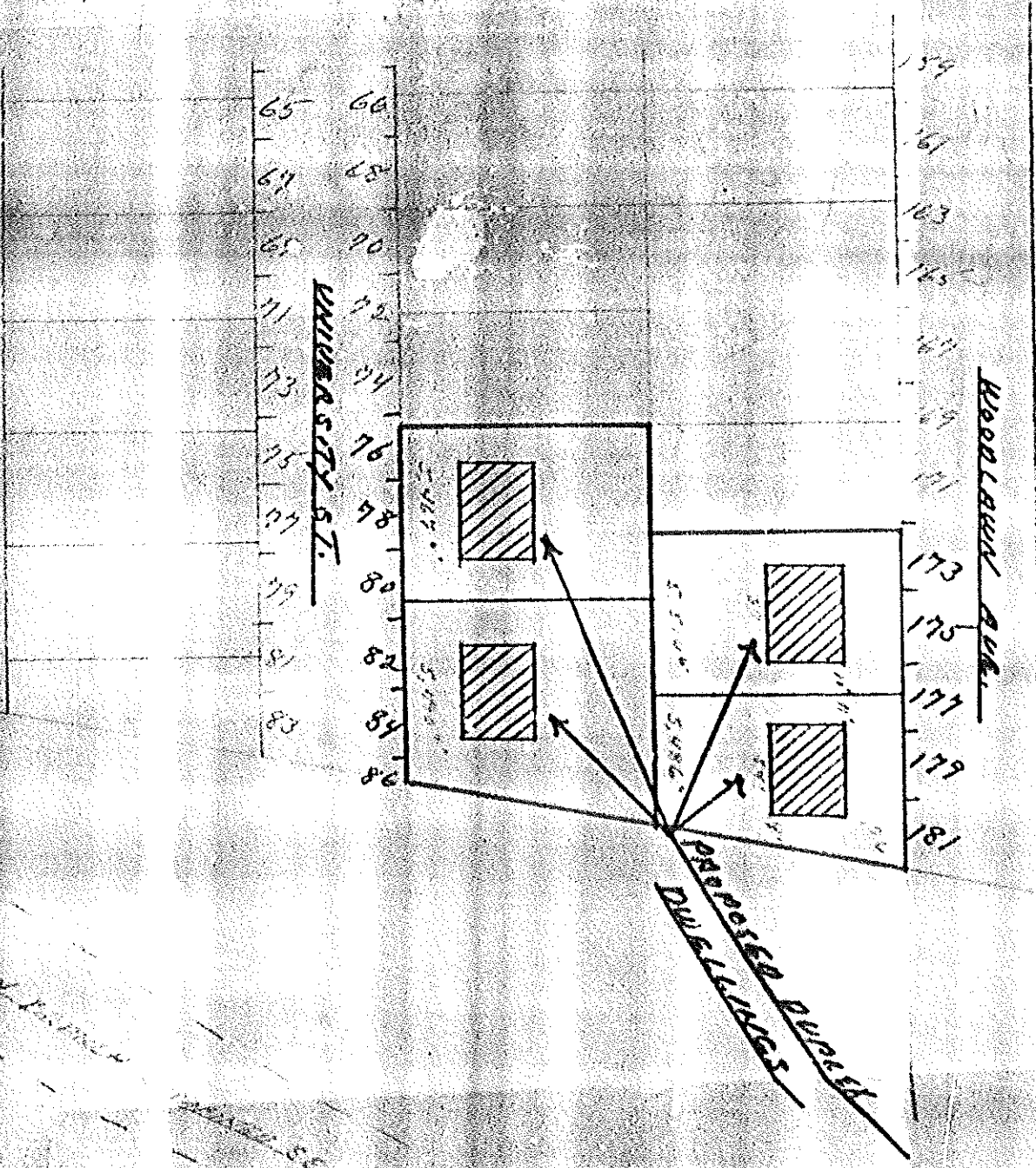
John D. Vance
APPELLANT

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
Walter E. Carleton
Walter E. Carleton
Walter E. Carleton



MILLER PARK

WASH. ST.



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Jan. 20, 1972

PERMIT ISSUED

REC'D 5172
3/2/72
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 181 Woodlawn Ave. Within Fire Limits? Dist. No.
Owner's name and address John B. Vance, 393 Warren Ave. Telephone 797-6621
Lessco'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 No. families
Last use Duplex dwelling No. families 2
Material wood No. stories 2 Heat Elec. Style of roof pitch Roofing shingles
Other buildings on same lot
Estimated cost \$ 20,000. Fee \$ 60.

General Description of New Work

to construct two story wood duplex dwelling as per plan.

(34' x 26')

Approved, maintained 2-3-72

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 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 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. 2/7/72

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

148-181 WOODLAWN AVE, WILMINGTON, DE.
3 1/2 X 26' TWO STORY HOUSE

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - NEW
- ✓ Zone Location - R-3
- ✓ Interior or-corner Lot -
- ✓ 40 ft. setback area (Section 21) - NO
- ✓ Use - TWO FAMILY DWELLING
- ✓ Sewage Disposal - PUBLIC
- ✓ Rear Yards - 58' 7" - 20' REQ.
- Side Yards - 11' 9" - 15' 10" REQ. - SEC. 602.6 B.1.
- ✓ Front Yards - 21' - 20' REQ.
- ✓ Projections - NONE
- ✓ Height - TWO STORY - 2 1/2 STORIES MAX.
- Lot Area - 5,486 sq ft - 6,000 sq ft REQ. - SEC. 602.6 B.7.
- ✓ Building Area - 884 sq ft - 2,194 sq ft MAX.
- Area per Family - 5,486 sq ft - 6,000 sq ft (3,000 sq ft FAMILY) (SEC. 602.6 B.8.)
- Width of Lot - 54' - 60' REQ. - SEC. 602.6 B.9.
- ✓ Lot Frontage - 61' - 50' REQ.
- ✓ Off-street Parking - YES

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 181 Woodlawn Ave.

Issued to John D. Vance

Date of Issue 3/2/12

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. 72/233, 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

APPROVED OCCUPANCY

Entire

2 story duplex dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/1/12
(Date)

Inspector

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.