



RS REG. 1968

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 8 1968

PERMIT ISSUED
MAY 6 1968
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 247 Allen Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Joseph V Villacci, 310 Gray Road Falmouth Maine Telephone _____
 Prospective owner- George E Christy, Box 132 North Windham Maine Telephone 892-6877
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans Yes No. of sheets 3
 Proposed use of building Apartment Building No. families 4
 Last use Dwelling No. families 2
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2200.00 Fee \$ 8.00

General Description of New Work

Fee paid 5-3-68

TO CHANGE USE OF BUILDING FROM 2-FAMILY DWELLING TO 4- FAMILY APARTMENT BUILDING WITH ALTERATIONS, AS PER PLANS TO BE SUBMITTED.

This application is preliminary to get started the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and legal fee.

Appeal sustained 4/11/68

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 George E. Christy.

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. - 5/16/68 - Allen W. Hutton

Miscellaneous

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 _____

#15-PA 3/21/68
Granted 4/11/68
68/22

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Joseph N. Villacci, owner of property at 245-251 Allen Ave.
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: changing the use of dwelling from 2-families to 4-families
with two apartments on the first floor and one each on the second and third floors.
This permit is presently not issuable under the Zoning Ordinance because the property
is located in an R-5 Residence Zone where the proposed use is not allowable under the
provisions of Section 6-A 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.

Joseph N. Villacci
APPELLANT

DECISION

After public hearing held April 11, 1968, 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.

William B. [Signature]
Harry M. [Signature]
[Signature]
BOARD OF APPEALS

Handwritten initials and marks:
1/2
2/2
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A.P.- 247 Allen Ave.

May 6, 1968

George S. Christy
Box 132
North Windham

cc to: Joseph N. Villacci
310 Gray Road
Falmouth, Maine

Dear Mr. Christy:

Permit to change use of building at the above location from 2-family dwelling to 4-family apartment building with alterations as per plans is being issued subject to the following:

Toilets are to be vented as required by the Plumbing Inspector of the City of Portland.

Very truly yours,

A. Allan Soule
Acting Deputy Director of
Building & Inspection Services

AS:tm

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #217 Allen Ave.

Issued to **George E. C. Hirsty**
Box 132, North Portland, Maine

Date of Issue **January 29, 1969**

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. **68/393**, 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

Four family apartment building.

Limiting Conditions:

Entire

This certificate supersedes
certificate issued

Approved:

(Date)

Edith Smith
Inspector

Paul J. ...
Inspector Building

Note: 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 leasee for one dollar.