

Lot #35 Continental Drive

FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF

**ADDRESS**

pk. mt. ing  
installed by

OWNER 35 Cumberland Street MAINE  
ADDRESS 35 Cumberland Street Location where plumbing was done and inspected.

Nº 7474 .c

Date C O A 1350

10/18/77  
Month Day Year

Date Inspected: 11/11/2014

SEP 22 1971  
Month Day Year

Date Permit issued

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER  
HAS BEEN TESTED IN MY PRESENCE FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED  
IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Signature of LPI

State Office  
Use Only  
Data Received

ORIGINAL - To be sent to Department of Human Services  
Division of Health Engineering 221 State Street Augusta, Maine 04333

[illegible]

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance  
Upon completion of work a Certificate of Approval must be obtained  
Original—To be sent to Department of Human Services, Division of Health Engineer, 221 State Street,  
Augusta, Maine 04333

HME-211 373



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 8 Oct. 9, 19 77  
Receipt and Permit number A03183

To: **CHIEF ELECTRICAL INSPECTOR, Portland, Maine:**

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Lot 8 Box 35 Continental Drive  
OWNER'S NAME: Pennatelle Bldg. ADDRESS: \_\_\_\_\_

OUTLETS: (number of) 1-30  
Lights \_\_\_\_\_  
Receptacles \_\_\_\_\_  
Switches \_\_\_\_\_  
Plugmold \_\_\_\_\_ (number of feet) \_\_\_\_\_  
TOTAL \_\_\_\_\_ **FEES**  
3.00

FIXTURES: (number of)  
Incandescent \_\_\_\_\_  
Fluorescent \_\_\_\_\_ (Do not include strip fluorescent)  
TOTAL \_\_\_\_\_  
Strip Fluorescent, in feet \_\_\_\_\_

SERVICES:  
Permanent, total amperes 240 \_\_\_\_\_ **3.00**  
Temporary \_\_\_\_\_ **.50**

METERS: (number of) 1 \_\_\_\_\_

MOTORS: (number of)  
Fractional \_\_\_\_\_  
1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:  
Oil or Gas (number of units) \_\_\_\_\_  
Electric (number of rooms) 8 \_\_\_\_\_ **8.00**

COMMERCIAL OR INDUSTRIAL HEATING:  
Oil or Gas (by a main boiler) \_\_\_\_\_  
Oil or Gas (by separate units) \_\_\_\_\_  
Electric (total number of kw) \_\_\_\_\_

APPLIANCES: (number of)  
Ranges \_\_\_\_\_ ☒ Water Heaters \_\_\_\_\_  
Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
Dryers \_\_\_\_\_ ☒ Compactors \_\_\_\_\_  
Fans \_\_\_\_\_ Others (denote) washer ☒ **4.50**  
TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)  
Branch Panels \_\_\_\_\_  
Transformers \_\_\_\_\_  
Air Conditioners \_\_\_\_\_  
Signs \_\_\_\_\_  
Fire/Burglar Alarms \_\_\_\_\_  
Circus, Fairs, etc. \_\_\_\_\_  
Alterations to wires \_\_\_\_\_  
Repairs after fire \_\_\_\_\_  
Heavy Duty, 220v outlets \_\_\_\_\_  
Emergency Lights, battery \_\_\_\_\_  
Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE: \_\_\_\_\_  
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_  
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....  
FOR PERFORMING WORK WITHOUT A PERMIT (304-9) .....  
TOTAL AMOUNT DUE: **19.00**

INSPECTION:  
Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call ☒

CONTRACTOR'S NAME: C. A. Desimone  
ADDRESS: 116 Orchard Rd. Camb  
TEL.: 829-4121

MASTER LICENSE NO.: 594  
LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
C. A. Desimone

INSPECTOR'S COPY

## ELECTRICAL INSTALLATIONS—

03183

6735 Continental Drive

Donatelli, Bello

9-9-2

~~9-5-12-2-11~~  
~~8-4-11~~

~~Red~~ Adley

Permit Application Register Page No. 112

PROGRESS INSPECTIONS: 11-2-77 \_\_\_\_\_  
12-2-77 \_\_\_\_\_

PROGRESS INSPECTIONS: 11-2-77 \_\_\_\_\_  
12-2-77 \_\_\_\_\_

CODE  
COMPLIANCE  
COMPLETED  
DATE 12-3-77

**DATE:**

REMARKS.

AK



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION Lot # 35 Continental Drive

Issued to **Donatello Builders**

Date of Issue **Jan. 5, 1978**

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. **77/655**, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Entire**

**Single Family Dwelling**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

**1-5-78**

(Date)

*[Signature]*  
Inspector

*[Signature]*  
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.



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-1 PORTLAND, MAINE July 29, 1977

PERMIT ISSUED

AUG 3 1977

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot 35 Continental Drive Fire District #1 ☐ #2 ☐  
1. Owner's name and address Donnetelle Builders, P.O. Box 694 Telephone 772-1502  
2. Lessee's name and address Portland Telephone  
3. Contractor's name and address same Specifications Plans yes No. of sheets 2  
4. Architect No. families  
Proposed use of building 1 fam. dwelling No. families  
Last use No. families  
Material No. stories 2 Heat Style of roof Roofing  
Other buildings on same lot Fees \$ 120.00  
Estimated contractual cost \$ 30,000

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: 775-5451

Dwelling Ext. 234 To construct dwelling minimum 24'x34' as per plans

Garage  
Masonry Bldg.  
Metal Bldg.  
Alterations  
Demolitions  
Change of Use  
Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☐ 4 ☐  
Other:

## DETAILS OF NEW WORK

Is any plumbing involved in this work? YES Is any electrical work involved in this work? YES  
Is connection to be made to public sewer? yes If not, what is proposed for sewage?  
Has septic tank notice been sent? Form notice sent?  
Height average grade to top of plate 9' Height average grade to highest point of roof 24'  
Size, front 34' depth 24' No. stories solid or filled land? earth or rock?  
Material of foundation concrete 10" Thickness, top 10" bottom 10" cellar yes  
Kind of roof pitch Rise per foot 5" Roof covering asphalt  
No. of chimneys 1 Material of chimneys brick of lining Kind of heat electric fuel  
Framing Lumber—Kind spruce Dressed or full size? Corner posts Sills  
Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 8'  
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 2x8 2nd same 3rd roof 2x8  
On centers: 1st floor 16" 2nd 3rd roof 16"  
Maximum span: 1st floor 11'6" 2nd 3rd roof 11'4"  
If one story building with masonry walls, thickness of walls? height?

## IF A GARAGE

No. cars now accommodated on same lot 1, 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?

## APPROVALS BY:

DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER  
ZONING: OK 7/28/77  
BUILDING CODE: OK 7/28/77  
Fire Dept.:  
Health Dept.:  
Others:

Will work require disturbing of any tree on a public street?  
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

Signature of Applicant

*Donnetelle Builders*

Phone # 772-1502

Type Name of above Donnetelle Builders 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other  
and Address

FIELD INSPECTOR'S COPY

NOTES

Hog

Aug 10/77 Foundation placed:

Sept 7/77 No one working  
Building frame of  
6' x 6' x 10' in roof  
completed:

Jan 4/78 Final  
approved, Col. C.

Permit No. 77-6-6-55  
Location 11/35 Centerville, Va.  
Owner Marshall, John  
Date of issue 12-22  
Approved 8-3-77



Date: 8/1/77

Applicant: *WINDYBUSH BROS*  
Address: *LOT #35 COMMERCIAL DR.*  
Assessors #: *354-C-12*

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - *NRD*
- ✓ Zone Location - *R-1*
- ✓ Interior or corner lot -
- ~~40-ft. setback area (Section 21) -~~
- ✓ Use - *34' x 34' RESIDENCE*
- ✓ Sewage Disposal - *PUBLIC*
- ✓ Rear Yards - *55' - 55' MIN.*
- ✓ Side Yards - *46' - 50' - 14' - 14' MIN.*
- ✓ Front Yards - *45' - 45' MIN.*
- ✓ Projections - *NO*
- ✓ Height - *TWO STORY - 35' MAX.*
- ✓ Lot Area - *15,243 sq. ft. - 15,000 sq. ft. MIN.*
- ✓ Building Area - *816 sq. ft. - 3054 sq. ft. MAX.*
- ✓ Area per Family - *15,243 sq. ft. - 15,000 sq. ft. MIN.*
- ✓ Width of Lot - *100' - 100' MIN.*
- ✓ Lot Frontage - *74' - 75' MIN.*
- ✓ Off-street Parking - *YES*
- Loading Bays -
- Site Plan -

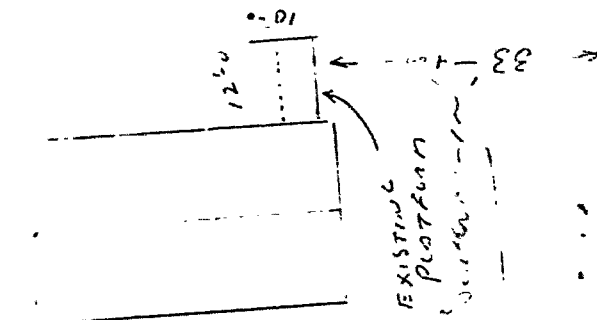


w/ MATCHING 3" PITCH ROOF  
 3x6 JET-SHIMMERS  
 4x6 CORNER-POSTS  
 4x4 IMPOSTS  
 4x8 HOOKS  
 2x6 AFFIXION CHAIRS  
 9'-6" TO 12'-0" FLOOR  
 PLATFORM

40' + 0" -

RECEIVED  
 APR 17 1974  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

3x6 JET-SHIMMERS



ANITA CROSS  
 35 CONTINENTAL DRIVE

Phone  
 707-3309

ALBERT S. MARTIN  
 Custom Designing

375 Blackstrap Road  
 Falmouth, Maine

Remodeling

Featuring Furniture Finish  
 Cabinet Work

Building



## APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00301 APR 17 1974

ZONING LOCATION

PORTLAND, MAINE April 17, 1974

CITY of PORTLAND

To the DIRECTOR OF BUILDING &amp; INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 35 Continental Drive. Fire District #1 ☐ #2 ☐  
1. Owner's name and address Anita Cross, Same Telephone  
2. Lessee's name and address Telephone  
3. Contractor's name and address Albert S. Martin, 35 Blackstrap Rd., Falmouth Telephone 797-3309  
4. Architect Specifications Plans No. of sheets  
Proposed use of building No. families  
Last use dwelling No. families  
Material frame No. stories Heat Style of roof Roofing  
Other buildings on same lot  
Estimated construction cost \$750.00 Fee \$5.00

FIELD INSPECTOR—Mr. Ray Reitze GENERAL DESCRIPTION

This application is for: @ 775-5451 to build a porch over an existing platform  
Dwelling Ext 234 and to screen it in per plan.  
Garage  
Masonry Bldg.  
Metal Bldg.  
Alterations  
Demolitions  
Change of Use  
Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

## DETAILS OF NEW WORK

Is any plumbing involved in this work? No 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 10 depth 12 No. stories 1 solid or filled land? earth or rock?  
Material of foundation existing piers Thickness, top bottom cellar  
Kind of roof pitch Rise per foot 3/12 Roof covering shingles  
No. of chimneys Material of chimney of lining Kind of heat fuel  
Framing Lumber—Kind spruce Dressed or full size? 9x Corner posts 4x6 Sills existing  
Size Girder Columns under girders Size Max on centers  
Studs (outside walls and carrying partitions 2x4-1x6 O. C Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor 2nd 3rd roof 2x6  
On centers: 1st floor 2nd 3rd roof 16  
Maximum span: 1st floor 2nd 3rd roof 5  
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?

## APPROVALS BY:

DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: 0-15-28 4/17/74 Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? Yes

Others:

Signature of Applicant Albert S. Martin Phone # 797-3309

Type Name of above Albert S. Martin 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

NOTES

4-22-74 WORK STARTED RAY R  
 5-20-74 ~~WORK~~  
 WORK COMEPLAT OK R.R.

Permit No. 74/301  
 Location JS CONTINENTAL DRIVE  
 Owner ALVIN CROSS  
 Date of permit 4/17/74  
 Approved

Ray

The main body of the document is a large rectangular area divided into two columns by a vertical line. The left column is crossed out with a large 'X' made of two diagonal lines. The right column is empty and contains horizontal lines for writing.

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| 2. Header Size        | Spacing |
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RECEIVED  
WITH LETTER

Signature of CEO  
Inspection Date  
White Tag - CEO  
White Tag - GPCOG

Copyright GPCOG 1987

**PLOT PLAN**

11/3 - under construction - no permit.  
 11/14 - Garage constructed prior to. name of permit - improper  
 note yard attack.  
 12/23 - zoning officer Turner change his mind. OK

N  
 ↑

**FEES (Breakdown From Front)**

Base Fee \$ 25.00  
 Subdivider Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ 30.00  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

| Type | Inspection Record | Date |
|------|-------------------|------|
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**COMMENTS**

Signature of Applicant

*[Handwritten Signature]*  
 agent for owner Date 11/17/88



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

November 8, 1988

Pine State Construction  
P.O. Box 1025  
Scarborough, Maine 04074

Re: 35 Continental Drive  
Portland, Maine

Dear Sir:

Your application to construct a detached garage has been reviewed and a permit is herewith issued subject to the following requirements:

Building Code Requirements

- 1.) No concrete is to be placed for the proposed garage slab until you obtain approval from Inspection Service.
- 2.) Your plans show a 9' side yard setback. 12' (feet) is required in the R-2 zone. In the future I would suggest that you obtain the setbacks in the zone you plan on building in before doing your plot plan.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspection Service



31.20

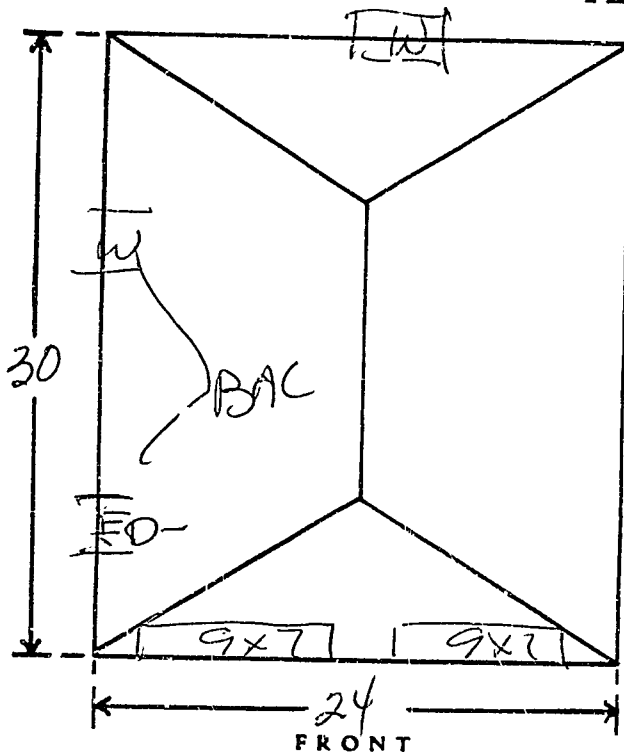


# PINE STATE CONSTRUCTION, INC.

P.O. BOX 1025, SCARBOROUGH, MAINE 04074

TEL. (207) 775-5423

## PLAN A



Customer Michael Thompson  
 Street 35 CAPITAN ROAD DR  
 City PORTLAND ME Phone 797-3864  
 Date 11/22/88 Delivery Date \_\_\_\_\_  
 SPECIAL INSTRUCTIONS ALAP-

## SPECIFICATIONS

Siding T111  
 Window with locks 2  
 Overhead doors 2  
 Reinforced concrete floor YES  
 Shingle color FOREST BLEND  
 Service Door 2/8 x 6/8

**RECEIVED**

NOV 07 1988

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

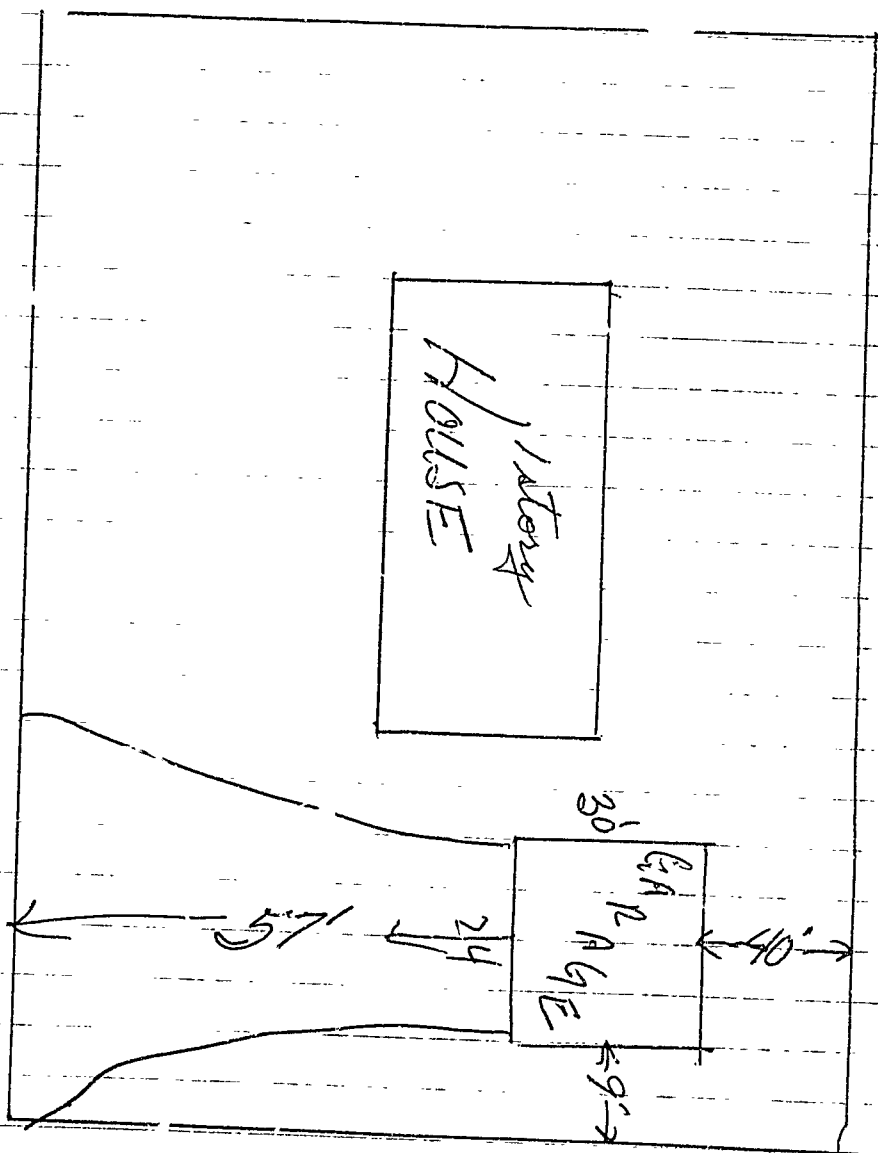
Rust proof nails on exterior walls  
 Bottom plate - double 2 x 4  
 Studs - 2 x 4 - 16" O.C.  
 Corner Posts - triple 2 x 4  
 Top plate - double 2 x 4  
 Rafters - 2 x 6 - 16" O.C.  
 Rafter ties 2 x 6 - 48" O.C.  
 Ridge board - 2 x 6  
 Roof deck - plywood sheathing 1/2"  
 Shingles - 240# asphalt strip shingles

Cornice - soffit - 1 x 6 or 1 x 8  
 Facia - 1 x 4  
 Corner boards - 1 x 3 and 1 x 4  
 butted at right angles  
 Rake - 1 x 4  
 Collar ties  
 Felt under shingles  
 Metal drip edge  
 Header 4 x 8

IMPORTANT: All Site preparation including digging, dozing, fill, gravel, and tree removal will be ~~PAID BY OWNER~~ and is not included in the contract price.

Plan Approved by Michael A. Thompson

35 COURT HOUSE DR



RECEIVED

NOV 07 1988

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND



**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



35 Continental Drive

MERRIL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTON  
CHRISTOPHER DINAN

November 21, 1988

Michael and Kathy Thompson  
35 Continental Drive  
Portland, Maine 04103

Dear Mr. and Mrs. Thompson:

This is in reference to your application for a variance appeal for your two car garage for which a permit was issued on November 8, 1988. Your residence is located in the R-2 Residence Zone, which is covered by a special provision in the City Zoning Ordinance which reads as follows:

"A lot in the R-1, R-2, or R-3 zone that was described in a subdivision plat approved by the Planning Board after June 5, 1981 or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of July 19, 1988 shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

"Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met:

- a. Rear yard: 10 feet
- b. Side yard: 5 feet

"Provided, however, that such accessory structure or building addition shall not occupy more than twenty (20) percent of the required side yard of the principal structure nor more than thirty (30) percent of the required rear yard of the principal structure."

If you feel that your proposed garage project meets these requirements, then there would be no necessity for applying for a variance due to the fact that a valid permit has already been issued for this addition, within the limits of the above described setbacks and percentages. In view of the above zoning provision, it is my decision that no variance is required in this matter.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Zoning Enforcement Inspector  
Enclosure: Copy of Section 14-433

cc: P. Samuel Hoffses, Chief, Inspection Services  
Kathleen Taylor, Code Enforcement Officer

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 776-3431

874-8300

P 792 457 044

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

|                                                             |                                     |    |
|-------------------------------------------------------------|-------------------------------------|----|
| Sent to                                                     | Michael Thompson                    |    |
| Street and No.                                              | 35 Continental Dr.                  |    |
| P.O., State and ZIP Code                                    | Portland, ME 04103                  |    |
| Postage                                                     | <input checked="" type="checkbox"/> | \$ |
| Certified Fee                                               | <input checked="" type="checkbox"/> |    |
| Special Delivery Fee                                        |                                     |    |
| Restricted Delivery Fee                                     |                                     |    |
| Return Receipt showing to whom and Date Delivered           | <input checked="" type="checkbox"/> |    |
| Return Receipt showing to whom Date and Address of Delivery |                                     |    |
| TOTAL Postage and Fees                                      |                                     | \$ |
| Postmark or Date                                            | 11/14/88 Cat garage                 |    |

PS Form 3800, June 1985

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101

(207) 775-5451

JOSEPH E. GRAY, JR.  
DIRECTOR

rive  
103

Continental Drive

Dear Mr. Thompson:

Upon recent inspection, it was noted that your garage at the above location was constructed prior to the issuance of your building permit and without notification to this department.

Further inspection revealed that the garage was placed on the lot in violation of the Zoning Ordinance, which calls for a 12 foot side yard setback in the R-2 zone in which your property is located. (Section 14-80(c)). The garage is only 9 feet from the property line.

I would advise that you contact Mr. Warren Turner, the City's Zoning Officer, at 874-8300 ext. 8695; within 10 days' of receipt of this letter, regarding any appeal rights you may have in this matter.

Sincerely,

Kathleen A. Taylor  
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services  
Warren Turner, Zoning Officer

B

PERMIT # 001371

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT #

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Michael Thompson

Address: 35 Continental Drive, Portland,

LOCATION OF CONSTRUCTION 35 Continental Drive

CONTRACTOR: Pine State Construction, 775-5423

ADDRESS: PO Box 1025, Scarborough, Me 04074

Est. Construction Cost: \$6500 Type of Use: ~~XXXX~~ single family

Past Use:

Building Dimensions L W Sq Ft # Stories Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain To construct two car garage detached as per

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE plans.

Residential Buildings Only:

# Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Sides)

3. Footings Size:

4. Foundation Size:

5. Other

Floor:

1. Sills Size:

2. Girder Size:

3. Lally Column Spacing:

4. Joists Size:

5. Bridging Type:

6. Floor Sheathing Type:

7. Other Material:

Exterior Walls:

1. Studding Size:

2. No. windows

3. No. Doors

4. Header Sizes

5. Bracing:

6. Corner Posts Size

7. Insulation Type

8. Sheathing Type

9. Siding Type

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size:

2. Header Sizes

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

For Official Use Only

Date November 7, 1988

Inside Fire Limits

Blaze Code

Time Limit \$6500

Estimated Cost

Valued Structure \$55,000

Fee \$55.00

Subdivision: Yes / No

Name

Lot

Block

Permit Expiration:

Ownership: Public

Private

Ceiling:

1. Ceiling Joists Size:

2. Ceiling Strapping Size:

3. Type Ceiling:

4. Insulation Type:

5. Ceiling Height:

Roof:

1. Truss or Rafter Size:

2. Sheathing Type:

3. Roof Covering Type:

4. Other

Chimneys:

Type:

Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size:

Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type:

2. Pool Size:

3. Most conform to National Electrical Code and State Law.

Zoning:

District:

Street Frontage Req.:

Required setbacks: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No

Planning Board Approval: Yes No

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt. Special Exception

Other (Explain)

Date Approved

PERMIT ISSUED

City Of Portland

Permit Received By: Harry Grossman

Signature of Applicant: *Harry Grossman*

Signature of CEO: *Paul J. Russell*

Signature of CEO: *Paul J. Russell*

Inspection Dates: *(4) RT*

White-Tax Assessor Yellow-GPCOG

White Tag-CEO

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**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



35 Continental Drive

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November 21, 1988

Michael and Kathy Thompson  
35 Continental Drive  
Portland, Maine 04103

Dear Mr. and Mrs. Thompson:

This is in reference to your application for a variance appeal for your two car garage for which a permit was issued on November 8, 1988. Your residence is located in the R-2 Residence Zone, which is covered by a special provision in the City Zoning Ordinance which reads as follows:

"A lot in the R-1, R-2, or R-3 zone that was described in a subdivision plat approved by the Planning Board after June 5, 1981 or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of July 19, 1988 shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

"Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met:

- a. Rear yard: 10 feet
- b. Side yard: 5 feet

"Provided, however, that such accessory structure or building addition shall not occupy more than twenty (20) percent of the required side yard of the principal structure nor more than thirty (30) percent of the required rear yard of the principal structure."

If you feel that your proposed garage project meets these requirements, then there would be no necessity for applying for a variance due to the fact that a valid permit has already been issued for this addition, within the limits of the above described setbacks and percentages. In view of the above zoning provision, it is my decision that no variance is required in this matter.

Sincerely,

*Warren J. Turner*

Warren J. Turner

Zoning Enforcement Inspector

Enclosure: Copy of Section 14-433

cc. P. Samuel Hoffses, Chief, Inspection Services  
Kathleen Taylor, Code Enforcement Officer

369 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 774-8300

