

8-10 CLEAVES ST.

8-10 Cleave Street

October 24, 1973

cc to: Corporation Counsel

John Bowman  
10 Cleave Street  
Portland, Maine

Building permit to construct a 16'x22' detached garage at the above named location is not issuable under the Zoning Ordinance because the garage is to be located about 6" from the street line will be an unlawful encroachment upon the 10' front yard setback area required by Section 602:7.B.4 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

M:mses



**RESIDENCE ZONE 7 - RESOURCE ZONE 1**  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**

NOV 7 1973

1280

CITY OF PORTLAND, MAINE

Class of Building or Type of Structure GARAGE

Portland, Maine, October 17, 1973

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 10 Cleeve St Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address John Bowman, same Telephone 772-7820  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building garage No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot dwelling  
 Estimated cost \$ 1,000.00 Fee \$ 5.00

**General Description of New Work**

To construct an 16' x 22' garage as per plan. 9' opening on gable end with double 2x8 header.

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

Appeal sustained 11-1-73

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**

**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 8'16" Height average grade to highest point of roof 15'  
 Size, front 16' depth 22' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete slab Thickness, top 4" bottom 4" cellar \_\_\_\_\_  
 Kind of roof pitch Rise per foot 5/12 Roof covering asphalt shingles  
 No. of chimneys 0 Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind SPF Dressed or full size? dr Corner posts 4x4 Sills 4x6  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Struts (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 2x6  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 9'  
 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. 11/7/73

**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 see that the State and City requirements pertaining thereto are observed? yes

CS 101

INSPECTION COPY

Signature of owner

J. P. Bowman

Number new 11/1/73

Permit No. 73/1280

Location 10 Cleave St.

Owner John Bowman

Date of Permit 11/7/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cart of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

11-12-73 Footings in  
12-3-73 Sills started  
6-6-74 Home



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

John E. Bowman, owner of property at 8-10 Clevea Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a 16'x22' detached garage at the above named location. This permit is not issuable under the Zoning Ordinance because the garage is to be located about 6" from the street line instead of the 10' front yard setback area required by Section 602.7.E.4 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

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 E. Bowman  
APPELLANT

DECISION

After public hearing held November 1, 1973, the Board of Appeals finds 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.

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

BOARD OF APPEALS  
W. C. [Signature]  
[Signature]  
[Signature]

8-10 Cleeve Street

October 24, 1973

John Bowman  
10 Cleeve Street  
Portland, Maine

cc to: Corporation Counsel

Building permit to construct a 16'x22' detached garage at the above named location is not issuable under the Zoning Ordinance because the garage is to be located about 6" from the street line will be an unlawful encroachment upon the 10' front yard setback area required by Section 602:7.B.4 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

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Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:mas

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 24, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, November 1, 1973 at 4:00 p.m. to hear the appeal of John E. Bowman requesting an exception to the Zoning Ordinance to construct a 16'x22' detached garage at 8-10 Cleeve Street.

This permit is not issuable under the Zoning Ordinance because the garage is to be located about 6" from the street line instead of the 10' front yard setback area required by Section 602.7.B.4 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

W. Earel Eskilson  
Chairman

Copies to:

McClure, Jennie D. & Robert L.S.III, 121 Cumberland Ave., 04101  
Beasley E. & Helen L. Edwards, RFB #2, Gorham, Maine 04038  
Harmon, Henry C. Jr., 9 South Anderson Street, Portland, Maine 04101  
Marshall, James R., 15 South Anderson St., Portland, Me. 04101  
Kane, Barbara J., 55 Bolton St., Portland, Me. 04102

December 10, 1959

Mr. John Brown  
10 Cleves Street  
Portland, Maine

Dear Mr. Brown:

Re: 10 Cleves Street

We recently made an inspection of the property owned by you at 10 Cleves Street, Portland, Maine. As a result of the inspection you are hereby ordered to correct the following substandard housing conditions:

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Determine the reason and remedy the condition which now causes the garage to sag.
- b. Repair or replace the dilapidated garage door.
- c. Repair or replace the loose, worn, broken, or missing siding on the garage.

ELECTRICAL EQUIPMENT:

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Replace the missing receptical box in the kitchen of the structure.

NUISANCES AND UNSANITARY CONDITIONS:

- a. Accomplish a general clean-up of the cellar by removing and properly disposing of all trash, filth, litter, and debris.

The above mentioned conditions are in violation of the City Ordinance, MINIMUM STANDARDS FOR CONTINUED OCCUPANCY, and AUTHORITY TO VACATE BUILDINGS, and must be corrected on or before January 10, 1960.

Very truly yours,

Douglas H. Brown, M. D.  
Health Director

By:

Gordon W. Martin  
Housing Supervisor

GM/ea





FILL IN AND RETURN WITH THIS

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 5, 1955

PERMIT ISSUED

01049

JUN 10 1955

CITY OF PORTLAND

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: 10 Cleaves Street Use of Building Dwelling No. Stories New Building Existing Name and address of owner of appliance John E. Bowman, 10 Cleaves St. Installer's name and address Connolly Bros., 122 Cumberland Ave, Telephone 2-8546

General Description of Work

To install oil burning equipment in connection with existing steam heat (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Petro Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 1-275 gal. Low water shut off yes Make McDonald-Killer No. 67 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date 7/6/55

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

Connolly Bros.

Signature of Installer By

Handwritten signature of John Connolly

INSPECTION COPY

CITY-254-1M

PH

