

11-13 CLEAVES STREET



Full cut #5202 - Half cut #47129 Third cut #02031 Full cut #0201R



# APPLICATION FOR PERMIT

## DEPARTMENT OF BUILDING INSPECTIONS SERVICES

### ELECTRICAL INSTALLATIONS

Date 2-2-78, 19\_\_  
 Receipt and Permit number A10369

To the CHIEF ELFC: ECTOR, Portland, Maine:  
 The undersigned for a permit to make electrical installations in accordance with the laws of Maine,  
 the Portland Electric the National Electrical Code and the following specifications:

LOCATION OF WORK Greene St. *Clifford*  
 OWNER'S NAME: Joe Coyne ADDRESS: same

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
<b>TOTAL</b>	<u>35</u>	<b>5.00</b>

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
<b>TOTAL</b>	_____	
Strip Fluorescent, in feet	_____	<b>3.00</b>

SERVICES:

Permanent, total amperes	<u>200</u>	
Temporary	_____	<b>1.50</b>

METERS: (number of) 3

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
<b>TOTAL</b>	_____		

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	_____	<b>9.50</b>
Emergency Generators	_____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	_____	INSTALLATION FEE DUE:	_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	_____	DOUBLE FEE DUE:	_____
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)	_____	<b>TOTAL AMOUNT DUE:</b>	<b>9.50</b>

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

CONTRACTOR'S NAME: L & M Electric  
 ADDRESS: 12 Clifton St.  
 TEL.: 774-4137

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

SIGNATURE OF CONTRACTOR:  
*[Signature]*

INSPECTOR'S COPY





# APPLICATION FOR PERMIT

**PERMIT ISSUED**

DEC 15 1977

B.O.C.A. USE GROUP ..... 1137

B.O.C.A. TYPE OF CONSTRUCTION ..... 12/15/77

ZONING LOCATION ..... PORTLAND, MAINE, .....

**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 ... ~~11. Street~~ Cleaves Street ..... Fire District #1  #2

1. Owner's name and address Joseph A. Coyno - Same ..... Telephone .....

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address Nelson Butler - 144 Sawyer St. Portland ..... Telephone 794-6221

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building dwelling ..... No. families 3

Last use same ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot ..... Fee \$ 56.00

Estimated contractor's cost \$ 14,000

FIELD INSPECTOR—Mr. Hugh

### GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 Repairs after fire, with no structural changes

- Dwelling .....
- Garage .....
- Masonry Bldg. ....
- Metal Bldg. ....
- Alterations .....
- Demolitions .....
- Change of Use .....

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? ..... 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 ..... Kin' 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? .....

### APPROVALS BY

### DATE

### MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

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

ZONING: .....

BUILDING CODE: O.K. E.B. 12/15/77

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant *Nelson Butler* ..... Phone # ... same .....

Type Name of above Nelson Butler ..... 1  2  3  4

Other .....  
and Address .....

FIELD INSPECTOR'S COPY





PERMIT FOR ALL PLUMBING

13636

Address: 11 Cleave Street PERMIT NUMBER

Installation For: Joseph A. Coyne

Owner of Bldg.: Joseph A. Coyne

Owner's Address: Same

Plumber: Portland Gas Light Company Date: 1-27-64

APPROVED FIRST INSPECTION

1-30-64  
*[Signature]*

APPROVED FINAL INSPECTION

JOSEPH P. WELLS  
 CHIEF PLUMBING INSPECTOR

- By: TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	QUANTITY	FEES
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS	1	\$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$ 2.00





February 10, 1960

Mr. Joseph Coyne  
11-11A Cleeve Street  
Portland, Maine

Dear Mr. Coyne:

Re: 11-11A Cleeve Street

We recently made an inspection of the property owned by you at 11-11A Cleeve 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. Repair or replace the loose, worn, or missing clapboards on the rear of the structure.
- b. Repair or replace the loose, worn, or missing drainpipe on the rear of the structure.
- c. Repair or replace the deteriorating wall boards under the rear porch of the structure.
- d. Replace the broken window panes in the rear hall of the 1st floor and in the bedroom of the 2nd floor apt.
- e. Putty the loose window panes, tighten the loose window sashes in the rear hall of the 1st floor and in the bedrooms of the 2nd floor apartment.

ELECTRICAL EQUIPMENT:

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

- a. Install convenience outlets in the bedrooms of the 1st floor apartment, and in the bedroom of the 2nd floor apt.
- b. Install convenience outlets in all the rooms where there is a dangerous excessive use of extension cords. Particular attention is directed to the bedroom off the living room of the 2nd floor apartment.
- c. Repair or replace the defective fixture in the bathroom of the 3rd floor apt.

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 March 10, 1960.

Very truly yours,

Douglas H. Brown, M. D. Health Director

GH1/ew

By: Gordon E. Martin, Housing Supervisor



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 01588

SEP 24 1956

Portland, Maine, Sept. 24, 1956

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 11 Cleaves St. Use of Building 3-family apartment house No Stories New Building Existing Name and address of owner of appliance John Coyne, 11 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 hot water heating system (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 Labelled 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 Make No. 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 smoke pipe 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

[Empty lines for miscellaneous 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 [Signature] 9-24-56

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining hereto are observed? .. YES

Connolly Bros.

Signature of Installer by [Signature]

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 23, 1956

RECEIVED JUL 25 1956 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 By-Laws of the City of Portland, and the following specifications:

Location 13 Cleaves St. Use of Building 1-family Dwelling No Stories New Building Existing Name and address of owner of appliance Carmine Leo, 13 Cleaves St. Installer's name and address Antonio DiFietro, 21 Sheridan St. Telephone:

General Description of Work

To install oil burning equipment in connection with existing steam heating system (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 Delco Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner concrete Size of vent pipe Location of oil storage basement Number and capacity of tanks 1-275 gal Low water shut off yes Make McDonnell Miller 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

ALL INSTALLED

Amount of fee enclosed? \$2.00 (\$2.00 for one heater, etc., 60 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

7/24/56 - Allin

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

INSPECTION COPY

ajs

Signature of Installer

Antonio DiFietro



Rept. 7286C-I

July 16, 1940

Mr. John Coyne,  
11 Gleaves Street,  
Portland, Maine

Dear Sir:

On July 15, 1940 the Board of Municipal Officers voted to sustain conditionally your appeal under the Building Code relating to alteration of the rear piazza at 11 Gleaves Street. The conditions are that you comply with all terms of the Building Code not involved in this appeal, and that you agree on the application for the permit to provide and shall provide adequate roof drainage facilities for the proposed roof, so that water from that roof will not under any circumstances run upon the adjoining property or so as to do damage to this or any other building.

To assist you in complying with this condition, I am enclosing a brief specification (original and one copy), and if you will sign the original as indicated and return to this office, retaining the copy for your own information and file, we shall be able to issue the building permit as soon as the details of framing the piazza are straightened out.

It will be necessary for Mr. Conley, who is receiving a copy of this letter, to furnish us a fairly complete framing plan showing the rise, spacing and spans of all members and the foundation, especially the method of supporting the floor joists and girders upon the posts and against the building; also the location and type of foundation with the fact that the foundation will extend at least four feet below the grade of the ground.

Very truly yours,

Inspector of Buildings

WECB/H

CC: John Conley  
21 Sheridan Street

*Please  
sign and  
return*

SPECIFICATION ACCOMPANYING APPLICATION FOR BUILDING PERMIT OF JOHN COYNE AT  
11 CLEAVES STREET

July 16, 1940

This specification is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirements of the Building Code or any other law relating to the same subject matter herein, shall not relieve owner, contractor or any other person from compliance therewith.

Adequate roof drainage facilities by way of gutters, downspouts and necessary connection to the sewer or otherwise will be provided for the proposed roof of the piazza, so that water from that roof will not under any circumstances run upon the adjoining property or so as to do damage to this or any other building.

*John P. Coyne*



GENERAL BUSINESS FORM  
APPLICATION FOR PERMIT ~~PERMIT~~ ISSUED

Class of Building or Type of Structure Third Class 954

Portland, Maine, July 28, 1940 JUL 16 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 11 Cleaves Street Within Fire Limits? yes Dist. No. 1  
Owner's or Lessee's name and address John Coyne, 11 Cleaves St. Telephone \_\_\_\_\_  
Contractor's name and address John J. Conley, 21 Sheridan Street Telephone 4-4988  
Architect \_\_\_\_\_ Plans filed yes No of sheets 1  
Proposed use of building Three family tenement No. families 3  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 200. Fee \$ .75

Description of Present Building to be Altered

Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use tenement house No. families 3

General Description of New Work

open  
To rebuild existing three story/plazza 10' x 7' and provide new roof over same

The corner posts and intermediate posts are to be no less than 4x6 nominal dimensions, or equivalent, and these posts are each to be made one continuous length or to be spliced at the floor levels. All splices are to be lapped splices at least eighteen inches long and in no case will a post be set on top of the floor below it. Where the piazza is fastened to the building the weather boarding will be removed and the timbers of the piazza fastened directly to the frame of the building

Issued conditionally 7/15/40

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.

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to high est point of roof \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation existing brick pier Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof flat Rise per foot 4" Roof covering asphalt roofing Glass C Ord. Lab.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing Lumber—Kind spruce Dressed or Full Size? Dressed  
Corner posts 4x6 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor 2x6 2nd 2x6 3rd 2x6 roof 2x6  
On centers: 1st floor 16" 2nd 16" 3rd 16" roof 16"  
Maximum span: 1st floor 7' 2nd 7' 3rd 7' roof 7'  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_  
Total number commercial cars to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
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

INSTRUCTION COPY

Signature of owner John Coyne

By John J. Conley

70862



Permit No. 40) 954

Location 11 Cleaves St.

Owner John Coyne

Date of permit 7/18/40

Notif. closing-in

Inspn. closing-in

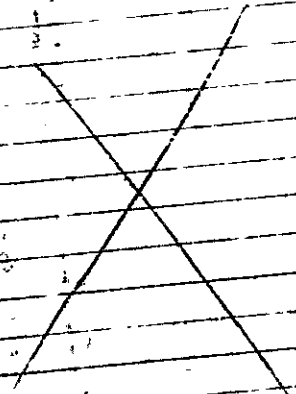
Final Notif.

Final Inspn. 7/30/40

Cert. of Occupancy issued *W. J. Fox*

NOTES

*7/19/40 - Work started  
7/30/40 - Work completed  
O. G. S.*





City of Portland, Maine

*Appeal granted conditionally.*

*Wm  
7/15/40.  
uol/40*

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by John Coyne at 11 Cleaves Street

July 8, 1940

To the Municipal Officers:

Your appellant, John Coyne

who is the owner of property at 11 Cleaves Street

*This is a  
Bldg Code  
Appeal.*

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 14, Paragraph d of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to rebuild a three story rear piazza and construct a new roof over same because the new work would be closer to the side property line than ordinarily permissible in the General Business Zone where the property is located.

The reasons for the appeal are as follows: This piazza has existed for a good many years close to this side property line and the appellant now desires to rebuild it the same size it was before but to put a roof over the third story for the comfort and convenience of the tenant. The appellant believes this new work will in no way be detrimental to the neighborhood or increase the fire hazard.

*Notice sent to Martin J. + Margaret W. Conley - 9 Cleaves St  
Saw John Conley verbal notice of hearing.*

A PUBLIC HEARING ON THE APPEAL UNDER THE BUILDING CODE OF JOHN COLNE AT  
11 CLEAVES STREET

July 12, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson and Ward and Mr. Sears, representing Warren McDonald, Inspector of Buildings.

No proponents or opponents appeared in support of the appeal.

Warren McDonald

Room 21, City Hall  
July 9, 1940

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, July 13, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of John Coyne at 11 Cleaves Street relating to reconstructing the three story place and providing a roof over the rear of the existing tenement house on this property.

The Inspector of Buildings was unable to issue a permit to cover reconstructing this rear piazza and providing a new roof over it, because the new work would be closer to the side property line than ordinarily allowed under the precise terms of the Zoning Ordinance in the General Residence Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

CC: W. Earle Eskilson  
14 Hammona Street

4-28

, that the appeal under the Zoning Ordinance of John Coyne at 11  
Gleaves Street, relating to the reconstruction of a three story rear piazza  
with new roof over same on the existing tenement house on this property  
contrary to the precise terms of the Ordinance in the General Business Zone  
where the property is located, be sustained conditionally and that a building  
permit be granted to said appellant, subject to full compliance with all  
terms of the Building Code not involved in this appeal, and subject to the  
condition that the appellant shall agree on the application for the permit  
to provide and shall provide adequate roof drainage facilities for the  
proposed roof, so that water from that roof will not under any circumstances  
run upon the adjoining property or so as to do damage to this or any other  
building;

BECAUSE enforcement of the Ordinance in this specific case would  
cause unnecessary hardship by needless interference with the improvement  
of the building; and desirable relief may be granted without substantially  
derogating from the intent and purpose of the Ordinance in that the location  
of the proposed addition would not increase fire hazard to or interfere with  
light and air of the neighboring property.