

Ward 2 Permit No. 371288

Loc. on 41-43 Adams St

Owner Cassel D. Ambrose

Exp. of term 8/23/37

Final Insp. 9/11/37

Final No. of Occupancy issued None

Final Insp. 9/11/37

Final No. of Occupancy issued None

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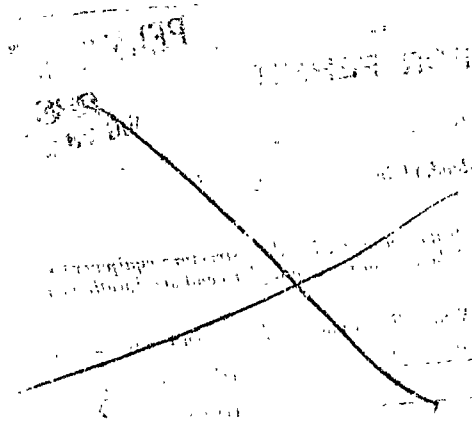
Final Insp. 9/11/37

Final No. of Occupancy issued None

Final Insp. 9/11/37

Final No. of Occupancy issued None

NOTES:
8/25/37 - Spoke out
8/23/37 - At hand out
8/24/37 - Occupancy
9/11/37 - used hand out





(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
 1288
 AUG 23 1937

Class of Building or Type of Structure Third Class
 Portland, Maine, July 2, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~after insert 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 24-48 Adams Street Ward 2 Within Fire Limits? yes Dist. No. 5
 Owner's or Lessee's name and address Walter D. Adams, 5 Kellogg St. Telephone _____
 Contractor's name and address L. E. Rutland, 76 Manjoy St. Telephone 4-1301
 Architect's name and address _____
 Proposed use of building 3 car garage No. families _____
 Other buildings on same lot none (apartment house and 3 car garage on adj. lot)
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 400. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect three car garage 20' x 30'

NO ENTRY BEFORE LATHING OR CLOSING IN IS WANTED

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

Size, front 30' depth 20' No. stories 1 Height average grade to top of plate 8'
 Height average grade to highest point of roof 15'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete stretch wall below front Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof hip Rise per foot 8" Roof covering Asphalt roofing Class C Und. Lab.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type or fuel _____ Is gas fitting involved? _____
 Corner posts 4x4 Sills 4x8 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 concrete, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2"
 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 3, to be accommodated 3
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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
 Signature of owner L. E. Rutland

INSPECTION COPY Oliver J. Johnson
 CHIEF OF FIRE DEPT.

37/71

July 10, 1937

Honorable Joseph E. F. Connolly,
178 Middle Street
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, on Friday, July 16, 1937 at 11:00 o'clock in the forenoon (Daylight Saving Time) on the appeal under the Zoning Ordinance of Aniello D'Ambria who seeks the right to construct a three car garage on his property at 41-43 Adams Street, corner of Kellogg Street.

This notice is sent to you because I am advised that you are to represent the appellant at the hearing.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adam P. Leighton, Chairman

PUBLIC HEARING ON THE APPEAL OF ANTELO D'AMBRIE AS 29.47 ADAMS STREET. 2/1/37

July 16, 1937

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 Leighton and Eskilson and A. J. Sears of the Dept. of Building Inspection. Corp. Counsel Payson also present.

Judge Joseph E. W. Connolly appeared for the appellant.

A petition in opposition, signed by several neighbors, was filed with the committee.

Camillo Profenno, who lives and owns property at 36 Adams Street, voiced objections, saying that there are already too many garages on the street.

Charles D'Alfonso, who lives at 47 Adams St., objected on the same grounds.

Mrs. D'Ambrie interrupted Mr. D'Alfonso, and, upon refusing to be quiet at the request of her counsel, Judge Connolly, the Judge left the hearing, announcing that he would have no more to do with the matter.

Albert J. Sears.

July 30, 1937

At the public hearing of the committee on July 30, 1937, Judge Connolly appeared and again presented the case for his client. The committee stated that the members had no desire to hear any further debate on the matter and instructed the Inspector of Buildings to make out a favorable report for sustaining the appeal.

Warren McDonald

37/71

, that the appeal of Aniello D'Ambrie, 23-43 Adams Street, corner
of Kellogg Street from the decision of the Inspector of Buildings be
sustained and that a building permit be granted said Aniello D'Ambrie
as prayed for in his original appeal, subject to full compliance with
all terms of the Building Code.

37/71

August 2, 1937

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal of Aniello D'Ambrie, relating to the construction of a garaged proposed at 23-43 Adams Street, corner of Wellogg Street, reports as follows:

It is the belief of this Committee that failure to grant this permit involves unnecessary hardships and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be sustained and that the permit be granted subject to full compliance with all terms of the Building Code.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

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CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

July 6, 1937

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, Friday, July 16, 1937, at eleven o'clock in the forenoon, Day-light Saving Time, upon the appeal under the Zoning Ordinance of Aniello D'Ambrie pertaining to the construction of a proposed garage on his property at 29-43 Adams Street, corner of Kellogg Street.

The Inspector of Buildings was unable to issue a building permit to cover the construction of a one-story three-car garage on this property because the proposed building, taken together with the three-car garage now existing on the same property, would make a total capacity of six motor vehicles on the same property in an Apartment House Zone, where the maximum permitted under the Zoning Ordinance is four motor vehicles. The garage is also proposed closer to the street line of Adams Street than is ordinarily permitted in an Apartment House Zone.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of hearing having been sent to owners of property within 500 feet of the premises in question, as required by law.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adam P. Leighton, Chairman

X - her mark
Mrs. Marie Manganello
11 Waterville St.
I'm with him for
building the garage.

I would please &
to have him
build his garage
there on 29-43
Adams St.

37/71

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

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The Inspector of Buildings was unable to issue a building permit to cover the construction of a one-story three-car garage on this property because the proposed building, taken together with the three-car garage now existing on the same property, would make a total capacity of six motor vehicles on the same property in an Apartment House Zone, where the maximum permitted under the Zoning Ordinance is four motor vehicles. The garage is also proposed closer to the street line of Adams Street than is ordinarily permitted in an Apartment House Zone.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of hearing having been sent to owners of property within 500 feet of the premises in question, as required by law.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adam P. Leighton, Chairman

37/71

The undersigned owners of property within 500 feet of the premises in question object to Aniello D'Ambrice for the construction of a three car garage on his lot at 29 and 43 ADAMS Street.

TO COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEAL -----
ADAM P. LEIGHTON, CHAIRMAN -----

Thomas J. Exarou
13 Sheridan St.

Ida Breggia
13 Newbury St

Mrs Lucia Johnson
10 Sheridan Street

Marin Santamelo
9 Newbury St.

Mrs Delia P. Romell 29 Newbury St

H. A. Berg
5 Sheridan St.

Santo Tucci
11 Newbury St

James T. Coets 25 Newbury St no



City of Portland, Maine

Appeal held over 7/2/37 - m

Appeal sustained 7/18/37

[Signature]

07/7/37

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Aniello D'Ambrice at 41-43 Adams Street

July 2, 19 37

To the Municipal Officers:

Your appellant, Aniello D'Ambrice

who is the owner of property at 41-43 Adams Street

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 13, Paragraph c, 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 construct a three car garage on the above property because there is already on this property a three car garage and the proposed building for three car storage additional would make a total of six on the property in an Apartment House Zone where the maximum car storage is four motor vehicles; also because the garage is proposed closer to the street line than is ordinarily permitted in an Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellant being the owner of two buildings accommodating six apartments found it necessary to buy this particular lot on which he now proposes the garage to protect his investment. Now that he has become the owner he is desirous of making the land carry itself and of making it possible to provide automobile storage for all of his tenants.

Ropt 9696B-1

August 19, 1937

Mr. Aniello D'Ambric,
6 Kellogg St.,
Portland, Me.

Dear Sir:

Your appeal under the Zoning Law, relating to the construction of a garage proposed at 29-47 Adams Street, was sustained by the Municipal Officers on August 18, 1937 subject to full compliance with all terms of the Building Code.

Please have the location of the garage staked out on the ground and notify this office for checking the location. Your plan on which the appeal was based calls for the front wall of the building to be five feet from the street line of Adams Street, and for the side wall to be five feet from your side property line. The Department of Public Works will indicate the correct location of the street line to you upon request and without charge. It will be necessary for you to establish and have clearly marked the side property line before we are notified to check the location.

It will be necessary for you to provide gutters and conductors connected to the public sewer or other suitable means of taking care of water from the roof of the new building, so none of it will flow on the public sidewalk.

Very truly yours,

(Signed) WARREN McDONALD
Inspector of Buildings.

CC L. E. Butland,
76 Munjoy St.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for three car garage
at 41-43 Adams Street.

Date 7/2/27

1. In whose name is the title of the property now recorded? *White Manors*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Plans*
3. Is the outline of the proposed work now staked out upon the ground? *No* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *Yes*
4. What is to be maximum projection or overhang of eaves or drip? *8 in*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections?
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *Yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made?

L. E. Buttard

41-43 ADAMS STREET

SHAW-WALKER

100001-29765 • 3rd fl. • 2022 • 1st fl. • 2021 • 2nd fl. • 2020 • 3rd fl. • 2019