

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 13, 1948

Estate of Lucy Hamlin
Attention: Ansel E. Hamlin
17 Deering Street
Portland 3, Maine

Dear Sir:

The Board of Appeals and Municipal Officers
will hold a public hearing in the Council Chamber,
City Hall, Portland, Maine on Friday, July 16, 1948
at ten-thirty o'clock in the forenoon to hear your
appeals for exception to the Zoning Ordinance and
Building Code.

Please be present or be represented at this
time in support of your appeal.

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 13, 1948

Beatrice B. Orr
454 Cumberland Avenue
Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, July 16, 1948 at ten-thirty o'clock in the forenoon to hear the appeal under the Zoning Ordinance of Ansel E. Hamlin requesting exception to permit change of use of first story of building at 1 (6-8) Avon Place from garage to dwelling.

This permit is not issuable under the Zoning Ordinance because proposed platforms would be only about 4 feet from the side lot line, whereas a minimum clearance of 10' is required in the Apartment House Zone where the property is located.

If you wish to be heard either for or against this appeal, please be present or be represented at the above hearing.

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File

FU AP 1 Avon Place-I

CITY OF PORTLAND, MAINE
Department of Building Inspection

June 18, 1943

Estate of Lucy Hamlin
Attn: Ansel E. Hamlin
17 Deering Street
Portland 3, Maine

Subject: Application for change of
use of first story of building
at 1 Avon Place from garage to
dwelling and for construction of
outside platforms and stairs on
first and second floor levels on
westerly side of the building

Dear Sir:

We are unable to issue a permit for the above work be-
cause the proposed platforms would be only about 4 feet from
the side lot line, whereas a minimum clearance of 10' is required
by the Zoning Law in the Apartment House Zone where the property
is located. The permit is also not issuable under the Building
Code because there is only 18 inches between the rear wall of
building and the rear lot line, whereas a 12-foot minimum depth of
rear yard on which required windows may open is specified by the
precise terms of the Code.

You have expressed a desire to exercise your appeal rights
and accordingly we are enclosing an outline of the procedure to
follow in filing the appeals, one being necessary under the Zoning
Ordinance and one under the Building Code, and are certifying the
case to the Assistant Corporation Counsel who handles the appeals.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

AJS/s

Encl: Outline of appeal procedure

CG: Assistant Corporation Counsel
Edward T. Gignoux

C
O
P
Y

Granted 7/17/48 48/52

City of Portland, Maine
Board of Appeals
—ZONING—

July 1, 19 48

To the Board of Appeals:

Your appellant, Estate of Lucy Hamlin, who is the owner of property at 1 Avon Place by Ansel E. Hamlin, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit for change of use of first story of building at 1 Avon Place from garage to dwelling is not issuable because the proposed platforms would be only about 4 feet from the side lot line, whereas a minimum clearance of 10' is required in the Apartment House Zone where the property is located.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case to avoid practical difficulty and unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

A. E. Hamlin
Appellant

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 16th day of July, 1948,
on petition of Estate of Lucy Hamlin, owner of property at
1 Avon Place, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit for change of use of first story of building at
1 Avon Place from garage to dwelling is not issuable because the
proposed platforms would be only about 4 feet from the side lot
line, whereas a minimum clearance of 10' is required in the
Apartment House Zone where the property is located.

The Board finds that an exception is necessary in this case to avoid
practical difficulty and unnecessary hardship and desirable relief may be
granted without substantially departing from the intent and purpose of the
Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
in this specific case.

Robert P. Mitchell
B. W. Hall
John C. Frost
Gerald A. Cole
John W. Lake

Board of Appeals

July 16, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Estate of Lucy Hamlin
AT 1 Avon Place

Public hearing on above
Appeal was held before
the BOARD OF APPEALS
today.

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	(x)	()
Mrs. Frost	(x)	()
Mr. Holbrook	(x)	()
Mr. Cole	(x)	()
Mr. Lake	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

NO OPPOSITION

City officials:-



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the
 INSPECTOR OF BUILDINGS:
 Portland, April 21, 1919 191

The undersigned applies for a permit to alter the following-described building:—

Location Avon Place Ward, 5 in fire-limits? yes
 Name of Owner or Lessee, Fred Deering Address 576 1/2 Congress St
 " " Contractor, E. D. Libby & Son " 10 Sewall St
 " " Architect, _____ " _____
 Description of Present Bldg. Material of Building is brick Style of Roof, pitch Material of Roofing, slate
 Size of Building is 45ft feet long; 45ft feet wide. No. of Stories, 2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building, 25ft Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? dwelling No. of Families? _____
 What will Building now be used for? store Estimated Cost, \$ 200.00

DETAIL OF PROPOSED WORK

Cut in window, finish off two rooms
To comply with the building ordinance

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative E. D. Libby & Son
 Address 10 Sewall St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

PROPOSED ALTERATIONS

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 23, 1995

BURNHAM COURT ASSOCIATES
PO BOX 1449
SCARBOROUGH ME 04070

Re: 1 Avon Pl
CBL: 046- - B-009-001-01
DU: 17

Dear Sir:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment (#3, right) is hereby declared unfit for human occupancy.

The above-mentioned apartment is to be vacated so long as the following conditions continue to exist thereon:

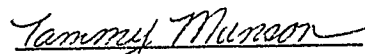
Article V, Section 6-120:

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public -

(2) Properties which lack plumbing, ventilation, lighting or heating facilities or equipment adequate to protect the health, safety and general welfare of the occupants or the public -

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,


Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Brenda Cole, Prop. Mgr.; P O Box 1034; Pld, ME 04101

Inspection Services
P. Samuel Hollisee
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 23, 1995

TENANT , APT #3
1 AVON PL
PORTLAND ME 04101

Re: 1 AVON PL
CBL: 046 - B-009-001-01
DU: 17

Dear Sir/Madam:

A recent inspection of the apartment that you are now occupying (Apt. #3, right), found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owner, Burnham Court Associates, has been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,

Tammy Munson
Tammy Munson
Code Enfc. Offr./ Field Supv.

cc: Brenda Cole, Prop. Mgr.; P O Box 1034; Ptld, ME 04101