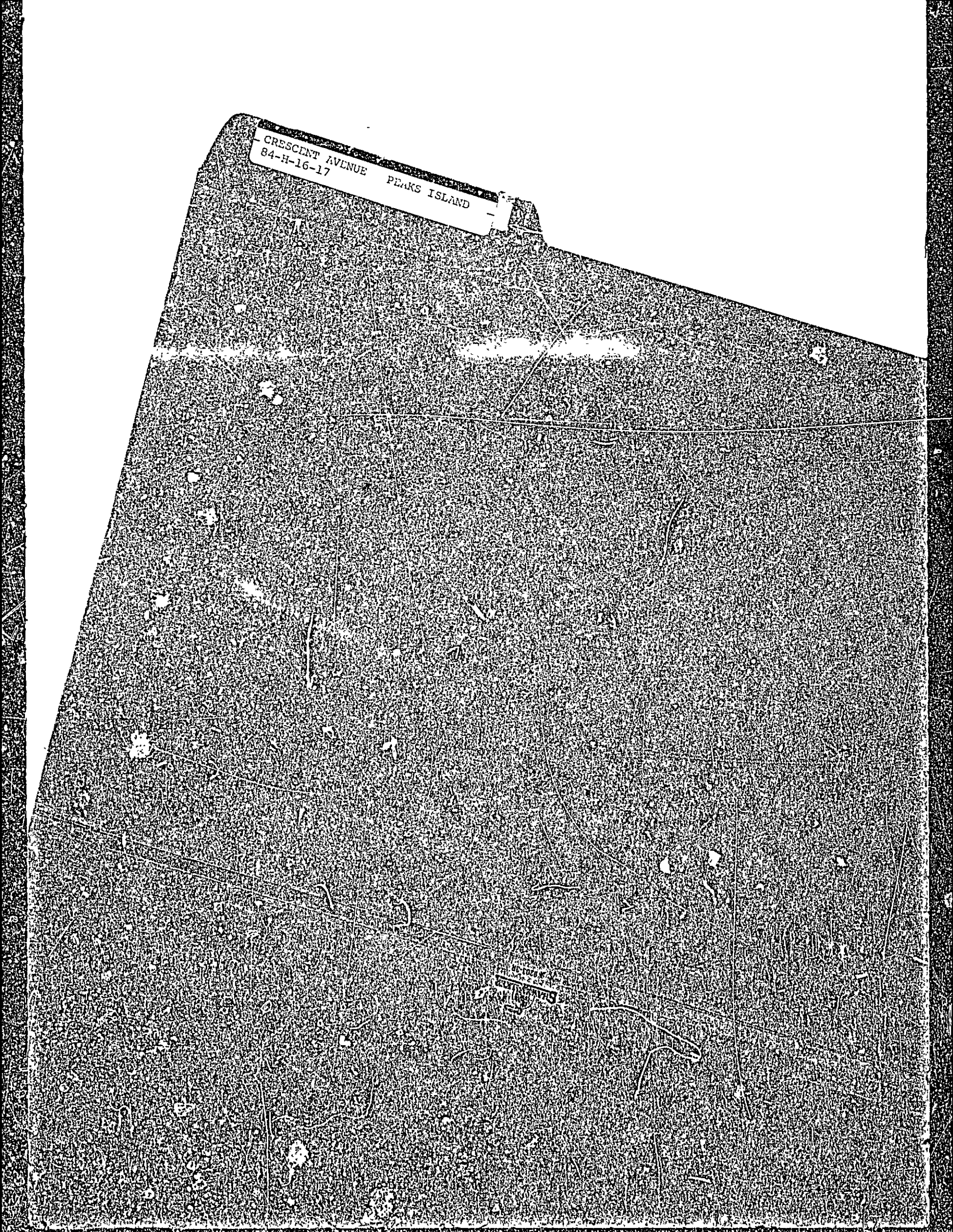
CRESCENT AVENUE PEAKS ISLAND
84-H-16-17



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
OCT 26 1971
1324
CITY of PORTLAND

Portland, Maine, October 22, 1971

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 Cresent Ave, Peaks Is. Use of Building dwelling No. Stories 1 ~~New~~ Building Existing "

Name and address of owner of appliance Jack Fuller, Crescent Ave. 94-H-16-17

Installer's name and address Jackson & Casey, Peaks Island Telephone 7662817

General Description of Work

To install Johnson hot air oil fired burner replacement

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace/#

From top of smoke pipe 18" From front of appliance 10Ft From sides or back of appliance over 5'

Size of chimney flue 7 x 12 Other connections to same flue no

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? yes

IF OIL BURNER

Name and type of burner ~~New~~ Beckett Labelled by underwriters' laboratories? yes

Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1¼

Location of oil storage Number and capacity of tanks

Low water shut off Make No.

Will all tanks be more than five feet from any flame? How many tanks enclosed? existing

Total capacity of any existing storage tanks for furnace burners

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? $4.00 ~~($2.00 for one heater, etc., $1.00 additional for each additional heater, etc., in same building at same time.)~~

APPROVED:

O.K. E.S. 10/26/71

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

Jackson & Casey

Signature of Installer Harold Marshall

CS 300

INSPECTION COPY

Permit No. 71/1324

Location Crescent Ave, Peaks Is.

Owner Jack Fuller

Date of permit 10/26/71

Notif. closing-in

Inspn. closing-in

~~Final Notif~~ CART

Final Inspn. 10/29/71 elm

Cert. of Occupancy issued

NOTES

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55241
Issued 10/3/66

Portland, Maine Oct 3, 1966

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications: (54-K-161)

(This form must be completely filled out — Minimum Fee, $1.00)

Owner's Name and Address Jack Fuller Crescent Av. Tel. Peaks Island

Contractor's Name and Address P E Corcoran, Peaks Island Tel.

Location Crescent Ave. Use of Building Dwelling

Number of Families . . Apartments . . Stores . . Number of Stories . .

Description of Wiring: New Work . . Additions . . Alterations . .

Increasing service from 60 Amp to 100 Amp

Pipe . Cable . Metal Molding . BX Cable . Plug Molding (No. of feet) . .

No. Light Outlets . . Plugs . Light Circuits . Plug Circuits . .

FIXTURES: No. . Light Switches . . Fluor. or Strip Lighting (No. feet) . .

SERVICE: Pipe . Cable 1 Underground . No. of Wires 3 Size no. 2

METERS: Relocated . . Added . Total No. Meters .

MOTORS: Number . Phase . H. P. . Amps . . Volts . Starter . .

HEATING UNITS: Domestic (Oil) . No. Motors . Phase . H.P. . .

Commercial (Oil) . No. Motors . Phase . H.P. .

Electric Heat (No. of Rooms) . .

APPLIANCES: No. Ranges . Watts . Brand Feeds (Size and No.) .

Elec. Heaters . Watts . .

Miscellaneous . Watts . . Extra Cabinets or Panels .

Transformers . Air Conditioners (No Units) . Signs (No. Units) .

Will commence Oct 8 1966 Ready to cover in Oct 8 1966 Inspection Oct 8

Amount of Fee $ 2.50

Signed P E Corcoran

DO NOT WRITE BELOW THIS LINE

SERVICE . . . . METER . . . . GROUND

VISITS: 1 . 2 . 3 . 4 . 5 . 6

. . . . . 7 . . . 8 . 9 . 10 . . 11 . . 12

REMARKS:

INSPECTED BY JWA

CS 263

LOCATION Parks Island Crescent Ave.

INSPECTION DATE 10/10/66

WORK COMPLETED 10/10/66

TOTAL NO. INSPECTIONS 1

REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
		4.00

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
008.1
JUN 21 1956
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 23, 1956

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:

84-11-6-17

Location Crescent Ave., Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address Frank A. Costa, Crescent Ave., Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address A. F. Briggs Co., 369 Forest Ave. Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Making of pizza pies No. families

Last use " " No. families

Material wood No. stories 2 Heat Style of roof Roofing

Other building on same lot

Estimated cost $ Fee $ 2.00

General Description of New Work

To install refrigeration equipment as per plan. Compressor in first story.
Refrigerant - Freon

Approved to Fire Dept. 5/23/56
Approved State Fire Dept. 5/25/56

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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*** A. F. Briggs Co.

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size 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?

APPROVED: Harry A. Morse

Miscellaneous

Will work require disturbing of any 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

Frank A. Costa
A. F. Briggs Co.

Signature of owner by: A. F. Briggs

INSPECTION COPY

C16-154-1M Marks

Permit No. 56/851

Location Crescent Ave Pgh Island

Owner Frank A. Coates

Date of permit 6/21/56

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. Moore

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

6/25/56 - P I T
888.

May 25, 1956

AP Crescent Ave. F. I. Assessors' Lot Nos. 84-H-16 & 17 (Costa)
GL Crescent Ave. Peaks Island 84-H-16 & 17

Mr. Frank A. Costa
Crescent Ave. P. I.

Copy to A. F. Briggs Co.,
369 Forest Ave.

Dear Mr. Costa,

You will remember that when you started the use of the first story (formerly used as a garage) of your building on Crescent Ave., Peaks Island (this is Lot No. 84-H-16 & 17) you secured the right to conduct a processing business for food from the Zoning Board of Appeals, the location being in an Apartment House Zone where such a use was not ordinarily allowable under the Zoning Ordinance. However, your appeal was granted conditionally on July 13, 1951, one condition being that the right to use the first story for that purpose was granted for a period not to exceed two years from the date of granting the appeal.

Though it is unlikely that you had any idea of violating the Zoning Ordinance, it becomes evident that carrying on the business in the first story of the building after July 13, 1953 amounted to that. While we are not disposed to report this matter to the Legal Department of the City as we are directed to do in case of violation of the Zoning Ordinance, it is necessary that the matter be cleared up as soon as possible.

In event you desire to continue the business, it will be necessary to start the process again by applying for a permit to continue the use and again file a zoning appeal.

Of course, under the circumstances we are not able to issue the permit applied for by A. F. Briggs and Co. to install refrigeration equipment in the first story, and installation of the equipment without the required permit would, of course, be unlawful.

It is interesting note, if you will look through your files, that the certificate of occupancy for the use of this first story was issued to you on July 26, 1951 and carried the limitation by the Board of Zoning Appeals that the use was to be allowed for a period not to exceed two years from 7/13/51.

Very truly yours,

WMcD/B

Warren McDonald
Inspector of Buildings

Crescent Ave, Peaks Island

84-H-16-17 ~~84 H 16-17~~

Frank Coatz

5/1/58 - W.McD

See appeal granted 6/15/56

P. 14.

Pls see if the Coats have any control of this property now. He is the one who got into trouble with his State job and has just been paroled. She is the one who with another woman tried to establish a nursery school cor Brighton Ave & William. They have had much trouble, so pls find what you can without contacting them. If you are satisfied all is OK, pls note findings in Q. 96 + destroy this. WMcD 5/1/58

5/6/58 - Coates' not doing business here now. O.K.

Sustained Conditionally 6/15/56

56/51

City of Portland, Maine
Board of Appeals
—ZONING—

May 29, 1956, ..., 19

To the Board of Appeals:

Your appellant, Frank Costa, who is the owner of property at Crescent Ave. Peaks Island (Lot Nos. 84-A-16-17), 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 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy to allow continuance of the small business of processing, packing and freezing cooked foods preparatory to sale off the premises is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where, according to Section 8A of the Ordinance this intended use is not allowable, and because the certificate of occupancy granted by the Zoning Board of Appeals on July 13, 1951 for a temporary period has now expired.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Eleanor Costa
Appellant

After public hearing held on the 15th day of June, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance for a period of two (2) years from the date hereof.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case. for a period of two years from the date hereof.

Ben B. Wilson
Ruth D. Walch
Edward T. Colley
John W. Lake
William H. O'Brien
BOARD OF APPEALS

CS-41

Sustained Conditionally 6/15/56

56/51

City of Portland, Maine
Board of Appeals
—ZONING—

May 29, 1956 , 19

To the Board of Appeals:

Your appellant, Frank Costa , who is the owner of property at Crescent Ave. Peaks Island (Lot Nos. 84-A-16-17) , 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 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy to allow continuance of the small business of processing, packing and freezing cooked foods preparatory to sale off the premises is not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where, according to Section 8A of the Ordinance this intended use is not allowable, and because the certificate of occupancy granted by the Zoning Board of Appeals on July 13, 1951 for a temporary period has now expired.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Frank Costa
Appellant

After public hearing held on the 15th day of June , 1956 , the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance for a period of two (2) years from the date hereof.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case. for a period of two years from the date hereof.

Ben B. Wilson
Ruth H. Welch
Edward T. Colley
John U. Lake
William F. O'Brien
BOARD OF APPEALS

CS-41

DATE: June 15, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Frank Costa

AT Crescent Ave., Peaks Island (Lot Nos. P4-A-16 -17)

Public hearing on the above appeal was held before the Board of Appeals

BOARD OF APPEALS	VOTE Yes	No	MUNICIPAL OFFICERS
Ben B. Wilson	✓	( )	FOR A PERIOD OF TWO (2) YEARS FROM THE DATE HEREOF.
John W. Lake	✓	( )	
Edward T. Colley	✓	( )	
William H. O'Brion	✓	( )	
Ruth D. Walch	✓	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of hearing:

OPPOSED:

W. L. Sargeant, Peaks Island

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 12, 1956

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Dear Mr. Costa:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 15, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 5, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 15, 1956, at 10:30 a. m. to hear the appeal of Frank Costa requesting an exception to the Zoning Ordinance to allow continuance of the small business of processing, packing and freezing cooked foods preparatory to sale off the premises. This business is located on property on Crescent Avenue, Peaks Island (Assessor's Lot Nos. 84-A-16 and 17).

This permit is presently not issuable under the Zoning Ordinance because the property is in an Apartment House Zone where, according to Section 8A of the Ordinance this intended use is not allowable, and because the certificate of occupancy granted by the Zoning Board of Appeals on July 13, 1951 for a temporary period has now expired.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

Appeal of Frank Costa at Crescent Ave. Parks Island

Adams St. 84-F-11-17 inc., 84-Q-19, 84-M-4-7 inc.

Oakland Ave 84-F-7-10 inc. +22, 84-Q-3-5 inc.

84-B-6-8 inc. 84-C-9-12 inc.

Meridan St. 84-B-2-5 inc., 84-C-1, 13-17 inc., 85-D-1-2

Inland Ave. 84-C-2-8 inc., 84-N-25-32 inc. 84-G-1-5 inc

84-D-1, 8-12 inc., 85-D-8-10 inc., 85-F-1+2

10 11-12

Whitehead St 84-H-8-14 inc., 84-N-1-5 inc. + 34

Crescent Ave. 84-H-15-20 inc. +1, 84-D-5-7 inc.

Seashore Ave 84-H-5-7 inc., 84-N-6+7 85-N-1

84-E-6-14 inc., 85-F-11, 12,

Torrington Ave. 84-N-8-13 inc +33, 84-O-1-4 inc.

84-4-1

Pyefield St. 85-F-5, 6, 9, 10, 84-E-1-5 inc +15, 84-D-1-4 inc.

Veterans St. 85-F-2, 4, 7, 8, 40

Appeal of Frank Coster at Cusumb Ave, Peaks Island (27) 5/31/56

Adams St.

84-F-11 Dennison, Mary F. + James B. or S. TR 174 Bellrue ave Melrose, Mass
12 Henderson, Elizabeth W. et al. TR Peaks Isl.
13 Sanborn, Frances M. 39 Adams St, Peaks
14 Foley, Catherine M. + Mary F. or S. 38 Vesper St.
15 Gardner, Theresa Adams St, Peaks Is.
16 Barbrick, Irene A. Peaks Isl.
17 Groggins, James Hs. Adams St, Peaks Isl
84-M-4 Cook, Ethel G. + Gertrude E. Beal TR 50 Oak St.
5 Buckham, George T. + Bertha M. or S. Adams St, PI
6 Dudley, Virginia D. + Eleanor T. or S. " " "

Oakland Ave.

Taunton, Mass

84-[illegible]-7 Dow, Carolyn F. Peaks Island
8 Gill, Jennie " "
9 (Dup) Sanborn
10 " "
22 Brickley, Margaret M. + John P. or S. Island ave, PI
84-B-6 Tibbetts, Mary A. Peaks Isl.
7 Green, Nettie A. Oakland ave, PI
8 Duce, George B. Jr. + Amy L. or S. " "
84-C-9 Tuttle, Florence E. + Edward J. or S. New Isl. ave. PI
10 Milliken, Margaret E. Oakland ave, Peaks
11 Carlista, Gaspare + Anna 125 Newbury St. City
12 Eaton, Ruth Shaw Peaks Isl.

Meridan St.

84-B-2 Sanborn, Mary G. 243 Pleasant ave, City
3 Brogan, Charles F. + Florence E. TR 33 Bowers St.
4 (Dup) Brogan So. Portland
Esenor, Harold M. + Dorothy M. or S. Meridian St., PI
84-C-1 Murray, Ralph E. + Mary J. or S. Ryefield St, PI
2 Murphy, Thomas J. + Elizabeth or S. 168 Danforth St.
14 Rioux, Georgette M TR Westbrook, Me
15 & 16 Kilmartin, Julia D. 191 St. John St.
17 (Dup) Kilmartin

Meridan St.

85-D 1 Knight, Edward J. & Mildred S. 84 Carleton St
2 French, Lula B. Peaks Isl.

Island Ave (31)

84-C 2 Collins, George W. TR Yarmouth, Me.
3 Wright, John K, New Island ave, Peaks Isl.
4 Davis, Jeanette S. & John W. ons. Isl. ave, Peaks
5 (Dup) Davis
6 (dup) Collins
7 Millard, Sarah New Island ave, PI
8 (Dup) Collins
84-N 25 Sanborn, Richard F. Peaks Island
26 Bicknell, Bertha W. " "
27 (Dup) Bicknell
28 Coburn, Mildred E. New Island ave, Peaks
29 & 30 Dennett, Lizzie F. Peaks Island
31 DiMillo, Edward J. & Mary J. ons. 40 Naterville St.
32 McCarthy, Richard B. Hns. Island ave, PI
84-J 1 Bruns, Mamie C. 115 Shermanil St.
2 Zaragonites, Demitre TR 1433 Stanley St, Montreal, Can.
3 Spiropoulos, Sophia J. TR 480 Bloomfield ave, Outremont
4 MacVane, Beatrice J. Peaks Isl. Montreal
5 McMillan, Mona E. Island ave, Peaks Isl.
84-D 9 Hassan, Florence M. Island ave, " "
10 Harmon, Mary G. 536A Cong. St.
11 & 12 Napolitano, Peter J. & Margaret ons. 43 Cumb. ave
85-F 1 Stackpole, Otty Rowan TR 925 Lawrence St. So. Port.
2 Benny, Charles A. & Ethel N. 686 Stevens Ave.

Whitehead St.

84-H 8 England, Mildred E. Torrington Pk, Peaks
9 (Dup) England
10 Jones, Montrell W. Cleveland St, Peaks Isl
11 DeVanona, Bertha L. TR Peaks Isl.
12 Connolly, Mary A. 72 Park ave.
13 Manston, Lula E. TR 78 Davis St, So. Port.
14 Ward, Mary M. Whitehead St, PI
84-N 1 Strout, Alva B. Whitehead St, Peaks
2 & 3 Sargent, Alice S TR
4 Rahill, Joseph B. 2 Crescent St. ?
5 (Dup)

Whitehead St

84-N-37 O'Neal, Dorothy M. Peaks Isl.

Crescent Ave. (24)

84-H-15 McDowell, Theodore D. + Jean M. or S. Crescent Ave, P.I.
16+17 Costa, Frank A. + Eleanor F. Crescent Ave, P.I.
18 Riley, Mary A. Crescent Ave, P.I.
19 Riley, Frederick Edwin NR 74 Main St, Livermore Falls Maine
20 ~~Riley, Muriel Alden NR~~ Dup.
1. (Dup)
84-D-5,6+7 Conley, Harold M. Seashore Ave, P.I.

Island Ave. + Wylie St.

84-Q-3 to 8 ~~Williams, Agnes L.~~ Aram Comfort, 220 Main St. Malden, Mass

Island Ave.

84-D-11-12 Lane, Richard, Concord, N.H.

Island Ave. + Orchard St.

85-D-10 Mulkern, John A. + Flora M. 22 Kellogg St.
NR 85-D-8 Wright, Sarah J. 117 Bromfield St, Wollaston, Mass
85-D-9 French, Lulu B. Peaks Isl.
84-D-10 ~~Hannon, Mary G.~~ Dup.

Seashore Ave.

84-H-2-3 Brackett, Wilder E. Island Ave, Peaks Isl.
H-4 Fahey, Thomas H. + Beatrice C. 34 Whitney Ave.
84-H-5 Paine, Hannah Peaks Island
84-H-6 Smith, Roscoe N. Jr. + Arline M. Seashore Ave, Peaks Isl.
84-H-7 ~~Jones, Merrill W.~~ Dup
84-N-6 " "
84-N-7-8 Millward, Laura M. NR Birch Knolls, Cape Cloz
85-N-1 Phillips, John E. Seashore Ave, Peaks
NR 84-E-6 Fifth Maine Reg. Assoc. Peaks Isl.
NR 84-E-7-8-9 Walsh, A. Lorraine Peaks Isl.
84-E-10-11 Fogg, C. Eugene + Ethelynne V. Peaks Island
84-E-12-13 Hurley, Verna M. Willmantic, Conn.
NR 84-E-14 Merrill, James S. Hrs. 151 E Fifth Ave, Rochelle, N.J.
85-F-11 Sisk, Catherine 63 Hampshire St,
NR 85-F-12 Haskell, Clodine Holden, Mass.

Torrington Ave.

84-N-13 Brackett, Edith J. Torrington Pt, Peaks Isl
84-N-1-12 Tibbetts, Ruth Estes Peaks Island
84-N-33 Doane, Eleanor L. + Herman J. Torrington Ave, PI
84-N-10 Smith, Payson Hadlock's Cove, Peaks Isl.
84-N-9
84-O-4 Boyle, Harold J. 638 Congress St.
NR 84-O-3 Speirs, Alexander Devs. 60 Stroudwater St Westbrook
84-O-2 "
NR 84-O-1 Guardiello, George C. 126 Brown Ave, Roslendale Mass.

Ryefield St

85-F-5 Murray, Ralph E. + Mary J. Ryefield St, PI
NR 85-F-6 Dean, Frederick E. + Effie A. 194 Lincoln St. So. Port.
85-F-9 Meehan, Robert L. + Oda M. New Ryefield St, PI
85-F-10 "
NR 84-E-1 Flaherty, Anne T. Seashore Ave, PI.
84-E-2 McFarland, Bertha I. + Walter H. ?
84-E-3 Wilkins, George L. + Marguerite H. 24 Grant St.
84-E-4 Bates, Carrie J. 222 Rawson Rd, Brookline, Mass.
84-E-5 Shaw, Rose A. 180A Newbury St.
84-E-15 McKenzie, John P. + Margaret A. Eighth Maine Ave PI
84-D-1 Haines, Glenn E. + Helen S. 902 Brighton Ave.
84-D-2 Coffin, Edward W. + Barbara A. 15 Bolton St.
84-D-3 Roberts, Clinton D. + Beryle B. D St, Peaks
84-D-4 Franco, Charles + Margaret F. Peaks Isl

Veteran St.

85-F-2-4 ~~Berry, Charles A. + Ethel M.~~ Dup
85-F-4-7 Corkum, Harold S. + Hildagarde V. Veteran St, PI
85-F-8 Dup

C8 MAINE PRINTING CO., PORTLAND

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Crescent Ave., Peaks Island

Issued to Frank Costa

Date of Issue June 21, 1956

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. , ~~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 continued occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First story

APPROVED OCCUPANCY

Processing and packing cooked foods preparatory to having the packages frozen and sold in conjunction with catering business--limited by Board of Appeals for a period not to exceed two years from 6/15/56.

Limiting Conditions:

This certificate supersedes certificate issued 7/26/51

Approved:

(Date) Inspector

Warren McDonald
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

May 25, 1956

AP Crescent Ave. P. I. Assessors' Lot Nos. 84-H-16 & 17 (Costa)
GL Crescent Ave. Peaks Island 84-H-16 & 17

Mr. Frank A. Costa
Crescent Ave. P. I.

Copy to A. F. Briggs Co.,
369 Forest Ave.

Dear Mr. Costa,

You will remember that when you started the use of the first story (formerly used as a garage) of your building on Crescent Ave., Peaks Island (this is Lot No. 84-H-16 & 17) you secured the right to conduct a processing business for food from the Zoning Board of Appeals, the location being in an Apartment House Zone where such a use was not ordinarily allowable under the Zoning Ordinance. However, your appeal was granted conditionally on July 13, 1951, one condition being that the right to use the first story for that purpose was granted for a period not to exceed two years from the date of granting the appeal.

Though it is unlikely that you had any idea of violating the Zoning Ordinance, it becomes evident that carrying on the business in the first story of the building after July 13, 1953 amounted to that. While we are not disposed to report this matter to the Legal Department of the City as we are directed to do in case of violation of the Zoning Ordinance, it is necessary that the matter be cleared up as soon as possible.

In event you desire to continue the business, it will be necessary to start the process again by applying for a permit to continue the use and again file a zoning appeal.

Of course, under the circumstances we are not able to issue the permit applied for by A. F. Briggs and Co. to install refrigeration equipment in this first story, and installation of the equipment without the required permit would, of course, be unlawful.

It is interesting note, if you will look through your files, that the certificate of occupancy for the use of this first story was issued to you on July 26, 1951 and carried the limitation by the Board of Zoning Appeals that the use was to be allowed for a period not to exceed two years from 7/13/51.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained Conditionally 7/13/51

51/70

June 26, 1951

To the Board of Appeals:

Your appellant, Frank Costa, who is the owner of property at Crescent Avenue, Peaks Island, 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 18, Paragraph E of said Zoning Ordinance.

Building permit to install a four-burner electric plate in the first story of the garage on Crescent Avenue to be used in connection with processing and packing cooked foods preparatory to having the packages frozen and sold in conjunction with catering business now carried on in these premises is not issuable because such a use of the premises is not permitted in the Apartment House Zone where this property is located.

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

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Eleanor Costa
Appellant

After public hearing held on the 13th day of July, 1951 the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance for a period not to exceed two years from the date hereof, and further provided that the Board of Appeals reserves the right to revoke this exception at any time during such period that such use becomes noxious or detrimental to the neighborhood, or for any other reason becomes objectionable to the neighborhood.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.; for a period not to exceed two years from the date hereof, and further provided that the Board of Appeals reserves the right to revoke this exception at any time during such period that such use becomes noxious or detrimental to the neighborhood, or for any other reason becomes objectionable to the neighborhood.

[signatures]

BOARD OF APPEALS

DATE: July 13, 1951

HEARING ON APPEAL UNDER THE ZONING ORDINANCEOF FRANK COSTA

AT Crescent Avenue, Peaks Island

Public hearing on above appeal was held before the Board of Appeals.

Board of Appeals — VOTE — Municipal Officers

	Yes	No	
Mrs. Frost	(x)	( )	
Mr. Getchell	(x)	( )	FOR A PERIOD NOT TO EXCEED TWO YEARS FROM THE
Mr. Lake	(x)	( )	DATE HEREOF, AND FURTHER PROVIDED THAT THE BOARD
Mr. O'Brion	(x)	( )	OF APPEALSRESERVES THE RIGHT TO REVOKE THIS EX*
Mr. Luthe	(x)	( )	CEPTION AT ANY TIME DURING SUCHPERIOD THAT SUCH
	( )	( )	USE BECOMES NOXIOUS OR DETRIMENTAL TO THE
	( )	( )	NEIGHBORHOOD, OR FOR ANY OTHER REASON BECOMES
	( )	( )	OBJECTIONABLE TO THE NEIGHBORHOOD.
	( )	( )	

Record of Hearing:

Letter in file of objection

In favor:

Dr. Joseph White
Thomas Fahoy
Granville W. Angell
Mrs. W. W. Glass
Robert McConnaughy

Veteran St.
Peaks Island.
7-6-51

The Board of Appeals.
Portland Me

Dear Sir.
We have no objection to this project of Mr. & Mrs Costa's. and wish them luck in it.

respc

Harold S. & Hildegarde V
Corbum.

July 12, 1951

Oak Lodge
Whitehead Street
Peaks Island, Maine

City of Portland, Maine
Board of Appeals
Attn- Helen C. Frost, Chairman

Gentlemen-

I am in receipt of tne July 3, 1951 notice, regarding the appeal of Frank Costa, requesting exception to the Zoning Ordinance, to permit use of the first story of the garage on Crescent Ave. Peaks Island for commercial purposes.

I am the owner of the Oak Lodge, Whitehead Street, Peaks Island, Me. and when I purchased this property I was well aware that said property was located in an Apartment House Zone. I am in favor of the Zone remaining an Apartment House Zone without exceptions.

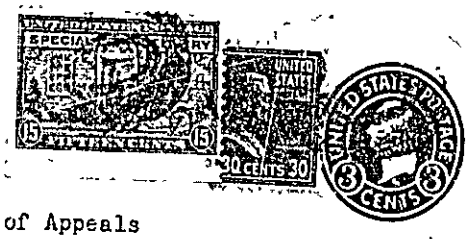
One would not have to look far for a vacant building on Peaks Island where the zoning laws would permit an individual to carry on such a business. I do not believe that due consideration should be taken regarding a potential traffic increase, which would impair safety, convenience and welfare. If the argument shall be put forth that there will be no traffic increase, then by the same reasoning Mr. Costa should not have need to use the garage and request exception to the present Zoning Ordinance.

This protest is sent by registered mail to the Chairman, Board of Appeals, Portland, Maine, because, due to ill health I am unable to appear in person.

Respectfully yours,

A. M. Ellis

(Mrs.)A.M.Ellis



Board of Appeals

REGISTERED Helen C. Frost, Chairman

30401 City of Portland

Return Receipt Requested Portland, Maine

Registered Mail.

SPECIAL DELIVERY

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

July 13. 1951

To Whom it may concern:

In regards To the application of Mr & Mrs Frank Costa. who is a resident of Crescent Ave, Peaks Island, Me, Pertaining To establishing & conducting a Frozen Food Business,

This is To state that Myself and my Family are Fully in Favor of This business, We understand & acknowledge what kind of business This is And its Functions,

We, as Mr & Mrs Costa's closest neighbor and only other resident of Crescent Ave, on Peaks Island, Me, Wholeheartedly approve & see no reason why their application should not be approved,

Sincerely

Clarence L Martin

Crescent Ave

Peaks Island

Me.

WARREN McDONALD
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

On reply refer
to file AP Crescent Avenue,
Peaks Island-I (Assessors Lot No. 84-H-16, 17)
FU Frank Costa

June 22, 1951

Copy to Corporation Counsel

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Dear Mr. Costa:

Building permit applied for by A. J. Shute, as your agent, to install an electric cooking appliance in the first story of the former dwelling and garage on Crescent Avenue, Peaks Island (Assessors Lot No. 84-H-16, 17) is not issuable under the Zoning Ordinance primarily because you now propose to use the former garage in part for processing and packing cooked foods preparatory to having the packages frozen and sold elsewhere--a use of building and premises not allowed according to Section 8A of the Ordinance, applying to the Apartment House Zone where your property is located; and further because of the question as to whether or not your rights to the variance granted by the Board of Appeals on June 16, 1950 to allow use of the former garage space in first story as a kitchen in connection with a small catering business in that the change of use was not put into effect within one year of the date of granting, as per Section 10C of the Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

You have indicated your desire of securing the decision of the Board of Appeals as soon as possible. To do that it is essential that the appeal be filed at the office of Corporation Counsel before June 28, 1951.

I have talked over with Mrs. Costa the matter of expiration of rights to the former appeal. If this new use of the building, which, if you are successful, is likely to overshadow the small catering business eventually to the exclusion of the latter, had not come up, I would be inclined to say that the change to the catering business had been substantially completed on June 16 of this year. Since the new appeal is necessary however to carry on the project which you now desire, I suggest that you clear up all question of allowance of the catering business by including in the appeal the request for renewal of that variance.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/C

Enclosure: Outline of appeal procedure
and copy of letter to electrian

COPY

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 3, 1951

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, July 13, 1951 at 10:30 a. m. to hear the appeal of Frank Costa requesting exception to the Zoning Ordinance to permit use of the first story of the garage on Crescent Avenue, Peaks Island for the processing and packing of cooked foods preparatory to having the packages frozen and sold in conjunction with the catering business now carried on in these premises.

This permit is presently not issuable because this property is located in an Apartment House Zone where such a use of the premises is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions specific cases so as to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Helen C. Frost

Chairman

M

Appeal of FRANK COSTA at Crescent Ave. Pearls Is.

6/28/51

Adams Street Assess. Lot Nos. 84-F-11-17 inc
84-L-19
84-M-4-7 inc

Oakland Ave. Assess. Lot Nos. 84-F-7-10 inc + 22
84-L-3-5 inc
84-B-6-8 "
84-C-9-12 "

Merrill Street Assess. Lot Nos. 84-B-2-5 "
84-C-1, 13-17 inc
85-D-1-2

Island Ave. Assess. Lot Nos. 84-C-2-8 inc
84-N-25, 26, 27, 28, 29, 30, 31, 32
84-G-1-5 inc
84-D-1, 8-12 inc
85-D-8-14 inc
85-F-1+2

Whitehead Street Assess. Lot Nos. 84-H-8-14 inc
84-N-1-5 inc + 34

Crescent Ave. Assess. Lot Nos. 84-H-15-20 inc + 1
84-D-5-7 "

Seashore Ave. - Assess. Lot Nos. 84-H-2-7 inc
84-N-6+7
84-E-6-14 inc
85-F-11, 12, 85-N-1

Pennington Ave. - Assess. Lot Nos. 84-N-8-13 inc + 33
84-O-1-4 inc
84-4-1

Ryerson St. Assess. Lot Nos. 85-F-5, 6, 9, 10
84-E-1-5 inc + 15
84-O-1-4 inc

Veteran Street Assess. Lot Nos. 85-F-2, 4, 7, 8, 40

1/10 Complete

Appeal of Frank Costa at Crescent Ave. Peaks Isl
6/28/51

Adams Street

Page 1 of 4

84-F-11	Dennison, Mary P + James B. TR	174 Bellevue Ave.	Melrose, Mass
12	Henderson, Elizabeth W. et al TR		Peaks Island
13	Sanborn, Frances M.	Oakland Ave	" "
14	Ellis, Annie M. TR	69 Cherry St.	W. Newton, Mass
15	Niles, Margaret J. Hrs.		105 Lancaster St
16	White, Mary A.		Peaks Island
17	Groggins, James	Adams St	" "
84-2-19	Townsend, Olivia M.	Adams St.	Peaks Island
84-M-4	Cook, Ethel G. + Gertrude E. Beal TR	50 Oak St.	Taunton, Mass
5	Buckham, George P + Bertha M ors.	Adams St.	Peaks Island
6	Curtis, Edith R	" "	" "
7	Peterson, Mary E. TR	17 Haynes St, Apt. 6.	Hartford, Conn.

Oakland Ave.

84-F-7	Dow, Walter P etals		51 Coyle St
8	Gill, Jennie		Peaks Island
9	Dup		
10	Dup		
22	Skolfield, Queen M.		Peaks Island
84-2-3	Farr, Marie C.		261 Brackett St
4	Conley, Thomas F. + Helen G.		29 Jackson St
5	Farmer, Ethel R.	Oaklawn Ave	Peaks Isl
84-B-6	Tibbetts, Mary A.		Peaks Island
7	Greene, Nettie A.	Oaklawn Ave	" "
8	Luce, George B. Jr + Amy L. ors.	" "	Peaks Island
84-C-9	~~Spencer, Mary E.~~, Tuttle, Florence E + Edward J.	New Isl. Ave.	P.O.
10	Milliken, Margaret E.		106 Frances St
11	Carlista, Gaspare + Anna		78 Newbury St
12	Eaton, Ruth Shaw		Peaks Isl

Meridan Street

84-B-2	Sanborn, Mary G		243 Pleasant Ave
3	Powers, Lucy C.		137 High St
4	Dup		
5	Sinnett, Hazel M.		135 Emery St
84-C-1	Fledke, Bernard + Maude F. Hrs TR	8 Davis Ave.	East Orange, N.J.
13	O'Rourke, Gerald M. + Mary M.		37 Montreal St

Meridan Street (Con't)

84-C	14	Carleton, Mary M.	Meridan St.	Peaks Isl
	15+16	Kilmartin, Julia D.		181 St. John St
	17	Dup		
85-D	1	Knight, Edward J. & Mildred S.		86 Wall St

Island Avenue

84-C	2	Collins, George W. TR	?	
	3	Wright, George L.		Yarmouth, Me
	4	Sterling, Susan M.	New Island Ave.	Peaks Island
	5	Dup		" "
	6	Dup		
	7	Millard, Sarah		
	8	Dup	New Island Ave.	Peaks Is
84-N	25	Sanborn, Harriet F.		
	26	Bicknell, Bertha W.		Peaks Isl
	27	Dup		Peaks Isl.
	28	Coburn, Dwight J. & Mildred E.	New Isl. Ave.	Peaks Isl
	27+30	Dennett, Lizzie F.		" "
	31	Johnson, Judith P.		35 Merrill St
	32	McCarthy, Pauline C.	Isl. Ave	Peaks Isl
84-G	1	Bruns, Mamie C.		115 Sherwood St
	2	Tarafonites, Demitre TR	555 Rockland Ave.	Montreal, Que.
	3	Spiliotopoulos, Sophia G. TR	480 Bloomfield Ave.	Outremont, Montreal, Que.
	4	Thomas, Ameen K. Hrs.	New Island Ave	Peaks Island
	5	McMillan, Mona E.	143 Tolman St	Westbrook
84-D	1	Dup		
	8	Hasson, Florence M.		
	9	Maloney, Paul L. & Edna M. or S.	Island Ave.	Peaks Isl
	10	Harmon, Mary G.	" "	" "
	11+12	Tiapolitano, Peter J. & Margaret or S.		536 N Congress
85-D	8	Wright, Louise		68 Hampshire St
	9	French, Lulu B.	c/o Mrs. Fred Wright N.I. Ave	Peaks Island
	10	Stites, Edith C.		" "
85-F	1	Stockford, Otty Rowan TR	New Isl. Ave	" "
	2	Berry, Charles A. & Ethel N.	925 Sawyer St, So. Portland	
				686 Stevens Ave

Whitehead Street

84-H	8	England, Mildred E	Torrington Pt.	Peaks Isl
	9	Dup		
	10	Dup		
	11	deVarona, Bertha L. TR		
	12	Connolly, Mary A.	Whitehead St.	Peaks Island
				" "

Whitehead Street (cont.)

84-H-13	Manston, Lulu E. **		
14	Ward, Mary M.	28 Davis St.	Portland
84-N-1	Stroud, Alva H.	Whitehead St.	Peaks Island
243	Mann, Alice S. **		"
H	Kahill, Joseph B.	Whitehead St.	Peaks Island
5	Dup		2 Crescent St
7H 32	Ellis, Annie M.		P.I.

Crescent Street

34-H-15	Martin, Clarence A. **		
16&17	Costa, Frank A. & Eleanor F.	Crescent Ave.	Peaks Island
18	Littlefield, Grace F. **	"	"
19	Riley, Frederick Edwin. **	11.7 Mt. Vernon St.	Newtonville, Mass
20	Municipal Aidex ** Dup	74 Main St.	Vinalhaven, Me.
1	Dup		
84-D-5&7	Conley, Harold M.	Seashore Ave.	P.I.

Seashore Avenue

84-H-23	Brackett, Wilder E.		
H	Fahey, Thomas H. & Beatrice C.		Peaks Isl
5	Brown, Charles		34 Whitney Ave.
6	Smith, Roscoe N. Jr. & Lorraine E.	Seashore Ave.	Peaks Isl
7	Goods, Clisson R. & Freida.	Seashore Ave.	"
84-N-6	Dup		
7	Millward, Laura M.		
84-E-6	Fifth Maine Reg. Assoc. **		1558 Forest Ave
7&8&9	Walsh, A. Lorraine		Peaks Island
10, 11	Lobaugh, Jessie Cameron & William R. Poole **	c/o Royal Trust	Peaks Island
12, 13	Hunley, Vanna M. **	Co.	Montreal, Can.
14	Merrill, James S. Hrs. **		Williamantic, Conn.
85-F-11	Sisk, Catherine	152 E. Fifth Ave.	Roselle, N.J.
12	Noonan, Grace E. & John J. on S.		Peaks Isl
B-N-1	Phillipe, John E.		128 Park Ave.
			Peaks Island

Torrington Avenue

84-N-9	Smith, Payson	Hadlock's Cove	Peaks Isl
10	Dup		
1&12	Dunham, Ruth M.		P.I.
13	Bracketh, Anthon C.		
33	Kenshaw, Abbie L.	Torrington Ave.	Peaks Island

Torrington Ave. (cont) Page 4 of 4

84-O-1	Finnerty, Frank H. + Gertrude P. ors, Whitehead		P.I.
2	Speirs, Alexander Devs.	60 Stroudwater	Westbrook, Me
3	Dup		
4	Boyle, Harold G.		638 Congress
84-U-1	Dup		

Ryefield Street

85-F-5	Murray, Ralph E. + Mary G. ors.		318 Congress
6	Mahoney, David F.	389 Broad St.	Portsmouth, N.H.
9	Meehan, Robe[illegible] L. + Edam. ors		147 Congress
10	Dup		
84-E-1	Mitchell, Charlotte		Peaks Island
2	Flaherty, Anne E.	900-19th St. N.W. apt 209	Washington 6, D.C.
3	Cragin, Mary D		72 Park Ave.
4	Bates, Carrie G.	222 Rawson Rd	Brookline, Mass
5	Shaw, Rose A.	Ryefield St	Peaks Isl
15	Feeney, John E. + Lorraine D.		Ryefields P.I.
84-D-1	McCollister, Rodney M. + Lillian D.		Island Ave. P.I.
2	Dolan, Anna Curtis	c/o Craigfield G. Brown 5 Newell Road	Wakefield, Mass
3	Phillips, Stanley G. + Pauline R. ors.		Marblehead, Mass
4	Dup		97 Washington St

Veteran Street

85-F-24	Berry, Charles A. + Ethel M.		[illegible] Ave
7-40	Corkum, Harold S. + Hildegar[illegible] ors.		[illegible]
8	Dup		

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
017897
SEP 19 1951
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, September 17, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect/alter/repair/demolish the following building 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 Crescent Avenue, Peaks Island 84-H-16-17 Within Fire Limits? no Dist. No.

Owner's name and address Frank Costa, Crescent Avenue, Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address Bradford A. Meehan, Peaks Island Telephone 6-1466

Architect Specifications Plans no No. of sheets

Proposed use of building Processing and packing cooked foods preparatory to having packages frozen and sold in conjuntion with catering business No. families

Last use No. families

Material wood No. stories 2 Heat Style of roof Roofing

Other buildings on same lot INSPECTION NOT COMPLETED Fee $ 2.00

Estimated cost $ 200.

General Description of New Work

To construct outside brick chimney, tile lining, concrete foundation.

Permit Issued with Memo

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*** Bradford A. Meehan

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys 1 Material of chimn ,s brick of lining tile Kind of heat space heater fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size 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?

APPROVED:

Miscellaneous

Will work require disturbing of any 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

Frank Costa

Signature of owner by: Bradford A. Meehan

INSPECTION COPY

Permit No. 51/1787

Location Crescent Ave Yakov Island

Owner Frank Costa

Date of permit 9/19/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Memorandum from Department of Building Inspection, Portland, Maine

Crescent Avenue, Peaks Island--(Assessors Lot No. 34-H-16 & 17)--Construction of outside masonry chimney for Frank Costa by Bradford A. Meehan, contractor--9/19/51

Permit for the above work is issued subject to the following. If you are unable or unwilling to abide by these conditions, it is important that you refrain from starting the work and return the permit card immediately.

The concrete foundation of the chimney is required to extend no less than 4' below the finished surface of the ground or to solid ledge if solid ledge is encountered at a less depth.

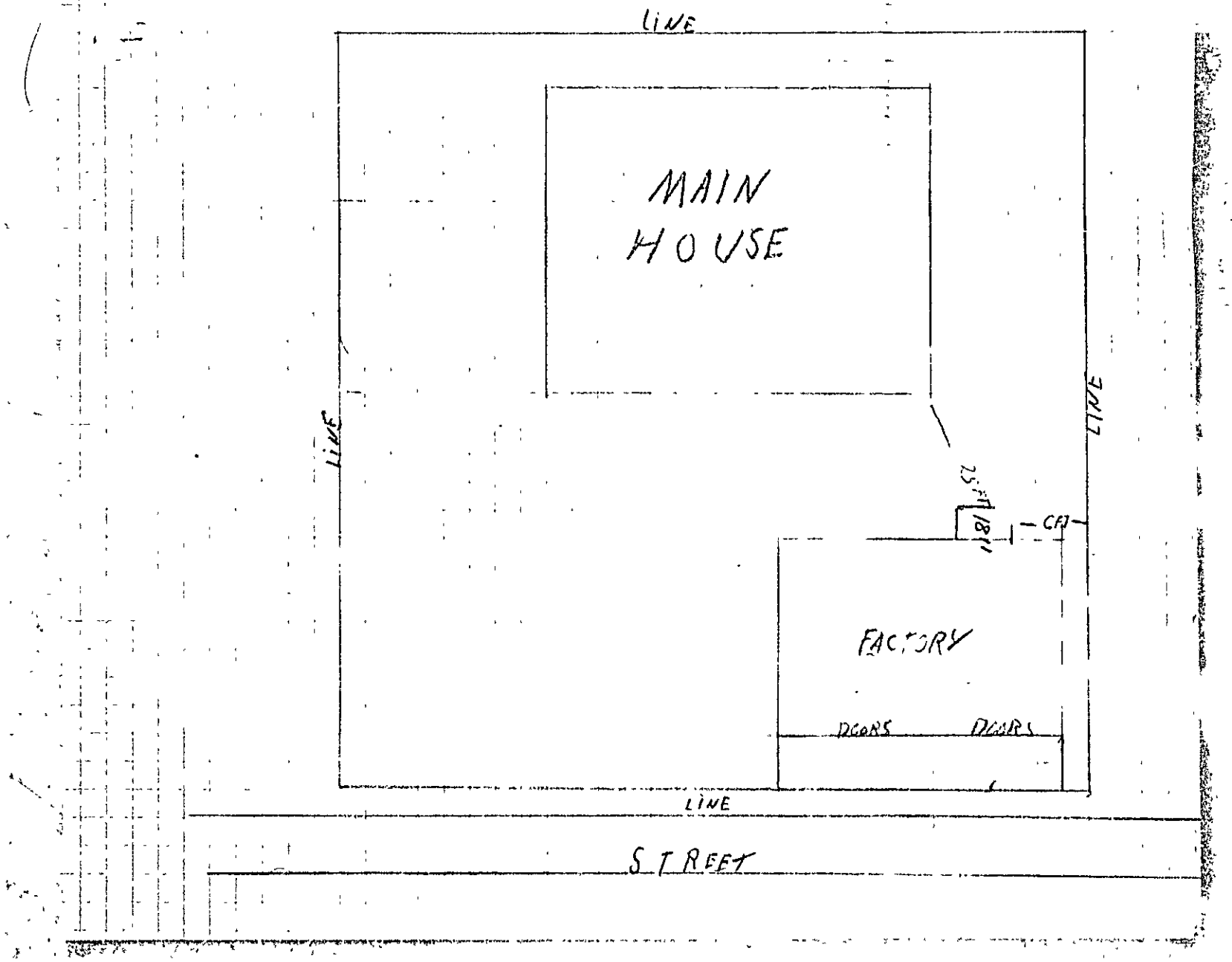
The brickwork of the chimney is to be corbelled in through the outside wall of the building (if a part of the wall where the smoke-pipe would connect is of wooden frame construction at present), the corbelling to extend to the inside face of the exterior wall, thus to provide arrangement so that the smokepipe will not pass through the wooden frame wall of the building contrary to the Building Code.

A cleanout door and frame is required at the very bottom of the chimney flue easily accessible for cleaning out the flue.

If you are not familiar with the requirements of clearance WMcD/G to woodwork and protection [illegible] ase of outside chimneys, it is important that you phone Mr [illegible] eers of this office (4-1431, extension 237) before starting the work.

CC: Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

(*Signed*) **Warren McDonald**
Inspector of Buildings


LINE
MAIN
HOUSE
LINE
LINE
25 FT
18'
CAR
FACTORY
DOORS
DOORS
LINE
STREET

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 21, 1951 CITY

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 84H16-17 Crescent Ave., Peaks Island Use of Building Preparing and Packing of frozen foods No. Stories 2 Mew Build. "Existing"

Name and address of owner of appliance From Cosua, Crescent Ave., Peaks Island Telephone 6-4413

Installer's name and address A. J. Shute, Perrin St., Peaks Island

General Description of Work

To install Universal electric hot plate Appeal sustained conditionally 7/13/51

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance

If wood, how protected? Kind of fuel

Minimum distance to wood or combustible 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

IF OIL BURNER

Name and type of burner 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

Location of oil storage Number and capacity of tanks

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners

RECEIVED JUL. 25 1951 DEPT. OF BLD'G. INSP. CITY OF PORTLAND

IF COOKING APPLIANCE

Location of appliance first floor Kind of fuel electric Type of floor beneath appliance CONCRETE

If wood, how protected? N/C

Minimum distance to wood or combustible material from top of appliance 63" to Centre Beam

From front of appliance 18" From sides and back 5" & 15" From top of smokepipe 47"

Size of chimney flue Metal Smoke Pipe 8" Other connections to same flue NONE outside stack (metal)

Is hood to be provided? yes If so, how vented? ~~to chimney~~ To Smoke Stack

If gas fired, how vented? Rated maximum demand per hour Not Known

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Ventilation to be done by others. Hot plate will set on wooden table. Now set on 1½ Angle Iron Frame No Wooden Structure from Floor 29" To Base of Hot Plate

The unit is 2 Plate as 2 Grill this was manufactured for 3 Phase Power, therefore Not to be adapted for Single Phase 220 Volt. So one unit is cut out and cannot be used

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.) We are including in this permit the right to change use of former garage for manufacture and packaging food products preparatory to freezing and shipping without separate permit for change of use.

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

A. J. Shute

APPROVED:

Inspection COPY

Signature of Installer by: A. J. Shute

7-25-51. Cut holes in metal plate centering vent pipe for ventilation.

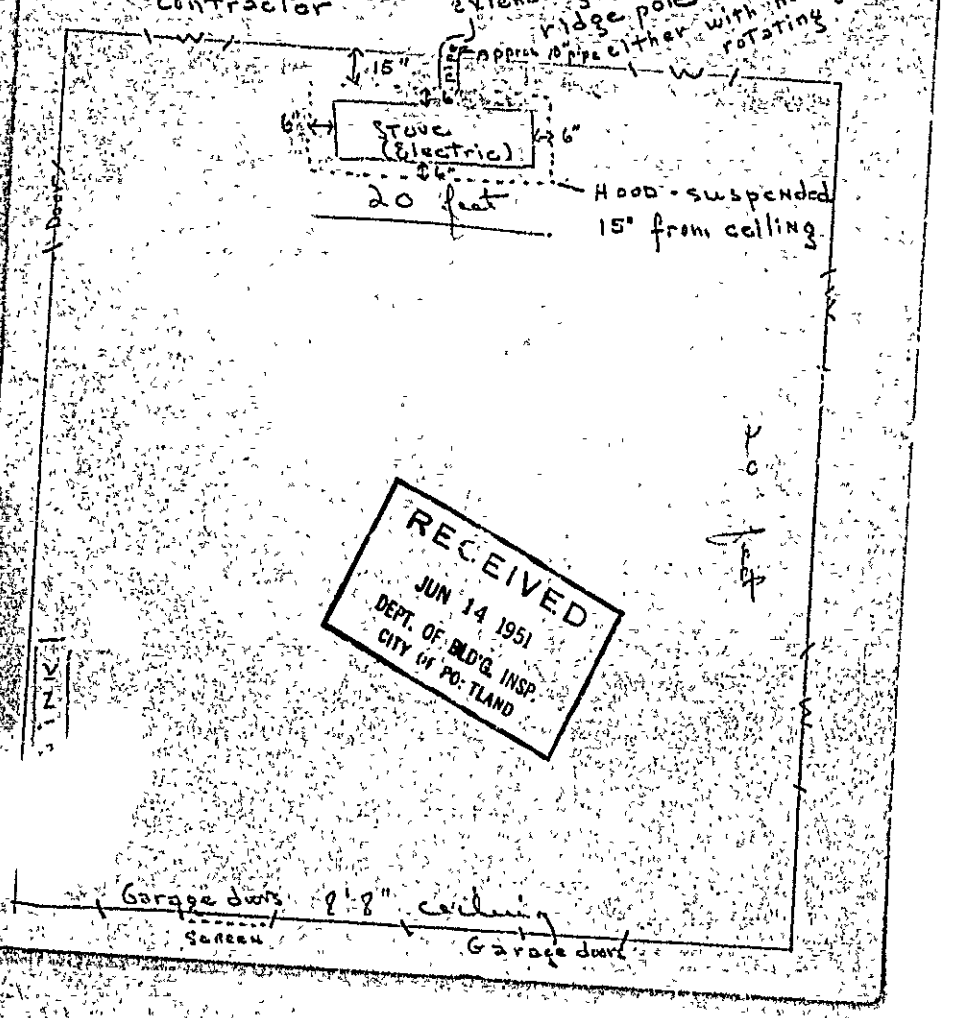
Outside vent pipe to be rigidly fastened to building. Temporarily wired at present. [illegible]

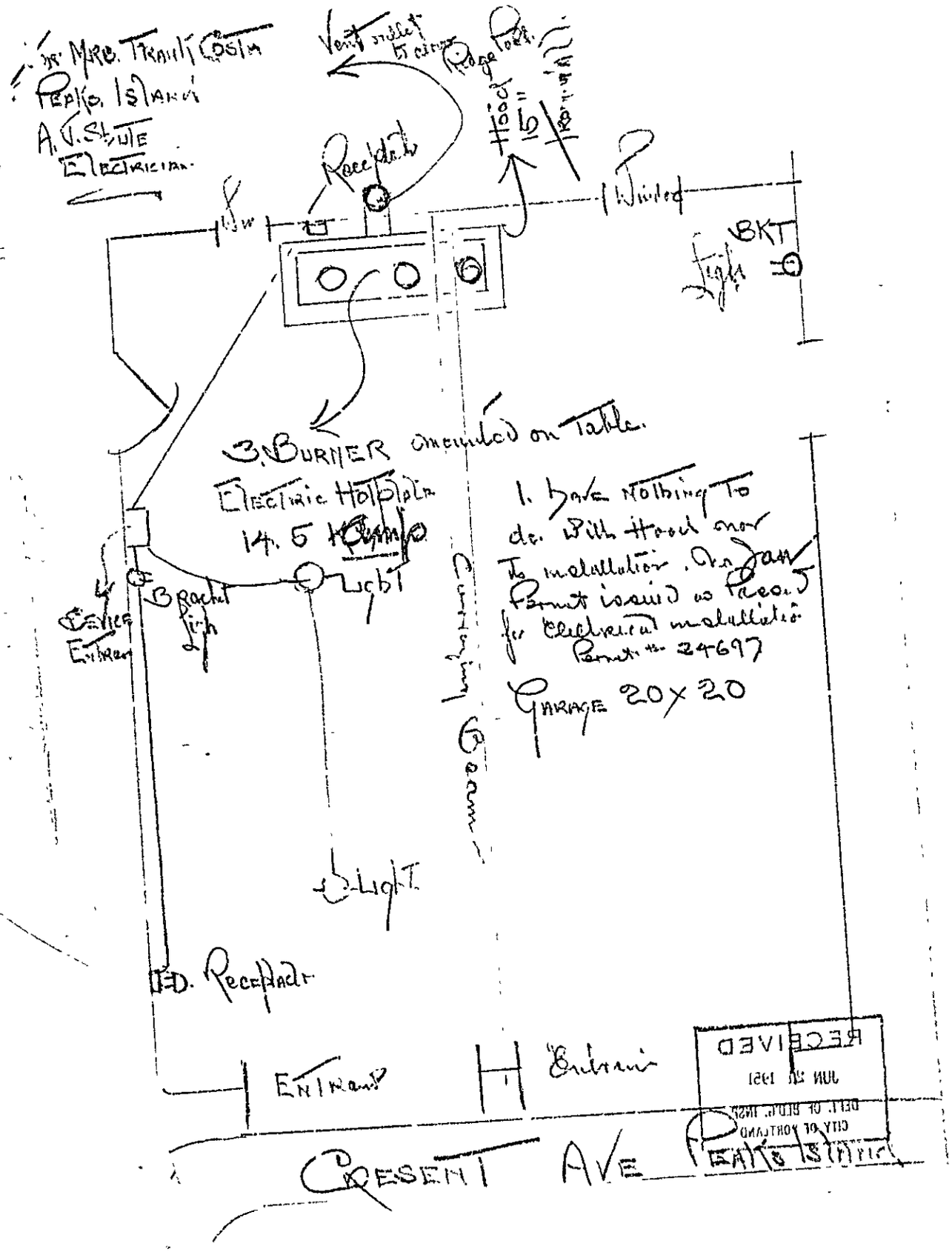
51-1321
rt Ave. Peaks Island
Frank Costa
7-19-51.

Frank Costa
Peak Island

Plan for installation of hood and exhaust pipe from hood To above ridge pole -

To be installed by
Mr. Franco
Contractor





RECEIVED
JUN 20 1951
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

AP Crescent Avenue,
Peaks Island-I
(Frank Costa—Assessors Lot No. 84-H-16 & 17)

July 19, 1951

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine
Mr. A. J. Shute
Morriam Street
Peaks Island, Maine
Mr. Charles Franco
Peaks Island, Maine

Gentlemen:

Building permit to cover installation of electric hot plate or range in the former garage of Frank Costa on Crescent Avenue, Peaks Island, is issued to Mr. Shute, herewith, but subject to the following. If these conditions are not understood, it is important that you refrain from doing any work which may involve violation of the Building Code and contact this office immediately for the best adjustment that can be made.

In accordance with telephone conversation with Mrs. Costa, the required ventilating and fire protective hood over the hot plate is at least 15" from the exterior wall of the room which has been covered by Mr. Franco with asbestos wallboard and the electric stove will set at least 6" in from the edge of the hood all around, so that the back of the stove will be at least 21" from the exterior wall. This is all in compliance with the Code and is to be observed.

Also the hot plate or stove is to be set upon an all-metal stand or table at considerable distance above the floor without any woodwork about the stand.

The metal vent duct from the hood is to run directly from the rear side of the hood through the outside wall of the building and there turned up to extend to a reasonable height and to be securely braced against the building and a satisfactory distance from the building. The size of this pipe is not known, but the opening in the exterior wall is to be no less than twice the diameter of the vent pipe, and the pipe is to be supported rigidly in the center of the opening by means of a metal or other non-burnable thimble which will either extend clear through the wall or will at least cover the thickness of the exterior wall of the building all around.

Very truly yours,

WMcD/G

Warren McDonald
Inspector of Buildings

Dear Mr. Costa:

We are able to issue the above permit because the Board of Zoning Appeals granted conditionally your appeal relating to the use of the former garage for the manufacture and preparation of food products for freezing and distribution. This appeal was sustained conditionally so that the building could be used for that purpose for a period not more than two years from the date of granting the appeal. Another condition is that the Board of Appeals may revoke the permit and order discontinuance of that use for a cause satisfactory to them at any time during the two year period.

Under both Building Code and Zoning Ordinance you are required to have in your possession the certificate of occupancy from this department authorizing the new use before the first story may be lawfully used for that purpose. As I have explained to Mrs. Costa, you should now proceed to get the stove fully connected up and complete installation of the hood and vent duct as above, then notify this office if readiness for final inspection. As soon as possible inspection will be made, and, if all is found in order, the required certificate of occupancy, bearing upon it the above conditions, will be issued.

Warren McDonald
Inspector of Buildings

47 Crescent Avenue, Peaks Island-1
(Assessors Lot No. 24-E-16,17, Frank Costa)

June 22, 1951

Mr. A. J. Shute
Morrison Post
Peaks Island, Maine

Copies to: Mr. Frank Costa, Crescent Avenue
Peaks Island, Maine
Mr. Charles Franco, Peaks Island, Maine

Dear Mr. Shute:

Issuance of the permit for which Mrs. Shute applied, as your agent, to install an electrically fired cooking appliance in the building of Frank Costa on Crescent Avenue, Peaks Island (Assessors Lot No. 24-E-16, 17), will be delayed because of a question under the Zoning Ordinance which the owner is taking steps to get settled.

In the meantime, despite your electrical permit to install the appliance, it is not lawful to install it or to wire in the outlet for it until the building permit from this department has been issued with the hope that the owner will soon get all questions cleared up so that the permit from this department may be issued.

Before the permit can be issued however, some more information is needed. The application indicates that the appliance will set on a wooden table. We shall have to know how far the burners will be above the table top, whether or not the space between the burners and the table top is to be wide open so that there will be circulation of air to act as insulation against the heat from the burners striking downward, and what protection, if any, is to be provided on the table top or between the burners and the table top.

Someone has filed here a sketch of the required fire protective and ventilating hood proposed over the appliance to be served by a metal duct to discharge from outside the building. The owner and contractor Franco, who has been doing the carpenter work around the building, are receiving copies of this letter, and it is to be hoped that the three of you can work together so that when the zoning questions are cleared up, if the permit is issuable, you will be able to proceed without a "hitch".

The normal distance required between the edge of the hood and the woodwork of the wall in back of the appliance is 18", but it will be satisfactory to locate the edge of the hood the 15" shown on this sketch, or even less if arrangements are made here before that distance is lessened, in view of the fact that Mr. Franco says that he has applied asbestos board to the wooden studs of the exterior wall.

But the sketch of the hood shows the outline of the hood to be projecting 6" beyond the edges of the electric stove all around, which is a requirement since the ventilation is to be by gravity. Your application for this permit to install the stove indicates that the back of the stove will be 15" from the wall instead of the 21" which the sketch of the hood would indicate.

It is suggested that you take this time of waiting to get it clear just what position the owner wants for the stove and hood. The sketch of the hood seems to indicate that the vent pipe from the hood will run through the outside wall of the building. That is allowable, if approved by the Health Department, but it is necessary to show in detail how the pipe will come off the hood, the size of opening through the outside wall of the building and what protection will be provided where the pipe goes through the wooden wall. If you are uncertain about the latter, contact this office before making the new sketch.

It is suggested that you get these matters all cleared up and recorded here so that, if we are able to issue the permit for the electric appliance, there will not be still further delay to get shown compliance with the detailed requirements of the Building Code.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/O

AP Crescent Avenue,
Peaks Island-I (Assessors Lot No. 84-H-16, 17)
Frank Costa

June 22, 1951

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Copy to: Corporation Counsel

Dear Mr. Costa:

Building permit applied for by A. J. Shute, as your agent, to install an electric cooking appliance in the first story of the former dwelling and garage on Crescent Avenue, Peaks Island (Assessors Lot No. 84-H-16, 17) is not issuable under the Zoning Ordinance primarily because you now propose to use the former garage in part for processing and packing cooked foods preparatory to having the packages frozen and sold elsewhere--a use of building and premises not allowed according to Section 84 of the Ordinance, applying to the Apartment House Zone where your property is located; and further because of the question as to whether or not your rights to the variance granted by the Board of Appeals on June 16, 1950 to allow use of the former garage space in first story as a kitchen in connection with a small catering business in that the change of use was not put into effect within one year of the date of granting, as per Section 180 of the Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

You have indicated your desire of securing the decision of the Board of Appeals as soon as possible. To do that it is essential that the appeal be filed at the office of Corporation Counsel before June 28, 1951.

I have talked over with Mrs. Costa the matter of expiration of rights to the former appeal. If this new use of the building, which, if you are successful, is likely to overshadow the small catering business eventually to the exclusion of the latter, had not come up, I would be inclined to say that the change to the catering business had been substantially completed on June 16 o this year. Since the new appeal is necessary however to carry on the project which you now desire, I suggest that you clear up all question of allowance of the catering business by including in the appeal the request for renewal of that variance.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure: Outline of appeal procedure
and copy of letter to electrian

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 02453
DEC 15 1950
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 15, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish remove 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 Crescent Avenue, Peaks Island Within Fire Limits? Dist. No.

Owner's name and address Frank Costa, Crescent Avenue, Peaks Island Telephone 6-2575

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Kitchen in connection with minor catering and one apartment No. families

Last use 2-car garage and one apartment on second floor No. families

Material wood No. stories 2 Heat Style of roof Roofing

Other buildings on same lot dwelling house

Estimated cost $ Fee $ .50

General Description of New Work

To change use of 2-car garage to kitchen in connection with minor catering with one apartment on second floor.

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

Permit obtained 6/16/50

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*** owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size 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?

APPROVED:

Miscellaneous

Will work require disturbing of any 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

INSPECTION COPY

Signature of owner Frank A. Costa

NOTES

~~7/22/57 - Mrs. Costa said they had been able to do hardly anything b/c lack of funds. They are trying to borrow from a friend but have no hope of being substantially complete by June 16 - expiration date.~~
WHD

6/3/57 - Contractor Franco phoned. He is to cover walls with wallboard. Mr. Chute is to install electric range. I told Franco about permit requirement for range and separate permit with hood and mechanical ventilation; that we must have plans with each application and that wallboard back of hood and range [illegible] not [illegible] hood [illegible] be [illegible] to be [illegible] concerned

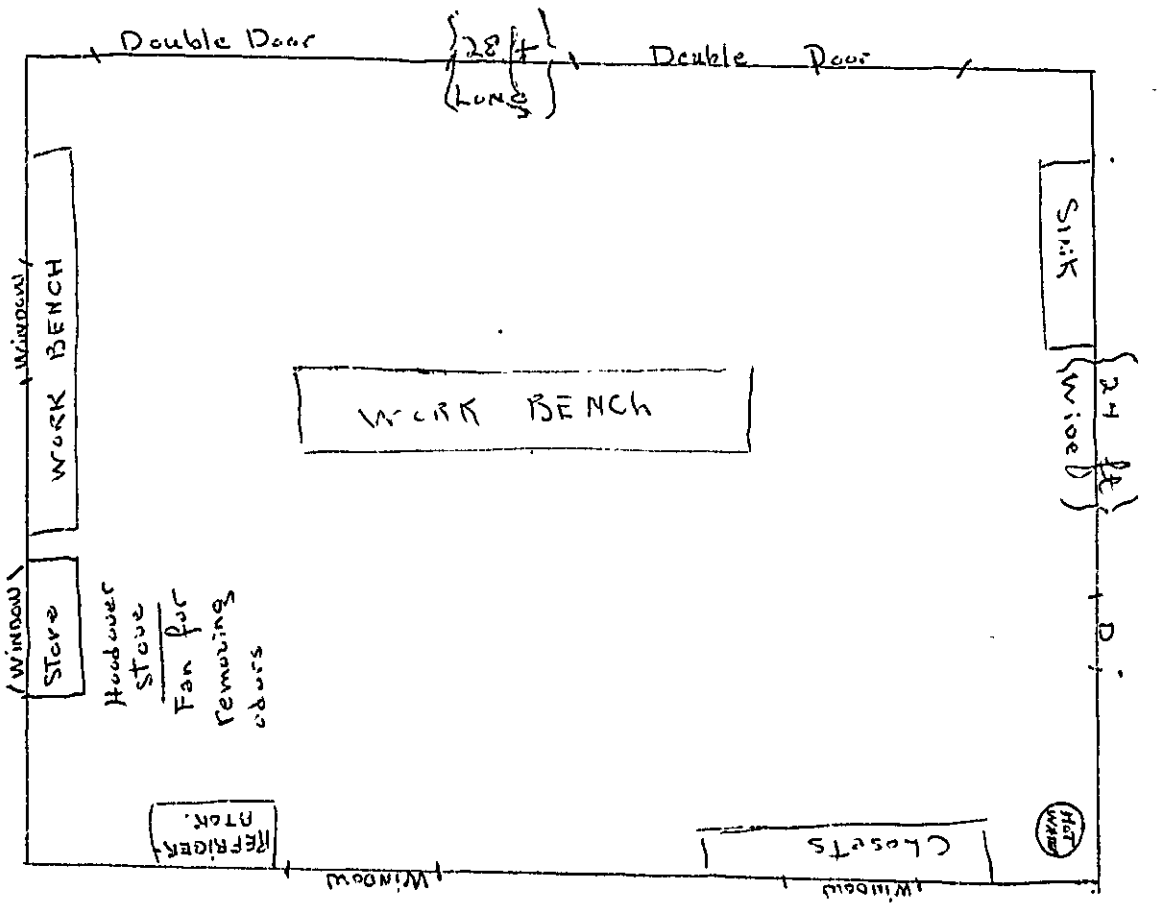
Permit No. 50/8453
Location Crescent Ave Pebble Beach
Owner Frank Costa
Date of permit 12/15/50
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspt. 7-25-5[illegible]
Cert. of Occupancy issued 7/26/5[illegible]

General Description of New Work
To change one of 2-car garage to kitchen [illegible]

It is understood that this permit does not include installation of heating [illegible]

Kind of roof [illegible] Roof covering [illegible] Size per foot [illegible]
No. of chimneys [illegible] Material of chimney [illegible] lining [illegible]

Proposed plans for Kitchen for
CATHERINE COSTA
Peak Island, Maine
Cross & Avenue 8-H-15-17



All work To meet approval of Board of Health.

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Frank Costa

Date of Issue July 25, 1951

This is to certify that the building, premises, or part thereof, indicated below, and ~~not~~ altered—changed as to use at
under Building Permit No. 50/2453, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
First Story	Processing and packing cooked foods preparatory to having the packages frozen and sold in conjunction with catering business—limited by Board of Appeals for a period not to exceed 2 years from 7/13/51, the Board reserving the right to revoke exception to Zoning Law for cause at any time during 2-year period.

Limiting Conditions: Vent stack outside to be adequately braced and guyed.

This certificate supersedes certificate issued

Approved 7/25/51

Inspector

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.

AP Crescent Ave., Peaks Island-I
(Frank Costa)
(Assessors Lot No. 84-H-16-17)
7/5/50/M

June 27, 1950

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Copy to:
Dr. Colby, Health Officer

Dear Mr. Costa:

We are in receipt of notice from the Board of Appeals that your appeal under the Zoning Ordinance relating to establishing a kitchen in connection with a minor catering business in the 2-car garage and one apartment building on Crescent Avenue, Peaks Island (Assessors Lot No. 84-H-16-17) has been granted.

Your attention is now called to next to the last paragraph in my letter to you of May 16 concerning control of the Health Department over this establishment; and to the clause which you agreed to over your signature when you filed preliminary application for a building permit to change the use of the building, knowing that the permit could not be issued unless a successful appeal was experienced, this clause reading as follows:

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

You are no doubt aware that you do not now have the privilege of going ahead and preparing food in this building and will not legally have that right until you have completed your application for the building permit, until you have applied for or the installers have applied for and secured the required permit from this department to cover installation of cooking and hot water heating equipment and to cover the required protective hoods and ventilating ducts over the cooking appliances.

The summer season in which you expect to do the bulk of your business is approaching fast, and, unless you wish to be delayed in starting the business, I hope you will get all of these details straightened out, applications for installations filed by the installers with full information as to clearances etc. so that we may issue the permits and also the permit to change the use.

You also must be aware of the fact that it is not lawful to carry on any of the business in this building until the equipment has been lawfully installed under permits and in compliance with the Building Code, approved on that basis, and the certificate of occupancy issued from this department allowing the new use.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

AP Crescent Avenue, Peaks Island
(Assessors Lot No. 84-H-16-17)-I

May 16, 1950

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Copy to:
Mark Barrett, Assistant Corporation Counsel

Dear Mr. Costa:

Building permit intended to change the use of the first story of the building used as 2-car garage in first story and apartment on second floor on Crescent Avenue, Peaks Island, (Assessors Lot No. 84-H-16-17) to a kitchen in connection with a small catering business, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Your daughter was in the office, and I understand that she intends to conduct this small business with the idea of earning money for her college education. I am sure everyone is sympathetic with her aims, but I would like to point out to you as I did to her, that the Board of Appeals does not have unlimited authority under the law, and that it is likely, before the Board could have authority in this case, that you would have to establish that the building could not reasonably be put to some use which conforms with the Zoning Ordinance. It is obvious that this may be a very difficult thing to establish. You of course have the right to try, but I would like to feel sure that you have a full understanding of the obstacles that may be encountered, before proceeding with the appeal.

Your daughter spoke about constructing a partition through the garage so that only one-half of it would be used for the kitchen. Presumably that idea has been abandoned, since the application calls for the entire first story to be used as the kitchen. If the idea of the partition has not been abandoned, it is important that that feature be included in the application for the permit, as it will have a bearing not only on the zoning question but also upon Building Code requirements and those of the Health Department.

I talked also with your daughter about the requirements of the Health Department and advised her to get in touch with Mr. Bunting of that department to see what the requirements of the Health Department would be as regards approval of the victualer's license if one is required. This, with the thought that it would be best to find out all of the requirements before proceeding with the appeal.

If you desire to file an appeal and to get the returns from it at the earliest possible date, it is important that the appeal be filed in the office of Corporation Counsel before Friday, May 19.

Very truly yours,

WMcD/G

Warren McDonald
Inspector of Buildings

AP Crescent Avenue, Peaks Island
(Assessors Lot No. 84-H-16-17)-I

May 16, 1950

Mr. Frank Costa
Crescent Avenue
Peaks Island, Maine

Copy to:
Mark Barrett, Assistant Corporation Counsel

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Very truly yours,

WMcD/G

Warren McDonald
Inspector of Buildings

City of Portland, Maine
Board of Appeals
—ZONING—

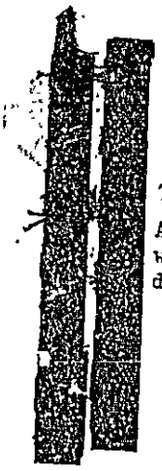
Sustained 6/16/50

50/55

To the Board of Appeals: May 22, , 19 50

Your appellant, Frank Costa, who is the owner of property at Crescent Avenue, Peaks Island [illegible], 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 18, Paragraph E of said Zoning Ordinance.

Building permit to change the use of the first story of building used as a 2-car garage in first story and apartment on second floor to a kitchen in connection with a small catering business is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where, according to Section 8A of the Ordinance, such a business use is not allowable.



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

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation, and can be granted without substantially departing from to intent and purpose of tne Zoning Ordinance.

Frank A. Costa
Appellant

ublic hearing held on the 16th day of June , 19 50 the Bo. Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation, and can 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.

Edward J Colley
John W. Lake
Helen C Elwell
William H. O'Brien
Gerald A. Cole
BOARD OF APPEALS

DATE: June 16, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF FRANK COSTA

AT Crescent Avenue, Peaks Island

Public hearing on above appeal was held before the Board of Appeals.

Board of Appeals — VOTE — Municipal Officers

	Yes	No
Mr. Colley	(x)	( )
Mr. Lake	(x)	( )
Mr. Cole	(x)	( )
Mr. O'Brion	(x)	( )
Mrs. Frost	(x)	( )
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Record of Hearing:

Mr. and Miss Costa, pro se

No opposition

Letter of approval in file.

Dr. White spoke in favor, as did Mrs. Stites

Dear Sirs:

The attached notification will give you one of the reasons for our putting in this appeal. This notice plus the fact that I was out of work fo. a period of over seven months when our business closed up in the City of Portland would mean that if we can not supplement our income in some manner we will be forced to lose our home and I would have to move my family elsewhere.

I would appreciate very much if this information could be kept confidential and not released to the general public.

F. A. Goetz

FEDERAL LOAN & BUILDING ASSOCIATION

Savings Accounts - Mortgage Loans

PORTLAND - MAINE

ASSETS OVER $2 500 000

OFFICERS

President
HENRY P. MERRILL

1st Vice President
FREEMAN M. GRANT

2nd Vice President
FRANK P. PRETI

Secretary & Treasurer
DAVID R. MOODY

Assistant Secretary & Assistant Treasurer
EDITH C. KEITH

Assistant Secretary
MARION K. OLSEN

Assistant Treasurer
ROBERT F. DASHNER

DIRECTORS

ALEXANDER R. BAILEY
SCOTT G. BAILEY
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KENNETH A. CUSHMAN
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FREEMAN M. GRANT
LLOYD G. HAM
RAYMOND E. JEPSEN
N. LINWOOD JORDAN
HENRY P. MERRILL
DAVID R. MOODY
JOSEPH E. PARKER
FRANK P. PRETI
SILAS P. SKILLIN
CHARLES E. STICKNEY
FRANCIS W. SULLIVAN
WESLEY L. WHELPLEY

June 8, 1950

Mr. Frank A. Costa
Central Avenue
Pea's Island, Maine

Dear Mr. Costa:

We must have a payment for at least two months on your mortgage by next Tuesday, which is the date of our Directors' Meeting. Unless the two payments are in here by noon of that day, the arrearage will be taken before the Directors for foreclosure action.

You were supposed to pay $9.00 a month toward the taxes and we have had only one payment on November 21st of $9.00 toward this year's taxes. Your account is in very bad condition.

Very truly yours,

Edith C. Keith

Edith C. Keith, Assistant Secretary-Treasurer

ECK:PR

P. S. Be sure that two payments are in here by next Tuesday. THIS IS A MUST.

June 14, 1950.

Board of Appeals:
Edward P. Colby - Chairman:

In reply to notice of a public hearing, June 16th., in regard to the appeal of Frank Costa, would like to express my opinion in writing as unable to attend the meeting because of serious illness.

We have lived here for more than 31 years and have seen many changes, good and not so good, can see no great objection to the request of Mr. Costa being granted.

We are not acquainted with the people but do not think they would abuse the privilege, if granted.

A Home Bakery was operated for many years in the same vicinity and no objections were made and I feel sure that we would all be

very glad if the owner's health permitted him to continue.

I do not consider a clean business as objectionable as other things that are done, such as people dumping all their ashes in the street, this has been done for several years, also quantities of grass cuttings and making a fire hazard. a fire was started last summer but fortunately was taken care of in time altho everything was so very dry, this happens directly across from our home, it is certainly "injurious, noxious, offensive".

Sincerely

(Mrs. Chas. F.) Harriet F. Sanborn.

New Island Cove.,

Peak Island, S

Maine.