

CITY OF PORTLAND, MAINE  
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT  
Chairman

EUGENE S. MARTIN  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
THOMAS J. MURPHY  
MERRILL S. SELTZER  
~~XXXXXXXXXX~~  
Paulette P. Parker

November 15, 1983

Assessors Number 87-AA-4 Sterling Street, Peaks Island

J. David & Marsha Hart Quinby, future owners  
50 Tidy Road  
Eliot, Maine 03903

Dear Mr. & Mrs. Quinby:

Building Permit and Certificate of Occupancy to change the use of the single family dwelling, at the above named location, to a two-family dwelling with the new apartment on the second floor are not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-3 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 14-76.7.D.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality, Section 14-474.

Very truly yours,

Malcolm G. Ward  
Zoning Enforcement Officer

MGW/jmr

cc: Gene Dinsmore  
Manchester, New Hampshire



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 02288

DEC 1 1983

ZONING LOCATION ... PORTLAND, MAINE Nov. 20, 1983

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 87-A-A-4, Sterling Street, Peaks Island ... Fire District #1 [ ] #2 [ ]
1. Owner's name and address ... Gena Dineen ... Telephone ...
2. Lessee's name and address ... David Quinby & Barbara Hart Quinby ... Telephone ...
3. Contractor's name and address ... 50 Tidy Rd., Ellery Eliot, Me. 03907 ... Telephone 743-0038

Proposed use of building ... 2-family ... No. families ... 2
Last use ... 2-family ... No. families ... 1
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ ...
Aprial Fees \$ 50.00
Base Fee
Late Fee 30.00
TOTAL ch of use 25.00

FIELD INSPECTOR—Mr. ... 2,000 ... @ 775-5451

Change of Use from 1-family to 2-family, with renovations.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating plumbing, electrical and mechanicals.

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 ...
Has septic tank notice been sent? ... Form notice sent? ...
Height average grade to top of plate ... Height average grade to highest point of roof ...
Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ...
No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...
Framing Lumber—Kind ... Dressed or full size? ... Corner posts ... Sills ...
Size Girder ... Columns under girders ... Size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ... 2nd ... 3rd ... roof ...
On centers 1st floor ... 2nd ... 3rd ... roof ...
Maximum span 1st floor ... 2nd ... 3rd ... roof ...
If one story building with masonry walls, thickness of walls? ... height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER ... Will work re, ... (urbing of any tree on a public street? ...
ZONING ...
BUILDING CODE: ... Will there be in ... ge of the above work a person competent
Fire Dept.: ... to see that the State and City requirements pertaining thereto
Health Dept.: ... are observed? ...
Others ...

Signature of Applicant ... Phone # ...
Type Name of above ... David Quinby ... 1 [ ] 2 [ ] 3 [ ] 4 [ ]

Other ... and Address ...



FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 219-3626

**PROPERTY ADDRESS**  
Town Or Plantation: Portland  
Street: \_\_\_\_\_  
Subdivision Lot #: 87-114  
**PROPERTY OWNERS NAME**  
Last: Quinn First: David  
Applicant Name: D. Quinn  
Mailing Address of Owner/Applicant (if Different): Vermont, Me.

PORTLAND PERMIT # 321 TOWN COPY  
Date Form Issued: 4-11-84  
FEE: \$ \_\_\_\_\_  
L.P.I. # \_\_\_\_\_  
Level of Plumbing Inspection: \_\_\_\_\_

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
Signature of Owner/Applicant: [Signature] Date: 2-21-84

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
Inspector Signature: [Signature] Date Approved: 4-11-84

**PERMIT INFORMATION**

This Application is for:  
1.  NEW PLUMBING  
2.  RELOCATED PLUMBING

Type Of Structure To Be Served:  
1.  SINGLE FAMILY DWELLING  
2.  MODULAR OR MOBILE HOME  
3.  MULTIPLE FAMILY DWELLING  
4.  OTHER - SPECIFY \_\_\_\_\_

Plumbing To Be Installed By:  
1.  MASTER PLUMBER  
2.  OIL BURNERMAN  
3.  MFG D. HOUSING DEALER/MECHANIC  
4.  PUBLIC UTILITY EMPLOYEE  
5.  PROPERTY OWNER  
LICENSE # L2267

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District		Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cup/Idor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	1	Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	2	Fixtures (Subtotal) Column 1
				2	Fixtures (Subtotal) Column 2
				2	Total Fixtures
				\$ 6.	Fixture Fee
				\$	Hook-Up Fee
				\$ 6.	TOTAL

TOWN COPY



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date January 18, 1984  
 Receipt and Permit number B19819

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 87-AA-4 Sterling St., Peaks Island  
 OWNER'S NAME: David Quimby ADDRESS: same

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30  
 FIXTURES: (number of) Incandescr.nt \_\_\_\_\_ Flourescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Flourescent \_\_\_\_\_ ft. \_\_\_\_\_

FEES  
3.00  
3.00

SERVICES: Overhead  Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 100 .. 3.00  
 METERS: (number of) 1 .. 50

MOTORS: (number of) Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING: Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) 2 .. 3.00

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)  
 Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
 TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners Central Unit \_\_\_\_\_  
     Separate Units (windows) \_\_\_\_\_  
 Signs 20 sq. ft. and under \_\_\_\_\_  
     Over 20 sq. ft. \_\_\_\_\_  
 Swimming Pools Above Ground \_\_\_\_\_  
     In Ground \_\_\_\_\_  
 Fire/Burglar Alarms Residential \_\_\_\_\_  
     Commercial \_\_\_\_\_  
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
     over 30 amps \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 9.50

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_; or Will Call   
 CONTRACTOR'S NAME: Frank Herbert  
 ADDRESS: Pettingill Pond, No. Windham  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 02576 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS —

Permit Number 19819Location 87-AA-4 Sterling St. Peaks IslandOwner D. ZumblyDate of Permit 1-18-84Final Inspection 4-11-84By Inspector RibbyPermit Application Register Page No 21Peaks Island

INSPECTIONS: Service \_\_\_\_\_ by Ribby  
 Service called in 1-25-84  
 Closing-in \_\_\_\_\_ by \_\_\_\_\_  
 CLOSING-IN: 4-11-84

PROGRESS INSPECTIONS:

/	/
/	/
/	/
/	/
/	/
/	/
/	/
/	/
/	/
/	/

**CODE  
COMPLIANCE  
COMPLETED**  
4-11-84

DATE: \_\_\_\_\_

REMARKS:

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0-2288

ZONING LOCATION R-3 PORTLAND, MAINE Nov. 10, 1983

DEC 1 1983

To the CHIEF OF BUILDING & INSPECTION SERVICES PORTLAND, MAINE

CITY of PORTLAND

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 87-AA-4, Sterling Street, Peaks Island ... Fire District #1, #2

1. Owner's name and address Gene Dinsmore, Manchester, N. H. Telephone

2. ~~XXXXX~~ Future Owner J. David Quinby & Marsha Hart Quinby Telephone

3. Contractor's name and address 50 Tidy Rd., ~~XXXXXX~~ Eliot, Me. 03903 Telephone 748-6938

Proposed use of building 2-family No. of sheets

Last use 1-family No. families 2

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 2,000

FIELD INSPECTOR—Mr. Appeal Fees \$ 50.00

@ 715-5451

Base Fee 20.00

Late Fee ch of use 25.00

TOTAL \$

Change of Use from 1-family to 2-family, with renovations.

Stamp of Special Conditions

This application is approved in accordance with the provisions of zoning ordinance. It does not constitute a guarantee of the accuracy of the information, estimated cost and pay.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

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
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
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every 4' cor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING

BUILDING CODE

Fire Dept

Health Dept

Other

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant

Typed Name

J. David Quinby

Phone #

1 2 3 4

David Quinby
Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Dinsmore

