

STERLING ST., PEAKS ISLAND (87-E-22) <sup>2/1+</sup>

**SCHEDULE**

NO.	SYMBOL	SYNOPSIS
		Type of Document
		A—Typical
		C—Complaint
		Co—Cert of Occupancy
		Da—Denied Applications
		I—Inquiry
		P—Permit
		<b>Types of Work Under Permit</b>
		A—Alteration
		Ch—Change of use
		D—Demolition
		M—Moving
		N—New Bldg. or Structure
		Reh—Repair chimney
		Rf—Repair after fire
		Ra—Repair after fire with alterations
		Rc—Repair roof covering
		<b>Types of Installation Permit</b>
		Ck—Cooking appliance
		Ev—Elevator
		Hr—Heating appliance
		Hw—Hot Water heater
		Inf—Industrial
		Li—Liquids
		Power appliance
		Refrigeration
		Detached sign
		Projecting sign
		Automatic Sprinklers
		Roof sign
		Ventilation
		Assembly Hall
		City of Hospital
		Commercial
		Industrial
		Lodging
		Office
		Warehouse

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Lawrence G Hasson  
Sterling St.  
Peaks Island Me.

June 25, 1964

Dear Sir:

(cottage)

With relation to permit applied for to demolish a building or portion of building at Sterling St. Peaks Isl. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

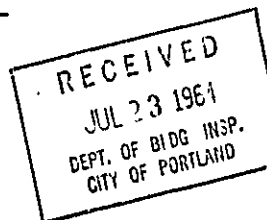
*Albert J. Sears*

Albert J. Sears  
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

*[Signature]*



7-22-64 J.P.S.



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED  
00858  
JUL 23 1964  
CITY OF PORTLAND

Class of Building or Type of Structure Third Class  
Portland, Maine, June 25, 1964

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:

Location Sterling Street, Peaks Island Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Lawrence G. Hasson, Sterling St., Peaks Telephone \_\_\_\_\_  
 Lessee's name and address former owner Thomas Milkern Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ Telephone \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Last use Cottage No. families \_\_\_\_\_  
 Material frame No. stories 1 1/2 Heat \_\_\_\_\_ No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_

Fee \$ 5.00

### General Description of New Work

To demolish existing 1 1/2 story frame cottage.

87-E-21

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public Works of the City of Portland? Yes

*Proclamation letter sent 6-25-64*  
It is understood that this permit does not include installation of heating radiators 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? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ 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? \_\_\_\_\_

### 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

APPROVED:  
OK - 7/23/64 - JG L

INS. ACTION COPY

Signature of owner Lawrence G. Hasson

P.K.

NOTES

9/29/64 - Hallow well then  
work done J.S.J.

Permit No. 641 558  
Location *Atkins Plant / Industrial Plant*  
Owner *Atkins Co. / H. H. Atkins*  
Date of permit *7/23/64*  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy Issued  
Sinking Out Notice  
Form Check Notice



R3 RESIDENCE ZONE  
 CITY OF PORTLAND, MAINE  
 DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

Location  
 Sterling St., Peaks Island

INSPECTION COPY

COMPLAINT NO. 63/31

Date Received May 15, 1963

Location Sterling St., Peaks Island 87-2-21

Use of Building Vacant cottage

Owner's name and address Thomas J. Mulkern, Peaks Island

Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_

Telephone \_\_\_\_\_

Complainant's name and address \_\_\_\_\_

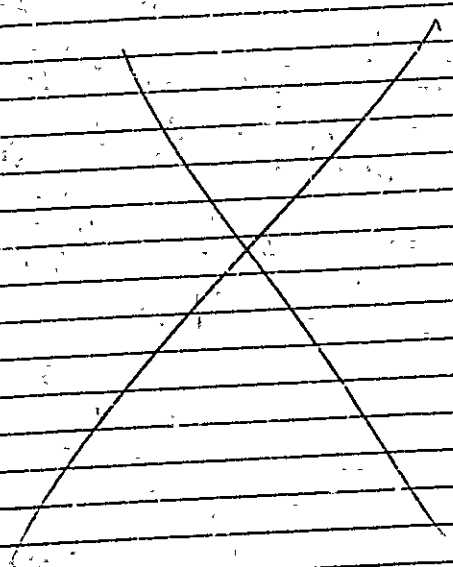
Telephone \_\_\_\_\_

Description: Vacant cottage in dilapidated condition. Doors and windows all open.

NOTES: Neighbor says children playing in vacant cottage. All open. Cottage is  
on a slant and piazzas are falling off. PH

6/5/63 - all exposed underneath porches pretty  
rotten. Put out. Rear porch section in charge of  
valuation.

7/23/64 - Permit to demolish issued today - AGP



Granted 4/17/61  
6/25

DATE: April 27, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF LAWRENCE HASSON

AT STERLING STREET, PEAKS ISLAND

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley  
Harry M. Shwartz  
Ralph L. Young

Yes	No
(✓)	( )
(✓)	( )
(✓)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

MISCELLANEOUS APPEAL

April 17, 1961

(87-E-22)

Lawrence Hagson, owner of property at Sterling Street, Peaks Island, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a one-story wood frame addition 8 feet by 10 feet on rear of dwelling at this location. This permit is presently not issuable for the following reasons: (1) The rear wall of the addition, although a continuation of the wall of an existing portion of the dwelling, is to be only about 7 feet from the rear lot line instead of the minimum distance of 25 feet required for any new work by Sec. 4-B-1 applying to the R-3 Residence Zone in which the property is located. (2) The area of the existing building is already in excess of the 25% of the lot area or ~~25~~ 713 square feet allowed to be occupied by Sec. 4-B-6 of the Ordinance, and the addition will further increase the non-conformity in this respect.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Lawrence Hagson  
APPELLANT

DECISION

After public hearing held April 27, 1961, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

Franklin G. Kille  
Harri M. Roberts  
Edith K. Young  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

April 24, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall, Portland, Maine, on Thursday, April 27, 1961, at 4:00 P.M. to hear the appeal of Lawrence Hasson requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 8 feet by 10 feet on rear of dwelling located on Sterling Street, Peaks Island (Assessor's No. 87-E-22).

This permit is presently not issuable for the following reasons: (1) The rear wall of the addition, although a continuation of the wall of an existing portion of the dwelling, is to be only about 7 feet from the rear lot line instead of the minimum distance of 25 feet required for any new work by Section 4-B-1 applying to the R-3 Residence Zone in which the property is located. (2) The area of the existing building is already in excess of the 25% of the Lot area, or 713 square feet allowed to be occupied by Section 4-B-6 of the Ordinance, and the addition will further increase the non-conformity in this respect.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Dear Mr. Hinckley:

Being the owners of the property at the rear of Mr. Hasson's home and adjoining his property, please let it be known that we have no objections to the addition Mr. Hasson has requested.

George & Bernadette Vincent  
Luther St. Peaks Island



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

April 24, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall, Portland, Maine, on Thursday, April 27, 1961, at 4:00 P.M. to hear the appeal of Lawrence Hesson requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 8 feet by 10 feet on rear of dwelling located on Sterling Street, Peaks Island (Assessor's No. 87-E-22).

This permit is presently not issuable for the following reasons: (1) The rear wall of the addition, although a continuation of the wall of an existing portion of the dwelling, is to be only about 7 feet from the rear lot line instead of the minimum distance of 25 feet required for any new work by Section 4-B-1 applying to the R-3 Residence Zone in which the property is located. (2) The area of the existing building is already in excess of the 25% of the lot area, or 717 square feet allowed to be occupied by Section 4-B-6 of the Ordinance, and the addition will further increase the non-conformity in this respect.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Ralph E. Moore - Luther Street, P.I.  
Thomas J. Mulkern - Peaks Island, Me.  
Howard Trac - Sterling St., P.I.  
G. R. Vincent - 43 Magnolia St., City

April 24, 1961

Mr. Lawrence Hasson  
Sterling Street  
Peaks Island, Maine

Dear Mr. Hasson:

April 27, 1961

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP-Sterling Street, Peaks Island (37-2-22)

April 12, 1961

Mr. Lawrence Hason  
Sterling Street  
Peaks Island, Maine

cc to: Corporation Council

Dear Mr. Hason:

Building permit for construction of a one-story wood frame addition 8 feet by 10 feet on rear of dwelling at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The rear wall of the addition, although a continuation of the wall of an existing portion of the dwelling, is to be only about 7 feet from the rear lot line instead of the minimum distance of 25 feet required for any new work by Section 4-B-1 applying to the R-3 Residence Zone in which the property is located.
2. The area of the existing building is already in excess of the 25% of the lot area or 713 square feet, allowed to be occupied by Section 4-B-6 of the Ordinance, and the addition will further increase the non-conformity in this respect.

We understand that you would like to exercise your appeal rights in regard to these discrepancies. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 206, City Hall, you should go to file the appeal and to whom a copy of this letter is being sent.

Very truly yours,

AJS/dg

Albert J. Sears  
Inspector of Buildings

R3 RESIDENCE ZONE



# APPLICATION FOR PERMIT

Class of Building or Type of Structure  
Portland, Maine

Third Class

April 11, 1961

PERMIT ISSUED  
APR 28 1961  
CITY OF PORTLAND

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:

Location Sterling St. Peaks Island (E7-E-22) Within Fire Limits?  Dist. No. FC-6-2044

Owner's name and address Lawrence Hasson, Sterling St., Peaks Island Telephone         

Lessee's name and address          Telephone         

Contractor's name and address          Telephone         

Architect          specifications          Plans yes No. of sheets 2

Proposed use of building Dwelling No. families 1

Last use          No. families 1

Material frame No. stories 1 Heat          Style of roof          Roofing         

Other buildings on same lot          Fee \$ 2.00

Estimated cost \$ 275.00

### General Description of New Work

To construct 1-story frame addition 8' x 10' on rear of dwelling.

Inspection sustained 4/29/61

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? no Is any electrical work involved in this work? yes

In connection to be made to public sewer?          If not, what is proposed for sewer?         

Has septic tank been sent?          Form notice sent? yes

Height average grade to top of plate 12' Height average grade to highest point of roof 15'

Size, front 8' wide depth 10' long stories 1 solid or filter land? solid earth or rock? earth

Material of foundation (3) 9" sonotubes at least 4' below grade bottom cellar

Kind of roof pitch Rise per foot 4" Roof covering Asphalt Glass & Underlayment

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

Framing Lumber—Kind hemlock Dressed or full size? dressed Cor. r posts 4x6 Sills 4x10

Size Girder          Columns under girders          Size          Max. on centers         

Str. (outsid. walls and varying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over feet.

Joists and rafters: 1st floor 2x8 2nd 3x1 roof 2x6

On centers: 1st floor 16" 2nd          roof 24"

Maximum span: 1st floor 8' 2nd          3rd          roof 3'

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?         

### 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

Lawrence Hasson

APPROVED:  
L. E. M.

by: Lawrence Hasson

EM



AP-Sterling Street, Peaks Island (87-E-22)

April 12, 1961

Mr. Lawrence Hanson  
Sterling Street  
Peaks Island, Maine

cc to: Corporation Council

Dear Mr. Hanson:

Building permit for construction of a one-story wood frame addition 8 feet by 10 feet on rear of dwelling at the above named location is not feasible under the Zoning Ordinance for the following reasons:

1. The rear wall of the addition, although a continuation of the wall of an existing portion of the dwelling, is to be only about 7 feet from the rear lot line instead of the minimum distance of 25 feet required for any new work by Section 4-B-1 applying to the R-3 Residence Zone in which the property is located.
2. The area of the existing building is already in excess of the 25% of the lot area or 713 square feet, allowed to be occupied by Section 4-B-6 of the Ordinance, and the addition will further increase the non-conformity in this respect.

We understand that you wish to exercise your appeal rights in regard to these discrepancies. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 208, City Hall, you should go to file the appeal and to whom a copy of this letter is being sent.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

✓ Addition to dwelling on Sterling St., Peake.

87-F-22

4/12/61

1- Zoning:- R-3 Residence Zone  
 Sect. 4-B-1 - Rear Yard of 25 feet req.  
 was in a zone under old ordinance  
 where 20' or 25% of depth of lot (12 1/2')  
 was required to existing building.  
 was non-conforming and exception  
 of Sect. 19-D does not apply  
 Sect. 4-B-6 - Max. bldg area allowable  
 is 25% of lot area, or  $50 \times 57 = 713'$

31.5	57
21.5	50
1575	42850
31.5	713
630	
677.25	

Area of existing bldg =  $21.5 \times 31.5 = 677'$   
 $8 \times 15 = 120$   
 Area of addition =  $8 \times 10 = 80'$   
 $797'$   
 $877'$