

ISLAND AVENUE  
87-W-6

PEAKS ISLAND



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
Lot 87-W-6 Isl Ave.  
Peaks Island

INSPECTION COPY

COMPLAINT NO. 78/46

Date Received May 23, 1978

Location Lot 87-W-6 Island Avenue Use of Building Apartment Dwelling  
 Owner's name and address Peaks Island Telephone 786-2817  
JACKSON & CASEY - Peaks Island  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address Neighbor Telephone \_\_\_\_\_

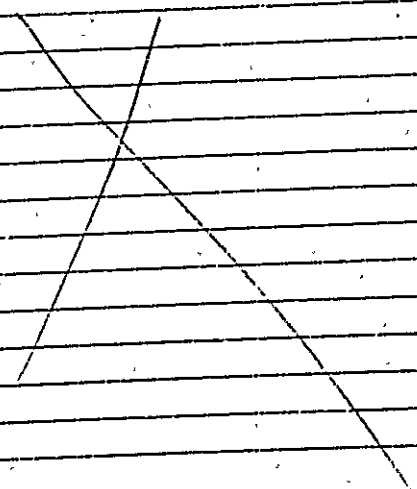
Description: Man is complaining that Mr. Jackson has trucks, back hose around building and in cellar, Man would like to have this matter taken care of as the building was completed about 2 years ago, and the debris has been laying around ever since.

NOTES:

*5/24/78 - talked with bookkeeper who said sh. d have Casey call me.*

*5/24/78 - Casey called and said every thing had been moved from site.*

*[Handwritten signature]*





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan 10, 1975

PERMIT ISSUED

0024 JAN 10 1975

CITY OF PORTLAND

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 87-4-6, Island Ave, Peaks Island of Building apt No. Stories 2 New Building Existing
Name and address of owner of appliance Jackson & Casey, Peaks Island Telephone
Installer's name and address owner

General Description of Work

To install replace boiler in existing system

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 ad
From top of smoke pipe ad From front of appliance ad From sides or back of appliance ad
Size of chimney flue 9" Other connections to same flue none
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 American Standard Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner conc Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-27.1
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275

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? 5.00

APPROVED:

OK 1-10-75-N.F.C.

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Installer

Ralph Jackson

CS 300

INSPECTION COPY





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan 10, 1975

PERMIT ISSUED

JAN 10 1975

CITY OF PORTLAND

0024

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 87-4-6, Island Ave, Peaks Island Loc of Building apt No. Stories 2 New Building Existing
Name and address of owner of appliance Jackson & Casoy, Peaks Island
Installer's name and address owner Telephone

General Description of Work

To install replace boiler in existing system

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 ad
From top of smoke pipe ad From front of appliance 20 From sides or back of appliance ad
Size of chimney flue 9 Other connections to same flue none
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 American Standard Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cond Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275

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 Front 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 \$5.00

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Installer

Ralph Jackson

FILE COPY

CS 300

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **3952**

Address **87-W-6 Island Ave. Pease Island**

Installer For **Jackson & Casey**

Owner's Address **Evergreen Ave., P. 1**

Plumber **Edward Casey** Date **12-13-74**

NEW	IN PL		NO	FEES
4		SINKS		
4		LAVATORIES	4	8.00
4		TOILETS	4	3.80
4		BATH TUBS	4	1.40
		SHOWERS	4	2.40
16		DRAINS FLOOR SURFACE	16	9.60
1		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS	1	3.00
		SEPTIC TANKS		
1		HOUSE SEWERS		
		ROOF LEADERS	1	3.00
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Use fee		3.00

TOTAL 34 33.20

Date Issued **Dec. 13, 1974**

Portland Plumbing Inspector

By **ERNOLD R GOODWIN**

App. First Insp.  
 App. Final Insp.  
**ERNOLD R. GOODWIN**  
 CHIEF PLUMBING INSPECTOR

Date

By

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Building and Inspection Services Dept. Plumbing Inspection

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #87-W-6 Island Avenue, Peaks Island

Date of Issue 8-22-75

Issued to JACKSON & CASEY Corp.

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. 74/474, 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 or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

four family apartment

entire

Limiting Conditions: none

This certificate supersedes  
certificate issued

Approved

(Date)

Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to buyer when property changes hands. Copy will be furnished to owner or lessee for one dollar.



8-22-75  
9:35

Earl,

Ernie called in and  
said this is ready for  
C.O. - wants it  
issued today -  
AS soon as possible

MS





# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

00474 MAY 23 1974

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION R3 PORTLAND, MAINE, April 22, 1974

**CITY of PORTLAND**

To the DIRECTOR 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 Plan 87 Lot W6 Island Ave, Peaks Island Fire District #1  #2

Owner's name and address Jackson & Casey Corp., Peaks Island Telephone 765-2217

Lessee's name and address .....

Contractor's name and address Jackson & Casey, Peaks Island Telephone .....

Architect .....

Proposed use of building apt. house Specifications Plans No. of sheets .....

Last use apt. store No. families 4

Material wood No. stories 3 Heat .....

Other buildings on same lot .....

Estimated contractual cost \$ 20,000 Fee \$ 70.00

FIELD INSPECTOR—Mr. ....

### GENERAL DESCRIPTION

This application is for: @ 775-5451 Change of use from store and two apartments to and hall to four apartments per plan with alterations

Ext. 234

Garage .....

Masonry Bldg. .... Stamp of Special Conditions

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

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

Appeal sustained 5-16-74

**PERMIT ISSUED WITH LETTER**

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

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### 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 in? .....

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? .....

Corn 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 require disturbing of any tree on a public street? .....

ZONING: 0-13-51-1774-Collin .....

BUILDING CODE: .....

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

Fire Dept.: .....

Health Dept.: .....

Others: Jackson & Casey

Signature of Applicant Edward S. Casey Phone # .....

Type Name of above Edward Casey 1  2  3  4

Other .....

and Address .....

FIELD INSPECTOR'S COPY

1000-10-11-70

NOTES

7-19-74 New roof shingles going on  
Interior stripped SD

12-19-74 Framing ok  
Stair wall not done SD  
To insulate R & Pitt

5-13-75 OK to occupy 2nd floor  
left apt.  
Temp letter SD

5/6/75 - Marble

Permit No: 74/974  
 Location: 87-116 56th Ave, Park Slope  
 Owner: Jackson & Company Corp  
 Date of permit: 5/21/74  
 Approval: [Signature]

Molson

Boiler not completed.  
Vent pipe SD  
to get in SD

AP Plan 87 Lot 83 Island Avenue  
Peaks Island

May 28, 1974

Jackson & Casey Corporation  
Peaks Island, Maine

Gentlemen:

Permit to change the use of existing building from store and two apartments to four apartments as per plan, with alterations as issued subject to the following BOCA International Building Code requirements.

Section 612.4 requires that all door assemblies from rooms opening onto a common hallway, shall be 1-3/4" solid wood core doors equipped with a self-closing device.

The hallways and stairways are required to be enclosed by 3/4 hour fire resistant protection. (5/8" sheetrock on both sides of studs taped and cemented between the joints) See Section 618.92.)

Section 618.5 requires that all stairways shall have continuous guards and handrails on both sides.

Section 626.1 requires that all means of egress in other than one and two family dwellings shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exits be available.

The exit doors are required to be equipped with locksets which will open from the inside without the use of keys or special knowledge, but by merely turning the signal knob or latch.

Section 1115.1 requires that the boiler be installed in a room enclosed with a one hour fire resistive partition and the door leading thereto shall be a Class C fire door or a 1-3/4" solid wood core door equipped with a self-closing device.

Jackson & Casey

Page 2

May 28, 1974

Please bear in mind that sufficient air for exhaustion must be supplied and that ventilation of the super heated air must also be provided.

Please provide this office with computations showing that such will be the case.

Very truly yours,

Earle G. Smith  
Plant Engineer

ESS:aa

Cor. Island Ave. & Church St., Peaks Island

May 28, 1974

Jackson & Casey Corporation  
Peaks Island  
Maine

Gentlemen:

Building permit to change the use of this building from a store and two apartments to four apartments with alterations as per plan submitted with the application is being issued subject to the following code requirements:

1. The stairway serving as means of egress, both front and rear, are to be enclosed with partitions of a fire rating of one hour or more. No wood veneer or panelling are allowed on these walls. All doors from the apartments must be at least a solid 1-3/4" core doors with closers or better.

2. The boiler room in the basement must be enclosed with at least one hour fire rating with fire door with closer. This room must be vented to the outside. If you have any questions on this check with the field inspector in the field.

Very truly yours,

**PERMIT ISSUED  
WITH LETTER**

A. Allan Soule  
Asst. Dir. Building & Inspection Services

AAS:m

ROUTING SLIP FROM:  
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 87-W46 Island Ave, Beardslee

Date 5/28/74

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

APPROVED H. Miller F.P.B.

DISAPPROVED BY REASON OF:  
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:

PERMIT ISSUED  
WITH LETTER

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

ASSESSORS # 84-W-6 4/33174 M.G. Co.  
COR. ISLAND AVE. & CHURCH AVE.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- Zone Location - R-3
- Interior or corner lot -
- 40 ft setback area (Section 21) -
- Use - ART. HOUSE (4 UNITS 602.4.A.)
- Sewage Disposal -
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area - 5,600  $\phi$
- Building Area -
- Area per Family - 5,600  $\phi$  - 26,000  $\phi$  (602.4.B.8.)
- ✓ Width of Lot - 70'
- ✓ Lot Frontage - 70'
- Off-street Parking - SHOWS 3 ADDITIONAL SPACES ON NEXT DOOR PROPERTY (TOTAL OF 4 REQ.)
- Loading Bays -

PERMIT ISSUED  
WITH LETTER



March 13, 1975

Jackson & Casey Corp  
Peaks Island,  
Portland, Maine

Gentlemen:

Please consider this letter as a temporary C. of O. for the  
one apartment on the second floor left.

Very truly yours,

Neilson F. Cartwright  
Building Inspector

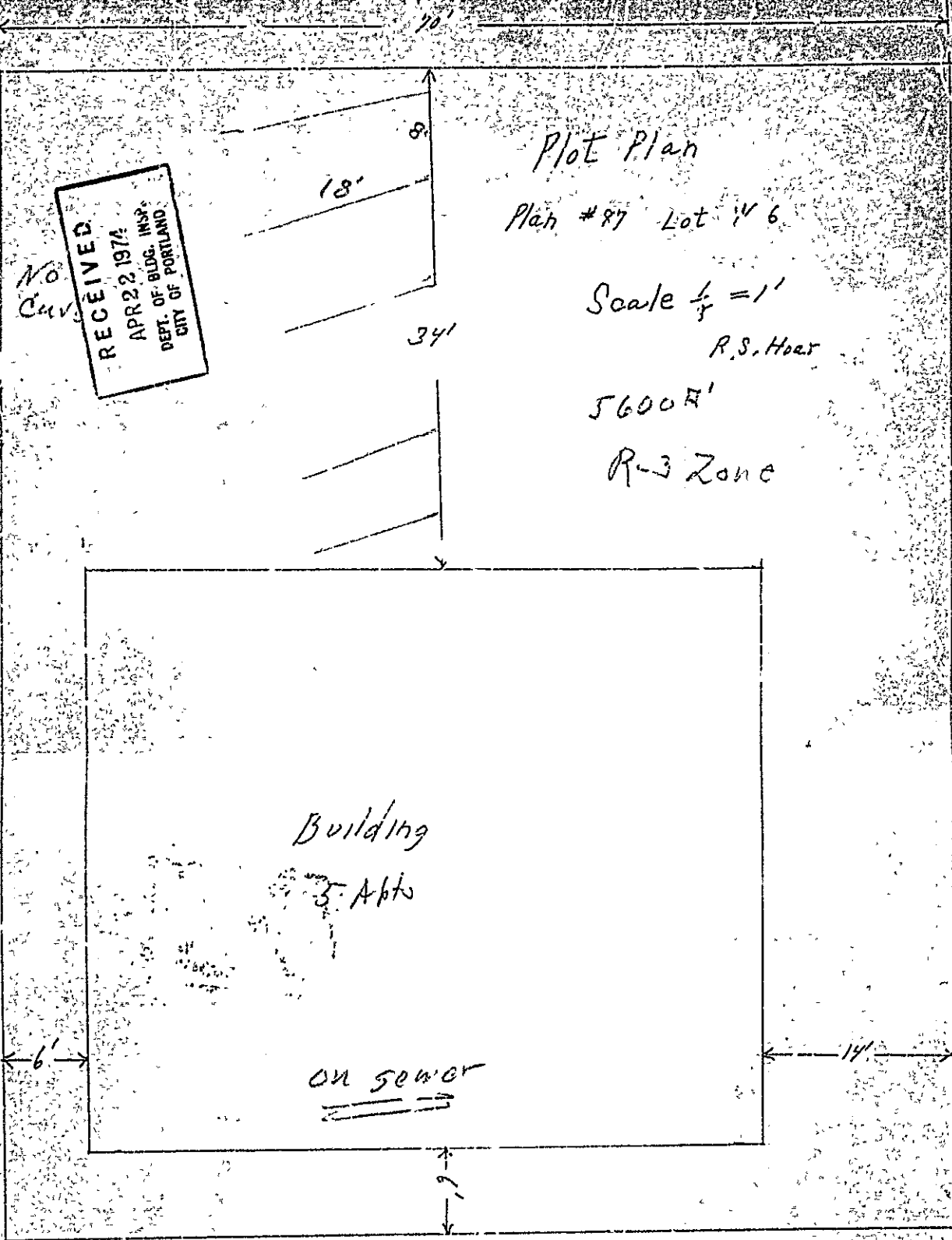
No. Cur.  
RECEIVED  
APR 22 1974  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

Plot Plan  
Plan # 87 Lot # 6

Scale  $\frac{1}{4} = 1'$   
R.S. Hoar

5600 R'  
R-3 Zone

Church St



Island Ave

RECEIVED  
MAY 5 1973  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

Enclose Barrel Pm.  
w/ 1 lb glass crated  
material 12/14 1 lb fire  
crated good w/ self/closed

CITY OF PORTLAND, MAINE  
Building & Inspection Services

Cor. Island Ave. & Church St., Peaks Island

May 28, 1974

C  
O  
P  
Y

Jackson & Casey Corporation  
Peaks Island  
Maine

Gentlemen:

Building permit to change the use of this building from a store and two apartments to four apartments with alterations as per plan submitted with the application is being issued subject to the following code requirements:

1. The stairway serving as means of egress, both front and rear, are to be enclosed with partitions of a fire rating of one hour or more. No wood veneer or paneling are allowed on these walls. All doors from the apartments must be at least a solid 1-3/4" core doors with closers or better.

2. The boiler room in the basement must be enclosed with at least one hour fire rating with fire door with closer. This room must be vented to the outside. If you have any question on this check with the field inspector in the field.

Very truly yours,

A. Allan Scale  
Asst. Dir. Building & Inspection Services

AAS:m

PERMIT ISSUED  
WITH LETTER

Cor. Inland Ave. & Church Ave., Peaks Island

87-W-6

April 23, 1974

cc to: Corporation Counsel

Jackson & Casey Corporation  
Peaks Island

Gentlemen:

Building permit and certificate of occupancy to change the use of the two family dwelling and store at the above named location to a four family apartment house with two apartments on the first floor and two apartments on the second floor are not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.A of the Ordinance, a four family house is not allowable.

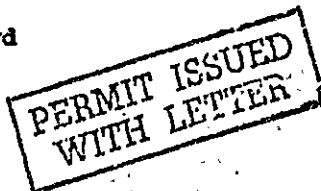
2. The area of the lot is only about 5,600 sq. feet (instead of the minimum of 26,000 sq. feet (6,500 sq. feet per family) required by Section 602.4.B.8.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:tm



ASSESSORS # 87-11-6  
COR. ISLAND AVE, & CHURCH AVE

4/30/74 M.G.D.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - EXISTING
- Zone Location - R-3
- Interior or corner lot -
- 40 ft. setback area - (Section 21) -
- Use - MULT. HOUSE (4 UNITS 602.4 A.)
- Sewage Disposal -
- Rear Yards -
- Side Yards
- Front Yard -
- Projections -
- Height -
- Lot Area - 5,400 sq
- Building Area -
- Area per Family - 3,600 sq - 21,000 sq (602.4 B.8.)
- ✓ Width of Lot - 70'
- ✓ Lot Frontage - 70'
- ✓ Off-street Parking - SHOWS 4 ADDITIONAL SPACES ON NEXT DOOR PROPERTY (TOTAL OF 4 REQ.)
- Loading Bays -

PERMIT ISSUED  
WITH LETTER



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

00174 MAY 28 1974

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION 83 PORTLAND, MAINE, .. April 22, 1974

**CITY OF PORTLAND**

To the DIRECTOR 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 Plan 87, Lot No. 16, Island Ave., Peaks Island .....

1. Owner's name and address .. Jackson & Casey Corp - Peaks Island .....

2. Lessee's name and address .. .. . Telephone 466-2817 ..

3. Contractor's name and address .. Jackson & Casey - Peaks Island .....

4. Architect .. .. . Telephone .. .. .

Specifications .. .. . Plans .. .. . No. of sheets .. .. .

Proposed use of building apt. house .. .. . No. families .. 4 ..

Last use .. apt. store .. .. . No. families .. .. .

Material wood .. .. . No. stories .. 3 .. Heat .. .. . Style of roof .. .. . Roofing .. .. .

Other buildings on same lot .. .. .

Estimated contractual cost \$ 20,000 .. .. . Fee \$ 9.00 .. .. .

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 **Change of use from store and two apartments to and call to four apartments per plan with alterations**

Dwelling .. .. .

Garage .. .. .

Masonry Bldg. .. .. .

Metal Bldg. .. .. .

Alterations .. .. .

Demolitions .. .. .

Change of Use .. .. .

Other .. .. .

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

Stamp of Special Conditions

Appeal sustained 5-16-74

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

**PERMIT ISSUED WITH LETTER**

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .. .. .

### 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 .. .. . point of roof .. .. .

Size .. .. . depth .. .. . No. stories .. .. . solid or filled .. .. . 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 require disturbing of any trees on a public street? .. .. .

ZONING: .. .. .

BUILDING CODE: .. .. . 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

Fire Dept.: .. .. .

Health Dept.: .. .. .

Others: .. .. .

Signature of Applicant .. .. . Phone # .. .. .

Type Name of above .. Edward Casey .. .. . 1  2  3  4

Other .. .. . and Address .. .. .

OFFICE FILE COPY

DR



CITY OF PORTLAND, MAINE

Building & Inspection Services

AP Plan 87 Lot W6 Island Avenue  
Peaks Island

May 28, 1974

COPY  
P  
Y  
Jackson & Casey Corporation  
Peaks Island, Maine

Gentlemen:

Permit to change the use of existing building from store and two apartments to four apartments as per plan, with alterations is issued subject to the following BOCA International Building Code requirements.

Section 612.4 requires that all door assemblies from rooms opening onto a common hallway, shall be 1-3/4" solid wood core doors equipped with a self-closing device.

The hallways and stairways are required to be enclosed by 3/4 hour fire resistant protection. (5/8" sheetrock on both sides of studs taped and cemented between the joints) see Section 618.92.)

Section 618.5 requires that all stairways shall have continuous guards and handrails on both sides.

Section 625.1 requires that all means of egress in other than one and two family dwellings shall be equipped with artificial lighting facilities to provide the intensity of illumination herein prescribed continuously during the time that conditions of occupancy of the building require that the exitways be available.

The exit doors are required to be equipped with locksets which will open from the inside without the use of keys or special knowledge, but by merely turning the usual knob or latch.

Section 1115.1 requires that the boiler be installed in a room enclosed with a one hour fire resistive partition and the door leading thereto shall be a Class C fire door or a 1-3/4" solid wood core door equipped with a self-closing device.

Jackson & Casey

Page 2

May 28, 1974

Please bear in mind that sufficient air for combustion must be supplied and that ventilation of the super heated air must also be provided.

Please provide this office with computations showing that such will be the case.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:m

C  
O  
P  
Y

Cor. Island Avo. & Church Avo., Peaks Island  
87-W-6

April 23, 1974

cc to: Corporation Counsel

Jackson & Casey Corporation  
Peaks Island

Gentlemen:

Building permit and certificate of occupancy to change the use of the two family dwelling and store at the above named location to a four family apartment house with two apartments on the first floor and two apartments on the second floor are not issuable under the Zoning Ordinance for the following reasons.

1. The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.A of the Ordinance a four family house is not allowable.

2. The area of the lot is only about 5,600 sq. feet instead of the minimum of 26,000 sq. feet (6,500 sq. feet per family) required by Section 602.4.B.8.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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.

Very truly yours,

Malcolm G. Ward  
Plan Examiner

MGW:sm

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

\$15,000  
1/13

Jackson & Casey Corporation, owner of property at Cor. of Island Ave & Church Ave, (87-W-6), Peaks Is. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: and certificate of occupancy to change the use of the two family dwelling and store at the above named location to a four family apartment house with two apartments on the first floor and two apartments on the second floor. This permit is not issuable under the Zoning Ordinance for the following reasons. (1) The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.A of the Ordinance a four family house is not allowable. (2) The area of the lot is only about 5,600 sq. feet instead of the minimum of 26,000 sq. feet (6,500 sq. feet per family) required by Section 602.4.B.8.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Jackson Casey Plenum Hest Corp  
APPELLANT  
J. & C. Corp

DECISION

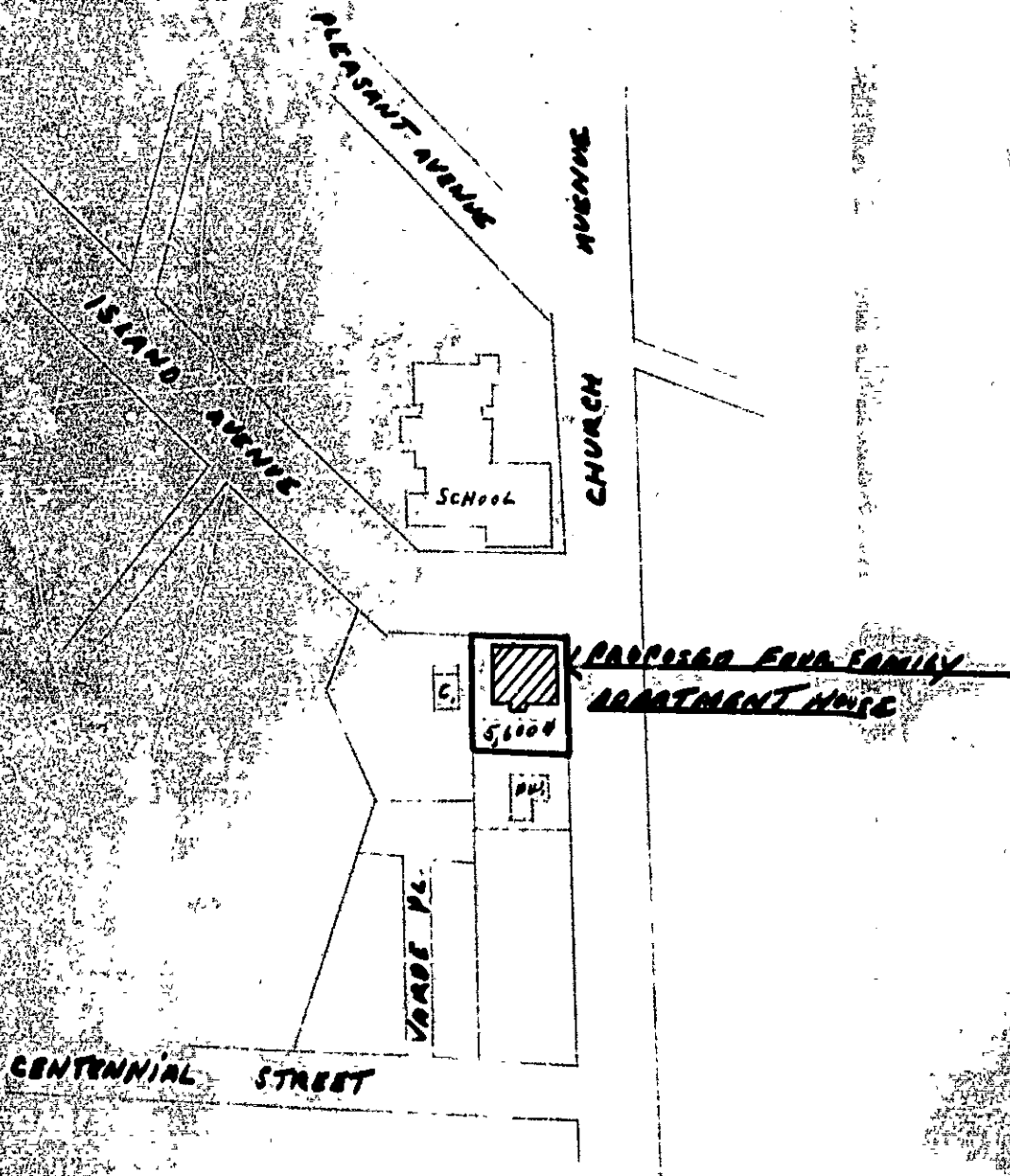
After public hearing held May 16, 1974, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Call E. Stuber  
Jacqueline Stuber  
J. H. Hest  
Board of Appeals

COR. ISLAND AVE. & CHURCH AVE. T 3-47  
REAR ISLAND 87-W-6

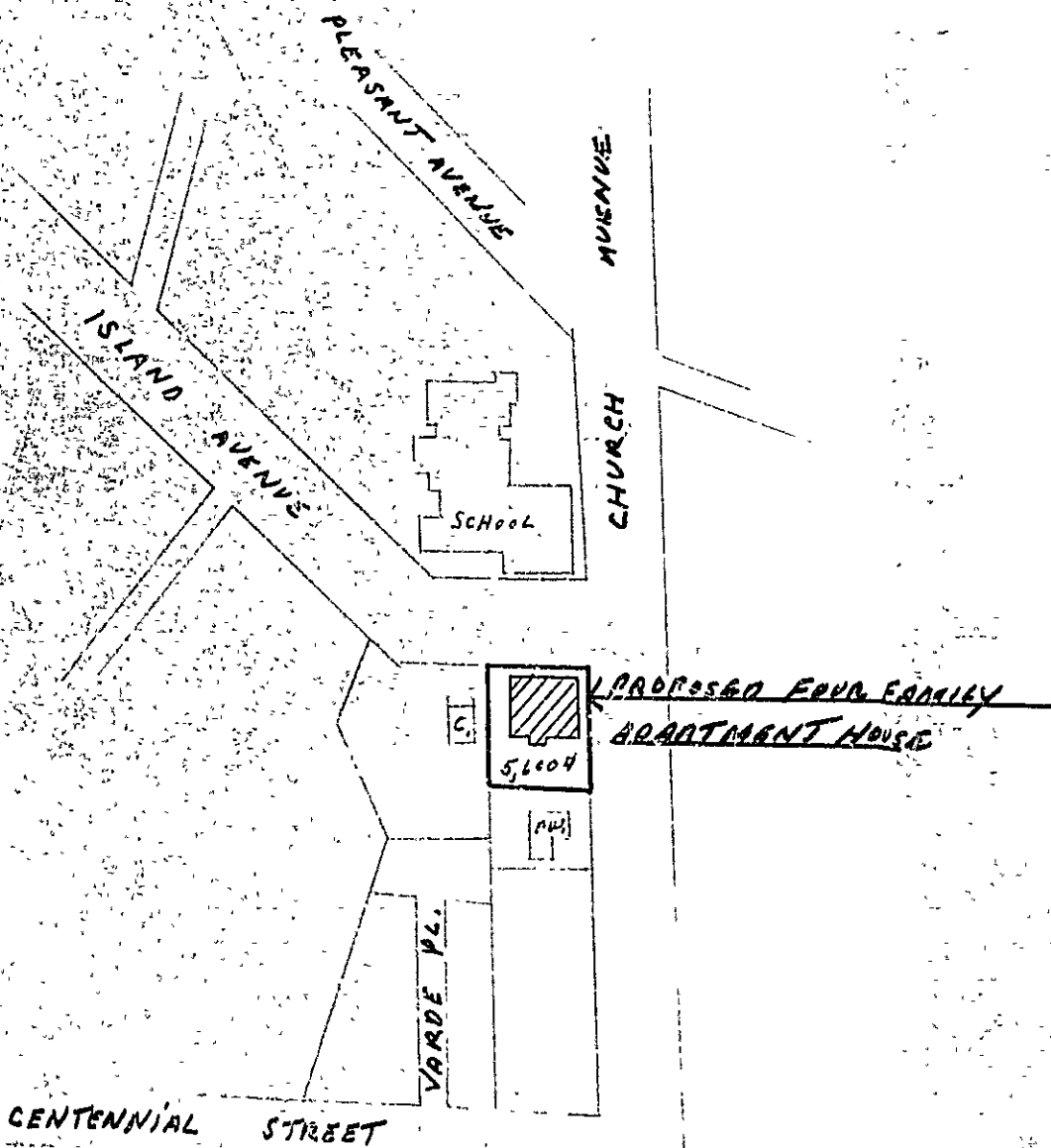
518794 N.G.W.



COR. ISLAND AVE. & CHURCH AVE. E 6-47

518/741 N.W.

BEARS ISLAND 87-20-6







87-W-6 cor. of Island Ave &  
Church Ave. Peaks IS.  
Jackson & Casey  
04108

Island Ave

- 87-U-6, 87-T-7 Robins, Joseph & Sylvia - Island Ave P.I.
- 87-U-5 Grafton, Clinton & Catherine H. - 18 Lawn Ave. Port.
- 87-T-9 Berndt, Arnold - Emma - Star Route - Allentown, PA 18026
- 87-U-7 Polk, Edward & Albert E. - Island Ave. P.I.
- 87-U-8 Levy, Marvin & Ruth - 26 Woodmont Rd - Worcester, Mass
- 87-U-9 see Network St
- 87-U Jackson, Ralph & Sharon - Network St P.I.
- 87-U-16 Burns, Bradford & Elizabeth R. - City Point Rd. P.I.
- 87-W-12 Castello, Mary - Island Ave. Peaks IS
- 87-W-3 Reed, Elmer & Irma - Island Ave P.I. 04108
- 87-W-4, 5 Casey, Mulford E. - Island Ave P.I.
- 87-W-18 see Network St ok
- 87-K-1 Nielsen, Morgan & Gloria - Pleasant Ave. P.I.
- 87-K-9 Madsen, Chester C. - 9 Oswald St, Worcester, Mass
- 87-K-12 Conrad, Ann G. - 80 Baylston St Bm:07 - Boston, Mass.
- 87-K-14 City of P
- 87-K-16 Siggins, Robert & Maria - 126 Albion St - Somerville Mass.
- 87-K-17 Patterson, Helen - Island Ave. P.I.
- 87-K-18 Jordan, Esther A. - 28 High St.
- 87-K-19 Conrad Repeat
- 87-K-20, 21 Regan, Blanchell W. & Eileen R. Hoff - Island Ave. P.I.

Pleasant Ave

- 87-K-2 Gulliver, Bertha K. - 12 ... Ave P.I.
- 87-K-3 Haskell, Uof. & William E. - 48 Haskell St - Westbrook 07092
- 87-K-4 Madsen, Chester C. - Repeat
- 87-K-5, 6, 10 Kern, Marguerite G. - 72 Carlton St.
- 87-K-7, 11 Kimball, Marie E. - Pleasant Ave P.I.

04108

Present Ave. Contin.

87-K-8, Gulliver - Repeat  
87-K-13, O'Brien, Evelyn J. - Agnes G. - Returned to Mrs. M. Keenan - 16 Bimingham St. East Boston, Mass.

87-K-14, 15 - City of P  
87-L-6 - Brackett Mem. Meth. Ch. of Pks Is - Pecks Island

87-L-7 - DeMello, Edward J. & Mary J. - New Stanton Ave. Pecks Island  
87-L-8 - Deibel, Barbara L. - 148-14 Wills Pt. Blvd. NY 11357  
87-L-9 - Cragin, Ernest G. 1974 - Present Ave. Pecks Is

1 "B" Street  
87-L-5 - Hall, Aet. Wm L. & Mary L. - Church Ave. P.I.  
87-M-9 - Methodist Episcopal Society - Pecks Is - John F. Brackett

87-M-10, 11 - Brackett Mem. Meth. Church - Repeat  
87-M-6, 7, 8 - " " - Repeat

1 "C" St  
87-N-10 - Dangle, Alfred M. - D. St. Pecks Is  
87-N-11 - Erico, Joseph - James Erico - Elizabeth St. P.I.

1 " " St  
87-N-9 - Roux, Richard J. & Fay E. - 19 Linden St  
87-Y-1 - Kendall, Donald E. & Ruth B. - Church Ave. P.I.

87-Y-3 - Morey, Andrew D. & Madeline M. - 119 India St 04111  
87-Y-4, 5 - Ring, Maxon E. & Blanche Gregory - "D" St. P.I.

1 Elizabeth St  
87-N-6, 7 - Erico, Joseph - Repeat  
87-N-8 - Roux - Repeat

87-Y-6 - Erico - Repeat  
87-Y-7 - Marsaac, Kimberly A. & Steven J. 1974 - 20 W. Const. Wachusetta, Mass. 02124  
Elizabeth St P.I.

87-Y-8, 9 - Sherwood, Ira L. 1974 - 41 Fort Hill St. - Fort Fairfield, Me.  
87-Y-10 - Munn, Philip L. Jr. & Besten O. - 129 Mosely Terr. - Glastonbury, Conn. 06033

Elizabeth St Conting

87-4-11 Poland, Thomas J. - do Hugh Ferguson, Dingley Spring Rd - Goshen <sup>Returned</sup>

87-4-12, 13 Randal, Margaret E. - Island Ave P.I.

87-4-14 Sterling, William A. George M Russell <sup>Returned</sup> - Elizabeth St P.I.

87-4-15 Mrs. Fred Coker - 22 Blumhall St 04102

87-4-16 Parvin, John G. - Elizabeth St. P.I.

87-4-17 Bishop, Mulhed E. - A. U. Pedersen, Wiley St, Pecks Is.

87-4-18, 19 Files, Harry W. - Island Ave, P.I.

87-2-23 Erico, Richard P. - Island Ave. P.I.

87-2-24 Flethcher, Vera M 1974 - Herman Ave, Pecks Is.

87-2-25, 26 Stephenson, Fred W. & Patricia S. House - 120 Cleverly Terrace Newington, N.H. 02641

87-2-27 Mastromanni, Louis A. Jr. - 52 E. Union Turnpike <sup>Whelm, N.J. 07885</sup>

87-2-28 Hansen, Daniel R. Elizabeth A. - Elizabeth St - P.I.

87-2-29 Pearson, Jeanne C. & Warren E. 177 - 121 Palmer St <sup>Bedford, Mass.</sup>

87-2-30 Jones, Herbert A. & Dorothy A. - Elizabeth St <sup>Returned</sup>

87-2-31, 32 Mulhern, John F. & Josephine M. - 175 W. Summit St / So. Boston <sup>MASS</sup>

Luther St

87-2-6 to 8 & 23 to 25 Wetherington, Peter C. & Louise - Luther St. P.I.

87-2-9, 10 Low, Theodore G. & Edith I. - Luther St. P.I.

87-2-11 Jones, Herbert A. & Dorothy A. - Repeat

87-2-12 Peters, Elizabeth E. - Luther St P.I. Returned

87-2-13, 14 Pandell, Floyd A. & Robert L. Shandy - P.I. N.P.I.

87-2-15 Parker, Allison W. - 41 Atlantic Ave., So. Port.

Church Ave

87-4-1 Kandel, Donald & Ruth B. - Repeat

87-4-2 Mory, Andrew - 119 India St

87-4-29, 33 Munn, Beatrice O. Repeat

87-4-30, 31, 32 Brackett Main Meth. Church Repeat

Island Ave

- 87-4-19 Files, Army W — Repeat
- 87-4-20 Winton, Meldean A Jr Estate - Island Ave P.T.
- 87-4-21 Tebbets, Eugene L & Deborah - 85 Island Ave. P.T.
- 87-4-22 Briggs, Robert S Jr & Ruth A - Island Ave P.T.
- 87-4-23, 24 Thompson, Beatrice A - Island Ave. P.T.
- 87-4-25 "P" = this is what's on the assessors map
- 87-4-26 Cass, Jeanette N. - 10 Winfield St. Dedham, Mass
- 87-4-27 Norris, Myra - Island Ave, P.T.
- 87-4-28 Randall, Margaret E - Repeat
- 87-W-6, 8 Appellant
- 87-W-7 Lutz, Ira Joe - 53 Lincoln St. Stoneham, Mass 02180
- 87-W-9 Clough, Ullian M - Island Ave, Peas -
- 87-W-10 Robinson, Rita M. - 16 Milton St.
- 87-NN-6 Whitmore, Margaret E & Donald - Island Ave, P.T.
- 87-NN-7 Hirst, Ruth E - 761-28th Ave. North - St. Petersburg, Fla 33704
- 87-90-9, 10 Hocken, A.S. - Island Ave, P.T.
- 87-00-11 Tebbets, Eugene L & Deborah - Repeat
- 87-00-12 Matthews, John A & Ethel K - Island Ave - P.T.
- 87-00-13, 14 Merrill, Raymond G & Grace A - Island Ave P.T. 04108
- (Centennial St)
- 87-NN-1 Miller, Alice M. = Centennial St P.T. returned
- 87-NN-2 Trevelyan, Meredith & Roland S - 248 Piazza Di Luna Venice, FL 33595
- 87-NN-3 Flynn, John & Doris M. - Centennial St - Peas, T.S.
- 87-NN-4, 5 Tunstall, Howard W Jr & Margaret - 256 Woodland Rd - Andover, MA 02021
- 87-NN-6 Miller, Margaret (see Island Ave)
- 87-00-3 Chods, Louis A & M Leighton - Centennial St Peas
- 87-00-4 Miller, Alice - Repeat

(Continued St. Vincent)

- 87-00-5 Trilithen Repeat
- 87-00-6 Flynn Repeat
- 87-00-7 Tunstall, Howard W Jr & Margaret Ann - Continnued St. PeabST
- 87-00-8 Fraser, Elwood S - PO Box 44 P.I.
- 87-PP-4 Hella, Howard U. - 1235 Congress St. 04102
- 87-PP-5 Childs, Louisa H & M Leighton - Repeat
- 87-U-12 MacVane Douglas E - Continnued St. P.I.
- 87-V-3 Witchfield, Frances A & Marion C - Continnued St. P.I.
- 87-V-4 MacVane - Repeat
- 87-W-10 Robinson, Ruth M. Repeat
- 87-W-11 Balcom, Doull, Cori - Repeat
- 87-W-15, 16 Balcom, Albert H & Cori L - Continnued St. P.I.
- (Mechanic St.)
- 87-V-1 Home Spafford Inc - Welch St. 04108
- 87-V-2 Gype, William H.P. - Welch St.
- 87-W-17 ~~Probst, Herman~~ - Marshall St. 04102
- 87-W-18 Ped, Elmer & Irma - B P.I.
- (Natick St)
- 87-U-9 Bickford, Ruth - 5 Rowe St, Auburn, Me.
- 87-U-10 Appolant
- 87-U-11 Rinaldi, Bridget - 277 Congress St.
- 87-V-4, 5, 6 MacVane Repeat
- 87-V-7 Allen, John P. & Esther - 93 Oak St, North Abington, Mass.
- (Vade Place)
- 87-W-11 Doull, Cori - Repeat
- 87-W-12, 14, 15 Balcom Repeat
- 87-W-13 Casey, Michael - Repeat



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 23, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday May 16, 1974 at 4:00 p.m. to hear the appeal of Jackson & Casey Corporation requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the two family dwelling and store at the corner of Island Avenue and Church Avenue (87-W-6), Peaks Island, to a four family apartment house with two apartments on the first floor and two apartments on the second floor.

This permit is not issuable under the Zoning Ordinance for the following reasons. (1) The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.A of the Ordinance a four family house is not allowable. (2) The area of the lot is only about 5,600 sq. feet instead of the minimum of 26,000 sq. feet (6,500 sq. feet per family) required by Section 602.4.B.8.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 property in question as required by Ordinance.

BOARD OF APPEALS

W. Earle Eskilson  
Chairman

May 9, 1974

Jackson & Casey Corp.  
Evergreen Avenue  
Peaks Island, Me.

RE: Cor. of Island Ave. & Church Ave. (87-W-6), Peaks Island

112

May 16, 1974



Peaks Island,  
Me.  
May 13<sup>th</sup>

Chairman - Board of Appeals.

Dear Sir:

Am looking forward  
to attending the new hearing for  
Jackson and Casey, of Peaks Island,  
on Thursday, May 16<sup>th</sup>

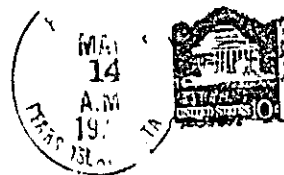
Sincerely hope that their  
request will be met with more  
consideration than formerly.

Such a great step toward  
improvement, is sorely needed on  
the Island.

Most Sincerely,

Beatrice O. Munn  
Church Lane

Beatrice O. Munn  
Church Lane  
Peaks Island, Maine 04108



Board of Appeals - Chairman  
City Hall  
Portland, Maine

Island Ave  
Peaks Island  
May 10, 1974

Board of Appeals - Chairman  
City Hall  
Portland Maine

Gentlemen,

I am a resident of  
Peaks Island and my  
greatest desire is to see  
old buildings restored  
to beauty. Therefore I  
will be attending the  
meeting in Room 112  
May 16<sup>th</sup> at 4:00 P.M. The  
plans Mr. Casey have  
for the property in  
question sound very  
good to me.

Yours truly,  
Margaret Whittemore

MARGARET WHITEMORE  
Island Avenue  
Peaks Island  
Portland, Maine 04108



Board of Appeals - Chairman  
City Hall  
Portland Maine

PHILIP L. MUNN JR.  
129 MOSELEY TERRACE  
GLASTONBURY, CONN. 06033

5/8/4

MR. W. EARLE ESKILSON, (CHAIRMAN)  
BOARD OF APPEALS  
CITY OF PORTLAND, MAINE.

DEAR SIR —

AS CO-OWNER OF THE WINCHESTER COTTAGE  
IN THE NEAR VICINITY OF "WHITTON'S STORE"  
OR, IN MY CHILDHOOD, "CAL RICHARDSON'S STORE", I  
JOIN MY MOTHER IN REITERATING OUR HOPE  
THAT JACKSON & CASEY CORP. BE GRANTED  
THEIR EXCEPTION.

THIS FEELING WAS MORE FULLY  
EXPRESSED IN A LETTER TO THE CITY AT THE  
TIME OF THE ORIGINAL ACTION — A COPY OF  
THE LETTER WAS SENT TO MR. CASEY — AND  
MUST BE A PART OF THE TOTAL FILE ON THE  
CASE.

SINCERELY,

Philip L. Munn Jr.



MR. W. EARLE ESKILSON, CHAIRMAN  
BOARD OF APPEALS  
CITY OF PORTLAND, MAINE

May 15, 1974  
Island Avenue  
Peaks Island, Maine.

Chairman, Appeals Board  
Re: Jackson & Casey request for  
Zone Variance.

Dear Sir:

This is to verify the fact that I am in favor of this variance request, and feel that the proposed construction plans will be a definite boost to the surrounding area.

This is something that is needed here on Peaks very much, as our year-round rental property, is lacking, and this certainly will be the answer for some very fortunate tenants.

Thank you,

*M. Leighton Childs*

May 12, 1974  
Centennial Street  
Peaks Island, Maine, 04108

Re: Jackson & Casey Proposed  
Apartment House, Island Ave.  
Peaks Island, Maine.

Chairman, Appeals Board  
Room # 112, Portland, Maine.

Dear Sir,

This is a short letter regarding the proposed apartment house appeal before you, as of May 16, 1974.

My husband and I own and operate " Fisher Lodge " which caters to a clientele of Island residents, and out-of-state people, for meals and lodging, and our property looks across at the piece of property owned by Jackson & Casey, now before you for a change of variance, in order for this apartment house to transpire.

We feel that not only is this project very necessary to the Island because there is no housing of this caliber here, for year round use, but that it will add to all the properties in the area.

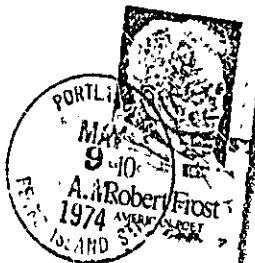
We are hopeful that you will look favorably on the requested change, as I am sure that the money already invested in the building is creating quite a hardship for these people.

Sincerely,

*Frances - A. Thode*



Miss Myra Norris  
Island Ave. at Church Ave.  
Peaks Island, Maine 04108



Mr. W. Earle Eskilson  
Chairman, Board of Appeals  
Building - Inspection Services  
Room 113, City Hall  
Portland, Maine 04111

May 9, 1974

Mr. W. Earle Eskilson  
Chairman, Board of Appeals  
Building & Inspection Services  
Room 113, City Hall  
Portland, Maine 04111

Dear Sir:            Re: Jackson & Casey hearing.

I am property owner and resident of the house directly opposite the building in question, and I am very much in favor of your granting the zoning variance which would enable Jackson & Casey to go ahead with their plans to convert this old building into a four apartment dwelling.

The surrounding homes in this neighborhood are well kept, and this old building is a definite eyesore in its present condition, and detracts from the beauty of this section of Peaks Island. In addition, the need for apartments such as they plan is definite.

I trust that this variance will be acted upon favorably.

Sincerely yours,

*Myra Morris*

ARNOLD BERNÉT

Star Route, Allentown Pa. and Island Ave. Peaks Island Maine.

May 13. 1974.

City of Portland - Maine  
Board of Appeals.

Ref.: Jackson & Casey Corporation.

Dear Mr. Eskilson:

I object to the proposed conversion of a two-family dwelling at Island Ave. and Church Ave. on Peaks Island into a four-family dwelling.

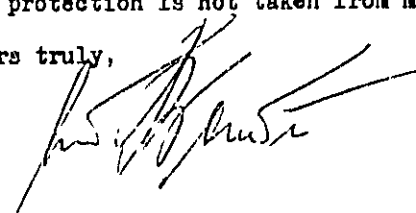
No hardship exists. I am a retired builder and developer and have made calculations based on the estimated cost of the building and the cost of necessary improvements. It is quite possible and profitable to restore the building to a modern two-family dwelling.

Even now the lot-size appears to be below the size required for a one-family dwelling and the existing two-family dwelling in fact is already an exception. To permit a four-family dwelling would reduce the lot size on a per family basis to 1400 square feet. That would be just about a fifth of the size required by the ordinance and would be a classical example of overcrowding. A modern family has 2 automobiles - not even enough off-street parking space for 4 families and visitors could be created without converting the whole small yard into a parking lot.

I have started to build a retirement home on Island Ave. only 1/2 year ago. I relied, on the protection of the Zoning Ordinance. I appeal that this protection is not taken from me.

Yours truly,

per Erna Bernét  
And Arnold Bernét



ARNOLD BERNDT  
STAR ROUTE  
ALLENTOWN, PA. 18036

CITY OF PORTLAND MAINE  
Board of Appeals  
The Chairman Mr. Eskilson



Island Avenue,  
Peaks Island, Maine, 04108  
May 9, 1974

Mr. W. Earle Eskilson, Chairman  
Board of Appeals  
City of Portland, Maine

Dear Sir:

Re: Jackson and Casey Appeal for Exception  
to Zoning Ordinance

With reference to your letter of April 23, I am very much in favor of your allowing Jackson and Casey to proceed with their plans for the building in question, i.e. a four-family apartment house.

I live on Island Avenue at the corner of Church Ave., directly across from the building. I believe, if allowed to do so, Jackson and Casey will make this into an attractive and useful building that will be a credit to the city and serve the interests of Peaks Island.

Yours truly,

*Margaret E. Randall*

May 6 1974  
Evergreen Landing  
Peaks Island, Maine.

Chairman Board of Appeals  
Room # 112 Portland, Maine.

Re: Jackson & Casey proposed  
4 apt. house, corner of Island  
Ave., Peaks Island, Maine.

To whom it may concern:

This letter is my vote in favor of allowing the additional apartments requested by the owners, and complete renovation of said building belonging to the above people.

The proposed plans for this building, and the excellent services provided its tenants, is much needed in this area, near to the churches and stores.

My property is ore located within five hundred (500) feet, and I am happy to see this "Jong standing eye-sore" become an addition to our Island, and another service to our people.

I will be out of town on business, at the time of this hearing, hence this letter.

Sincerely,

Hean & Spufford  
Joe K. Spufford Pres.

AFTER 5 DAYS RETURN TO

Mr. George Spafford

Evergreen Landing

ZIP CODE Peaks Island, Maine, 04108

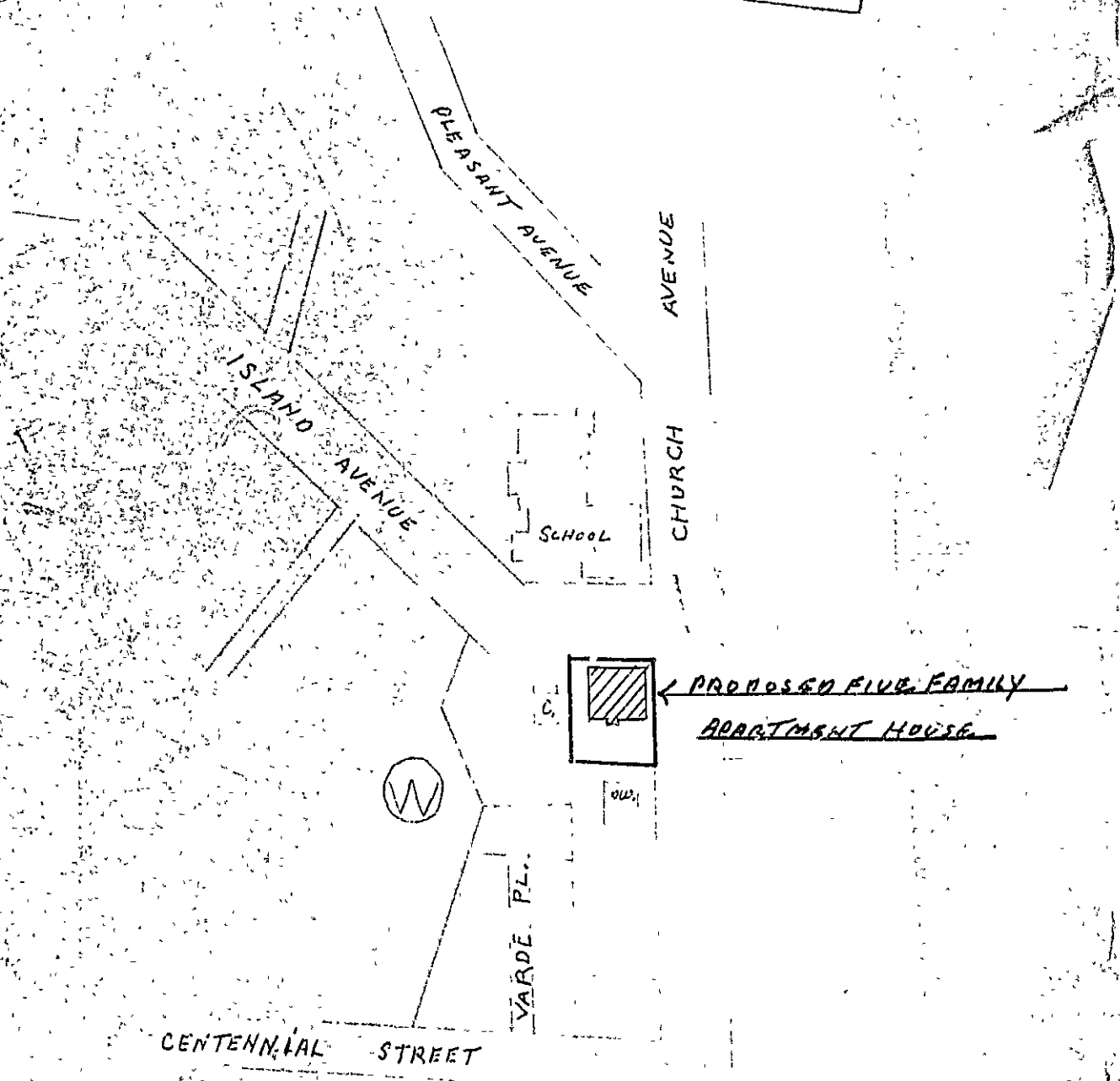


Chairman, Board of Appeals  
Room # 112.  
City Hall, Congress Street,  
Portland, Maine.

COR ISLAND PUE. & CHURCH AVE. 4-1  
MEANS ISLAND 87-10-6

RECEIVED  
APR 19 1974  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

RECEIVED  
APR 22 1974  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND







R3 RESIDENCE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

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 Plan 87 Lot W6 Island Ave., Peaks Is. Within Fire Limits? \_\_\_\_\_ Dist. No. Peaks 18  
Owner's name and address Jackson & Casey Plumbing & Heating, Evergreen Ave Telephone 766-2817  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owners Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building five apts. No. families 5  
Last use store & 2 apts. & hall No. families 2  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_

General Description of New Work

Change from store and two apts. & hall to five apts. as per plans

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

Appeal Dated 4-12-73

Sent to File Dept \_\_\_\_\_  
Rec'd from Fire Dept 3/16/73

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? \_\_\_\_\_  
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 \_\_\_\_\_ collar \_\_\_\_\_  
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 center? \_\_\_\_\_  
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:

C. O. Reed - Dir. 3-15-73

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 hereto are observed? yes

Jackson & Casey

INSPECTION COPY

Signature of owner Edward L. Casey



Plan 87  
For Wb

Jackson  
D. and a.c. Realty

PR 15- 3-5-73

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

Denied  
4-12-73

VARIANCE APPEAL

Jackson & Casey Plumb. & Heating, owner of property at Ave. Peaks Island cor. Island Ave. & Church  
under the provisions of Section 24 of the Zoning Ordinance of the City of  
Portland, hereby respectfully petitions the Board of Appeals for a variance  
from the provisions of said Ordinance to permit: and certificate of occupancy  
to change the use of the 2-family dwelling and store at the above named  
location to a 5-family apartment house. This permit is presently not issuable  
under the Zoning Ordinance for the following reasons: (1) The property is  
located in an R-3 Residential Zone where under the provisions of Section  
602.4.a of the Ordinance, a 5-family apartment house is not allowable.  
(2) The area of the lot is only about 5,600 sq.ft. instead of the minimum  
of 32,500 sq. ft. (6,500 sq. ft. per family) required by Sec. 602.4.P.8.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board  
of Appeals finds that the strict application of the provisions of the  
Ordinance would result in undue hardship in the development of property  
which is inconsistent with the intent and purpose of the Ordinance; that  
there are exceptional or unique circumstances relating to the property  
that do not generally apply to other property in the same zone or  
neighborhood, which have not arisen as a result of action of the appli-  
cant subsequent to the adoption of this Ordinance whether in violation  
of the provisions of the Ordinance or not; that property in the same  
zone or neighborhood will not be adversely affected by the granting of  
the variance; and that the granting of the variance will not be contrary  
to the intent and purpose of the Ordinance.

Edward F. Cony  
APPELLANT

DECISION

After public hearing held April 12, 1973, the Board of Appeals finds  
that all of the above conditions do not exist with respect to this property  
and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the  
Zoning Ordinance should not be granted in this case.

W. B. Ketchum  
W. Allen Stollan  
Jacqueline C. O'Brien  
Board of Appeals

corner Island Ave. & Church Avenue  
Peaks Island  
87-W-6

March 21, 1973

cc to: Corporation Counsel

Jackson & Caley Plumbing & Heating  
Evergreen Avenue  
Peaks Island

Gentlemen:

Building permit and certificate of occupancy to change the use of the 2-family dwelling and store at the above named location to a 5-family apartment house are not issuable under the Zoning Ordinance for the following reasons.

1. The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.a of the Ordinance a 5-family apartment house is not allowable.

2. The area of the lot is only about 5600 sq. feet instead of the minimum of 32,500 sq. feet, (6500 sq. feet per family) required by Section 602.4.B.8.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance 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.

Very truly yours,

Malcolm G. Ward  
Plat. Examiner

HGW:m

129 Moseley Terrace  
Glastonbury, Conn. 06033

April 8, 1973

Mr. H. J. Kirkpatrick, Chairman  
BOARD OF APPEALS  
City of Portland, Maine

Dear Sir:

I am in receipt of your communication of March 30th, 1973, in regard to the variance appeal of Jackson & Casey Plumbing & Heating of Peaks Island.


It strikes me that the said request should be looked at as one of attempted salvation rather than as an attempt at development in the strict sense of the word.

Golden Cross Hall, as I remember this building being called in my youth, while somewhat the worse for wear at the moment, is, (1) there; (2) is the only eyesore in the immediate neighborhood; (3) appears to be architecturally sound; (4) is part of Peaks Island heritage; (5) is (and has been for years, apparently) in variance as a single family dwelling now; (6) could become a handsome structure again if well done, and should qualify for variance under that exception that states "property in the same...neighborhood will not be adversely affected..." I'm sure a case could be developed within other prerequisites for exception if one would but take the time.

As one who met and played in "the hall over Cal Richardson's Store" over 40 years ago, I would be pleased to see it be given new life and would cast my vote in favor of Jackson & Casey's appeal.

Sincerely,

cc: Mrs. B. Munn  
Miss. M. Randall  
Jackson & Casey

  
PHILIP H. MUNN, JR.  
Owner of property within 500'

April 11, 1973

To Mr. Kirkpatrick  
Chairman of Board of Appeals

Dear Sir,

We, John S. Varon and  
James E. Varon, being residents of  
Heals Island, Sub #1 at Mrs. E. Plasey  
and Mr. Ralph Jackson are concerned  
for the best interest of this community.

We feel there is a great lack of  
housing, especially for the elderly.  
Being neighbors of a seventy year old  
lady, we understand the hardship  
they encounter.

We hope you will rule in favor  
of this project as it will improve  
the community.

Thank you.

John S. Varon  
James E. Varon  
Elizabeth M.  
Heals Isl. Mo.

3/31/73

To Whom it may concern:

The Corporation feels that this house and store has been a eyesore for years and Jackson and Casey should be given the permit to do this change which will certainly add to the island. We heartily endorse this project.

*George K. Spafford*  
George K. Spafford  
Vice President  
Hoar and Spafford Inc.

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

March 30, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 12, 1973 at 4:00 p.m. to hear the appeal of Jackson & Casey Plumbing & Heating requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the 2-family dwelling and store to a 5-family apartment house on the Corner of Island Ave. and Church Ave., Peaks Island.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.a of the Ordinance, a 5-family apartment house is not allowable. (2) The area of the lot is only about 5600 sq. ft. instead of the minimum of 12,500 sq. ft. (6500 sq. ft. per family) required by Section 602.4.B.8.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 ft. of the property in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

April 6, 1973

The Board of Appeals  
City of Portland, Maine

Gentlemen: Attention of Mr. William B. Kirkpatrick

In answer to your letter regarding the appeal of Jackson & Casey Plumbing & Heating requesting a permit to change the building on the corner of Island Ave. and Church Ave., Peaks Island to a 5-family apartment house, I am in favor of this appeal. This building as it is now is an eye-sore. I live here on Peaks Island now and I was very pleased when I heard that the old building on the corner of island and Church Ave. was going to be improved.

My letter from you was sent to Dedham, Mass. and it should be Island Ave., Peaks Island, Maine. The change of address should have gone through by now.

Sincerely,  
*Jeannette N. Cass*  
Jeannette N. Cass