

ISLAND AVE; PEAFS ISLAND

( 87-4-7 )



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, May 8, 1950

PERMIT ISSUED

MAY 15 1950

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/117 pertaining to the building or structure comprised in the original application 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 Island Avenue, Peaks Island 87-R-7 Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Fred L. Clark, Seashore Avenue, Peaks Island Telephone 6-2775  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address George Keening, Willow St., Peaks Island Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
 Proposed use of building dwelling house No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Increased cost of work \_\_\_\_\_ Additional fee .25

### Description of Proposed Work

To relocate chimney from inside to outside.  
The brickwork of the chimney is to be corbelled, so as to pass through the outside wall of the building at the point where the smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall.

Permit Issued with Memo

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Signature of Owner Fred L. Clark

Approved: 7/3/50 - WMT

Inspector of Buildings

COPY



(A) APARTMENT HOUSE ZONE  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
 00117  
 JAN 30 1950  
 CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, January 27, 1950  
 Supersedes appl. 1/3/50

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the following building~~ ~~in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:~~

Location Island Avenue, Peaks Island 87-W-7 Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Fred L. Clark, Seashore Avenue, Peaks Island Telephone 6-2775  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address A. P. Foss, Pleasant Avenue, Peaks Island Telephone 6-2615  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Dwelling house No. families 1  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 2150. Add'l \_\_\_\_\_ Fee \$ 3.00 Add'l \_\_\_\_\_

INSPECTION NOT COMPLETED

**General Description of New Work**

To construct 1-story frame dwelling house 34' x 36'.

Appeal sustained 1/13/50

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

**Details of New Work**

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Height average grade to top of plate 11' 10" Height average grade to highest point of roof 14' 10"  
 Size, front 34' depth 36' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete piers at least 4' below grade Thickness, top 10" bottom 12" cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ at least 6" above grade Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof Gitch Rise per foot 5 1/2" Roof covering Asphalt Class C Und Lab  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat warm air fuel oil  
 Framing lumber--Kind second-hand fir and spruce Dressed or full size? dressed and full size  
 Corner posts 4x4 Sills 6x12 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders yes Size 6x12 Columns under girders concrete piers Size 10" top 12" bottom Max. on centers 9' & 10'  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Ceiling in every floor and flat roof span over 8 feet. ceiling (celotex)  
 Joists and rafters: 1st floor 2x6, 2nd 2x6, 3rd \_\_\_\_\_, roof 2x6  
 On centers: 1st floor 12", 2nd 24", 3rd \_\_\_\_\_, roof 24"  
 Maximum span: 1st floor 10', 2nd 10', 3rd \_\_\_\_\_, roof 10'  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

APPROVED

**Miscellaneous**

Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of owner

*Fred L. Clark*

NOTES

4-4-50. From B.T. with notation with st.  
no closing in be done until plumber  
and electrical work is approved.  
Electician is to call  
with notations that no closing in  
hampers his work has been done.  
Also noted on top that rear corner  
pieces are to have supports  
pieces to all be tied to post  
supports which do not  
Satisfactory bearing intermediate support  
new wall. It is additional concrete base provided  
with additional support to strengthen of pier. Block  
will be provided over front window between stud  
and plate to transfer any load which may come  
from ceiling girders to transfer which will be tied  
This procedure was followed to avoid another trip to check  
these matters.

4-24-50. Closing in well along. Will notify for final when  
ready.

Permit No.	50-117
Location	1025 Oak St. S.W.
Owner	W. J. ...
Date of permit	1/30/50
Notif. closing in	4-3-50 11-15 PM
Inspect closing in	4-4-50 5:17 PM
Final Notif.	
Final Insp.	
Cert. of Occupancy Issued	

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STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling  
at \* Island Avenue, Peaks Island Date 1/27/50

1. In whose name is the title of the property now recorded? \* Fred L. Clark
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stake
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? \_\_\_\_\_
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Fred L. Clark



**(A) APARTMENT HOUSE ZONE**  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Third Class  
Portland, Maine, January 3, 1950

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 Island Avenue, Peaks Island 97-41-7 Within Fire Limits?  Dist. No. \_\_\_\_\_  
 Owner's name and address Fred L. Clark, Seabrook Ave., Peaks Island Telephone P 62775  
 Lessee's name and address Former owner Robert Stearns Telephone \_\_\_\_\_  
 Contractor's name and address Ormer & Mr. Foss, Pleasant Ave., P. I. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Dwelling No. families 1  
 Past use Army Barracks No. families \_\_\_\_\_  
 Material frame \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00  
 Estimated cost \$ 250

**General Description of New Work**

To move former army barracks from lower part of Central Avenue to Island Avenue to be used for 1-family dwelling house, 20' x 30'. Present building is 20' x 80'. To construct 1-story frame addition 12' x 20' on side of building after moving to above property.

Appeal sustained 1/13/50

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Fred L. Clark

**Details of New Work**

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Height average grade to top of plate 12 1/2' Height average grade to highest point of roof 16'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ solid or filled land \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation cedar posts at least 4' below grade, or to 12" below cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof Pitch-gable Rise per foot 5" Roof covering Asphalt Class C Und Lab  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat stove fuel \_\_\_\_\_  
 Framing lumber—Kind second-hand pine Dressed or full size? dressed  
 Corner posts 6x6 Sills 6x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders yes Size 8x8 Columns under girders cedar posts size 6x6 Max. on centers 6'  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. no ceiling  
 Joists and rafters: 1st floor 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8  
 On centers: 1st floor 24", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor 10', 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

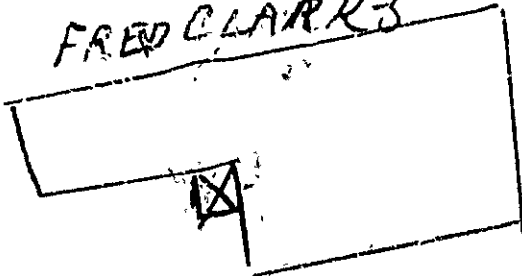
Signature of owner

*Fred L. Clark*

INSPECTION COPY



FRED CLARK'S



I stand at



Memorandum from Department of Building Inspection, Portland, Maine

Island Avenue, Peaks Island (Fred L. Clark)--Amendment of building permit to cover relocation of proposed chimney, from inside the building to outside for Fred L. Clark by George Keening, contractor--5/15/50

The application for the amendment does not give a specific location for the chimney on the outside of the building, but it is assumed, and the amendment is approved on the basis that the chimney will be located on the outside of the building opposite its formerly proposed location just inside the exterior wall.

The importance of the location is that if an entirely new location of the chimney should place it in a required side yard, there might be a question as to the right to locate the chimney there.

Of course the location of the chimney outside of the building makes it all the more imperative that the concrete foundation of the chimney extend no less than 4' below the surface of the ground or to ledge if ledge should be encountered at a less depth.

WMD/3

CC: Mr. Fred L. Clark  
Seashore Avenue  
Peaks Island

(Signed) Warren McDonald  
Inspector of Buildings

AP Island Avenue, Peaks Island-T  
(Fred L. Clark)

January 23, 1957

Mr. Fred L. Clark  
Seashore Avenue  
Peaks Island, Maine

Subject: Application for building permit to cover alteration  
of former army barracks for dwelling house use and locat-  
ing the building on Island Avenue (Assessors Lot No.  
87-K-7) Peaks Island

Dear Mr. Clark:

Probably you have been notified that the Board of Appeals have granted your zoning appeal relating to the location of the proposed building closer to the side lot line than ordinarily permitted. We have just found time to go over the matter in detail on the basis of Mr. Hamilton's examination of the building, and find that we will need a more definite statement from you as to compliance of the proposed building with the Building Code before we shall be able to actually issue the permit. You of course are not permitted to do anything on the work until you have the permit actually in your possession.

The building permit when issued will not cover any authority to move the building through or across the public streets, and for that permit you should apply to the Commissioner of Public Works.

That we may help you as much as possible in this connection, there is enclosed a statement of specifications with regard to many details of the work for you to sign and file with the application for the permit here to complete the furnishing of information necessary before we are authorized to issue the building permit.

Before signing the statement, however, please see to it so that the information will be over your signature, the following information, or, if more appropriate file a supplementary plan to show part or all of this information:

1. What distance the bottom of the sills will be above the finished grade of the ground after the building is finished in its new location (not permitted to be less than 6") and how the space between the bottom of the sills and the ground is to be filled in to prevent the space below the floor being left open in such a manner that the filling-in will not have contact with the ground and tend to heave the building.

2. The 2x4 studs in exterior walls about 4' from center to center with 2x4's running between studs horizontally and the outside sheathing or boarding run vertically. You have agreed to make the vertical studs no more than 16" from center to center, running from top of sill to underside of plate. How is this to be accomplished unless the exterior sheathing is all taken off, the horizontal 2x4's removed and two 2x4 studs, running from top of sill to underside of plate, spaced uniformly between each pair of vertical studs, then sheathing replaced (probably run horizontally)? These additional studs, of course, have to be built into the building so as to become a part of the frame of the building, not just fitted in to fill the space.

3. You have said that the exterior walls are to be covered with asphalt side wall covering. Not what manufacture but what general type of siding is to be used? The Code requires that the sheathing be covered with material that is weather resistive and permanently durable for outside exposure, and I have found it necessary to rule that asphalt siding that comes in rolls does not comply with the requirement for permanent durability unless special provisions are taken in applying it. The type of siding commonly called asphalt shingles, are acceptable, the heavier the better, or the type of siding which comes in heavy sheets and cannot be rolled up.

The wooden sheathing on the exterior walls of the building is a part of the structure and has to be counted upon to brace the studding. I doubt if this can be

M. Fred L. Clark \_\_\_\_\_ 2

January 23, 1950

accomplished satisfactorily with the sheathing running vertically, unless the vertical studs are liberally braced with cross bridging between each pair. If that is what you intend it is important to endow the studs with cross bracing.

4. It is not clear that the interior partition arrangement shown on your plan exists or is the one which is to be established by alteration of existing partitions or construction of new ones. Make clear that all of the interior partitions as they exist are or will be made no less than 2x3 uprights, no more than 16" from center to center, or if any of them are to be bearing partitions to support the ceiling, 4x6 no more than 16" from center to center.

5. With what material are the exterior walls to be covered inside and also the interior partitions, both sides? A note on the plan says "Permits for completion as to partitions will be obtained as soon as building is moved on lot." We shall have to know the final plans all the way through before issuing any permit.

6. The application form indicates "no raftering", but it is not clear what that means there will be no raftering in first story or whether it means that the attic will not be ceiled. It is quite doubtful if I could issue a permit involving just the partitions on the interior extending up to about the plate line and all open to the space up to the roof, not only because there would be a question of stiffness of the partitions but also the question of fire stopping against quick travel of a fire which might take place, involving the entire building in a very few moments. Since the ties across the building of the rafters from plate to plate are 2 1/2" from center to center, it will be necessary to use charring at right angles to these ties no more than 16" from center to center to get raftering that close.

7. How is the building to be heated in view of no main rooms and only one room and no cellar in which a central heating plant could be located?

8. The building is now 20' wide by 80' long and it is understood you plan to cut off one end section, 37' long, to cut off at the other end a section 12' to demolish what lies between, no more than two remaining sections of the building to remain on the lot on Island Avenue, after having secured the permit therefor from the Department of Public Works, then placing the two sections together in sort of an "L" shape, joining the two ridges of the two sections and providing the necessary framing and roof of the completed building.

Please indicate a program you have in mind as to the time of starting and how soon the entire job can be completed. As far as the zoning appeal is concerned relating to the side yard distance, the work on Island Avenue would have to be started within six months of the date of granting the appeal and the entire building should be substantially completed within one year of the date of the appeal, or the rights under the zoning appeal would expire.

You have said that the room marked "workshop" on the plan means merely a room in which small jobs or hobbies will be pursued and that nothing is intended there in the way of business or any other work of profit. At the zoning appeal you mentioned the matter of parking trucks on the lot, and I think it is clear to you that this room, not more than one commercial automobile is allowed to be parked or stored on the given lot.

In order to get this matter cleared up as soon as possible, I am enclosing a copy of this letter and of the zoning appeal which you can complete and sign or for you to give to Mr. [Name] in order that he can get all of the details straightened out very definitely and more quickly.

CC: George P. Fay, Commissioner of Public Works  
Enclosure: Statement of specifications and copy of this letter and statement

Very truly yours,  
Walter McDonald  
Inspector of Buildings



*(File copy)*

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January 4, 1950

Mr. Fred L. Clark  
Seashore Avenue  
Peaks Island, Maine

Subject: Application for building permit to move and alter certain army barracks now on Central Avenue, Peaks Island to the lot next to Golden Cross Hall (Assessors Lot No. 87-W-7) on Peaks Island

Dear Mr. Clark:

Building permit for moving a portion of these army barracks now on Central Avenue, Peaks Island to the vacant lot on Island Avenue next to Golden Cross Hall (Assessors Lot No. 87-W-7) is not issuable under the Zoning Ordinance because the side wall of the proposed cottage would be only 5' 1. on the side lot line toward the harbor instead of the minimum of 10' stipulated by Section 8C applying to the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure. If you desire a decision from the Board at the earliest possible date, it would be well to file the appeal at the office of Corporation Counsel no later than Saturday noon, January 7.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

Enclosure: Outline of appeal procedure

CC: Mark Barrett  
Assistant Corporation Counsel

Dwelling for Fred & Claude - Island Ave. Portland

1-27-30,  
v. 16.

All sills & Girders 6x12 F.S. D.F.  
All concrete piers 10" at top, 12" at bottom to extend 6" above grade, 4' below or to ledge.

First floor 2x6-12" o.c. 10' span doubled under partitions, bridged.

Corner post 4x4"

Studding 2x4-16" o.c.

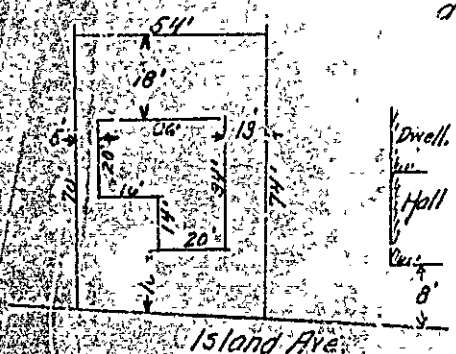
Plate 2- 2x4

Roof 2x6-24" o.c. 5 1/2" in 12" (plate to joist after each set)

Ceiling 2x6-24" o.c. (ceiling ex ceiling)

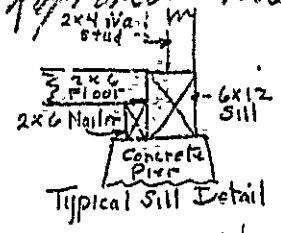
Asphalt siding to ground

Valley Rafter 4x6 (2x6)

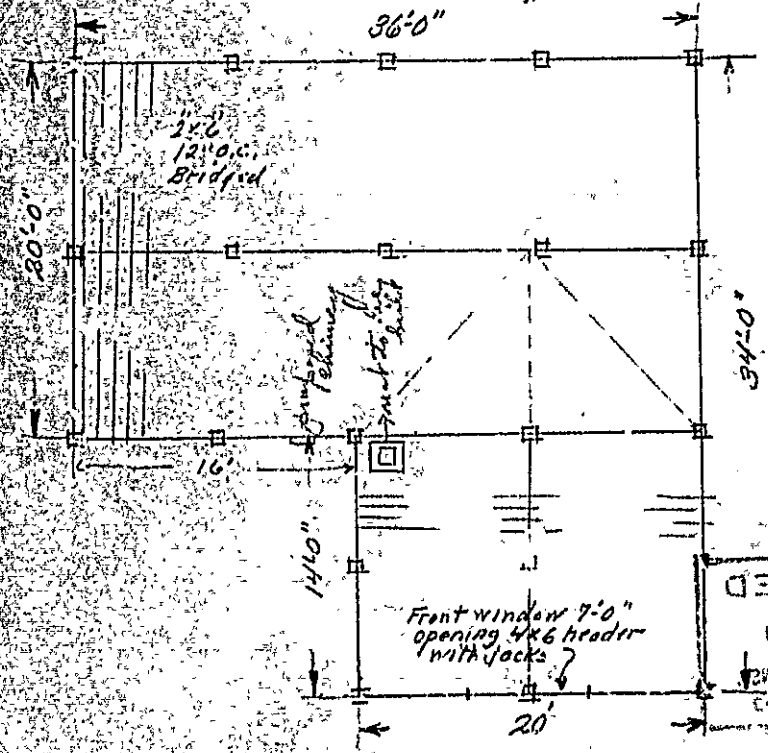


Dwell.  
Hall  
Kitch.  
8'  
5'

Island Ave.



Typical Sill Detail



RECEIVED  
JAN 27 1930  
CITY OF PORTLAND  
DEPT. OF BUILDING



2" x 2" sill on edge (posts 6' o.c.)

Floor joists 2" x 6" - 10' span 24" o.c. to have new 2" x 6" between each post.

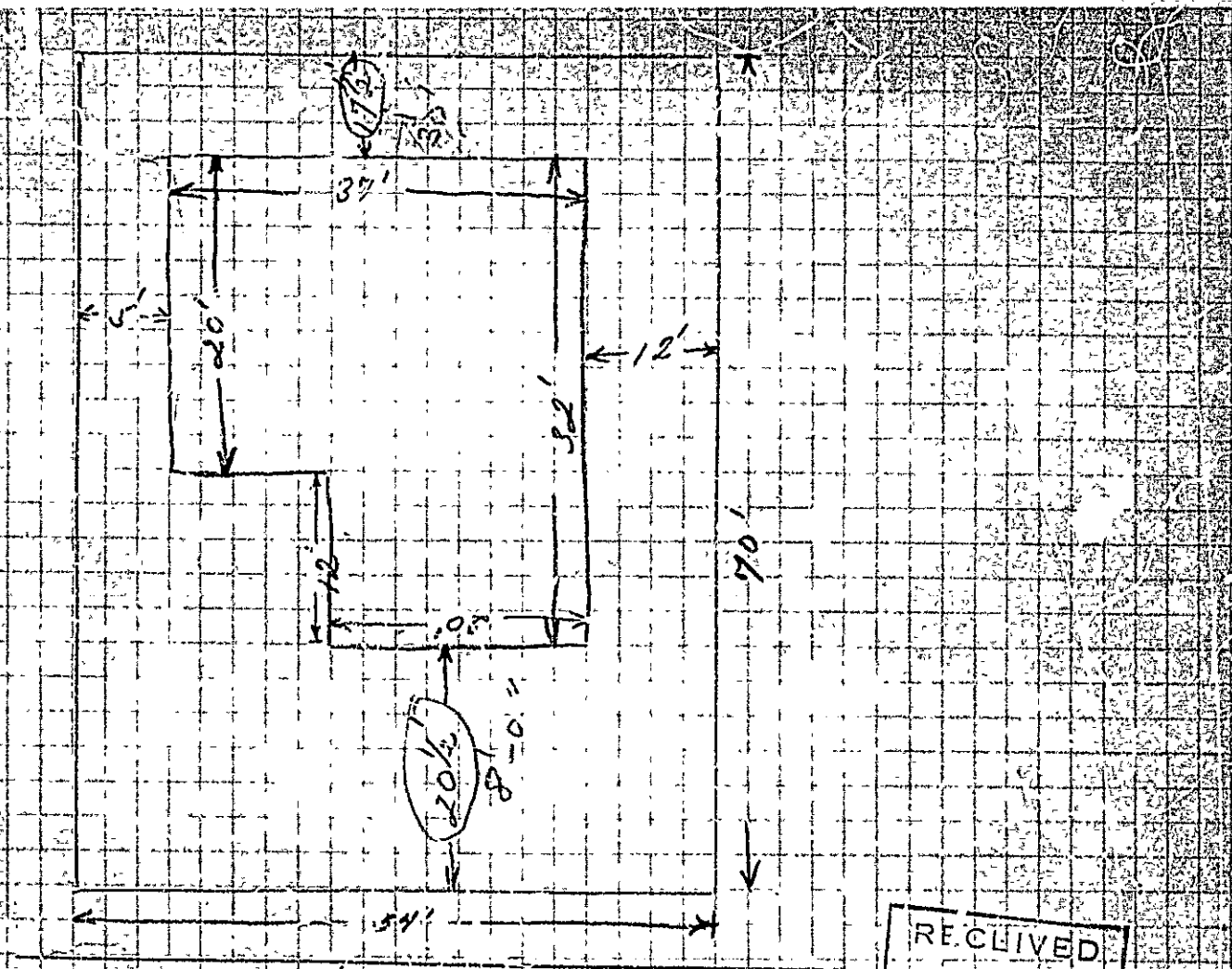
Present outside walls 2" x 4" on 4" spacing with horizontal 2" x 4" for vertical board nailing. Additional studs to make 16" o.c. to be provided!

Plate is 2" x 4" o.k.

Roof pitch is 5" in 12" each side ~~in roof~~ and 24" o.c. The present members are to be made 2" x 6" depth diagonals to be 12" in

Mr. Clark said exterior walls to be covered with asphaltic sidewall covering.





*Island Cove*

RECEIVED  
 JAN. 31 1950  
 DEPT. OF BLD'G. INSP.  
 CITY OF HAWAII

9/20/49  
8/11/49

City of Portland, Maine  
Board of Appeals

Sustained  
1/13/50

50/2

—ZONING— January 6, 19 49

To the Board of Appeals:

Your appellant, Fred L. Clark, who is the owner of property at Island Avenue, Peaks Island, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for moving a portion of certain army barracks now on Central Avenue, Peaks Island to the vacant lot on Island Avenue next to Golden Cross Hall is not issuable under the Zoning Ordinance because the side wall of the proposed cottage would be only 5' from the side lot line toward the harbor instead of the minimum of 10' stipulated by Section 8C applying to the Apartment House Zone where this property is to be located.

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

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

*Fred L. Clark*  
Appellant

After public hearing held on the 13th day of January, 1950, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

*Edward J. Colley*  
*Allen C. Frost*  
*John W. Lake*  
*William F. O'Brien*  
*Leland A. Cole*  
BOARD OF APPEALS

DATE: January 13, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Fred L. Clark  
AT Island Avenue, Peaks Island

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Colley	(x)	( )	
Mr. Lake	(x)	( )	
Mr. Cole	(x)	( )	
Mrs. Frost	(x)	( )	
Mr. O'brien	(x)	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of hearing:

Fred Clark, pro se

Eugene Temple, owner of adjoining lot, expressed feeling he would like to see Mr. Clark locate his building as he wished, but that he would also like the same privilege when he was ready to build on his lot. Board advised him that they could not commit any future boards to any action and could not at this time make any such exception, but that he had the same right of appeal as Mr. Clark and doubtless any future board would be willing to consider this present case.

WARREN McDONALD  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

On reply refer  
to file AP Island Avenue, Peaks Island Department of Building Inspection  
(Assessors Lot No. 87-W-7)  
FU

January 4, 1950

Mr. Fred L. Clark  
Seashore Avenue  
Peaks Island, Maine

Subject: Application for building permit to move  
and alter certain army barracks now on Central  
Avenue, Peaks Island to the lot next to Golden  
Cross Hall (Assessors Lot No. 87-W-7) on Peaks  
Island

Dear Mr. Clark:

Building permit for moving a portion of these army barracks now on  
Central Avenue, Peaks Island to the vacant lot on Island Avenue next to  
Golden Cross Hall (Assessors Lot No. 87-W-7) is not issuable under the  
Zoning Ordinance because the side wall of the proposed cottage would be  
only 5' from the side lot line toward the harbor instead of the minimum  
of 10' stipulated by Section 8C applying to the Apartment House Zone  
where the property is located.

You have indicated your desire to seek an exception from the Board  
of Appeals, so, there is enclosed an outline of the appeal procedure. If  
you desire a decision from the Board at the earliest possible date, it  
would be well to file the appeal at the office of Corporation Counsel no  
later than Saturday noon, January 7.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/G

Enclosure: Outline of appeal procedure

CC: Mark Barrett  
Assistant Corporation Counsel

*Raymond J. Barrett*  
*Mark Barrett*

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CITY OF PORTLAND, MAINE

BOARD OF APPEALS

January 10, 1950

Mr. Fred L. Clark  
Seashore Avenue  
Peaks Island, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, January 13, 1950 at 10:30 a. m. to hear your appeal under the Zoning Ordinance relating to relocation of a building on Island Avenue, Peaks Island.

Please be present or be represented at this hearing.

Very truly yours,

Board of Appeals

Edward T. Colley

Chairman

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CITY OF PORTLAND, MAINE

BOARD OF APPEALS

January 10, 1950

Mr. Eugene P. Temple  
Peaks Island  
Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, January 13, 1950 at 10:30 a. m. to hear the appeal of Fred L. Clark requesting exception to the Zoning Ordinance to permit moving a portion of certain army barracks now on Central Avenue, Peaks Island to a vacant lot on Island Avenue next to Golden Cross Hall.

This permit is presently not issuable under the Zoning Ordinance because the side wall of the proposed cottage would be only 5' from the side lot line toward the harbor instead of the minimum of 10' stipulated by Section 8C applying to an apartment house zone, where this proposed location is situated.

If you wish to be heard in connection with this appeal, please be present or be represented at this hearing.

Very truly yours,

Board of Appeals

Edward T. Colley

Chairman

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