

LYNDEN AVENUE  
89-B-11-14

PEAKS ISLAND

STANDARD  
PRINTING & LITHOGRAPHY  
1000 N. 10th St. - Grand Rapids, Mich. 49503

# PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **4597**

Date Issued

Portland Plumbing Inspector  
By **ERNOLD DOCKWIN**

Date

By

Date

By

*Much of this work is done*  
*JUL 1 1976*  
*John Carr*

App First Insp.

App Final Insp.

Type of Bldg.

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

Address **82 B 14 Lynden Ave. Peaks Island**  
 Installation For **Dwelling**  
 Owner of Bldg **John Falsen**  
 Owner's Address **New York** Date **6/1/76**  
 Plumber **William Carr**

NEW	REPL		NO	FEE
		SINKS		
	1	LAVATORIES		2.00
	1	TOILETS		2.00
	1	BATH TUBS		2.00
	1	SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		<b>Base Fee</b>		<b>3.00</b>
			TOTAL	<b>9.00</b>

Building and Inspection Services Dept.; Plumbing Inspection

Linden Ave., Peaks Island  
Assrs. 89-pt. 11 & pt. 14

July 3, 1968

Mary Ellen Harmon  
122 Munjoy Street

Dear Mrs. Harmon:

Permit to construct 1-story frame cottage 36'x20' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. The septic tank disposal system will need to be at least 80' x 4' x 3' as required by the Plumbing Inspector.
2. The 2x6 inch rafters for the roof will need to be spaced 16 inches on centers instead of the 2' on centers stated on the application.
3. Girder will need to be made up of at least three 2x8 inch members with the nailer to support the floor joists at least 2x3 inch members.
4. Sills will need to be at least a solid 6x8 inch members on a 7 foot span, anchored to concrete pier floor.

Very truly yours,

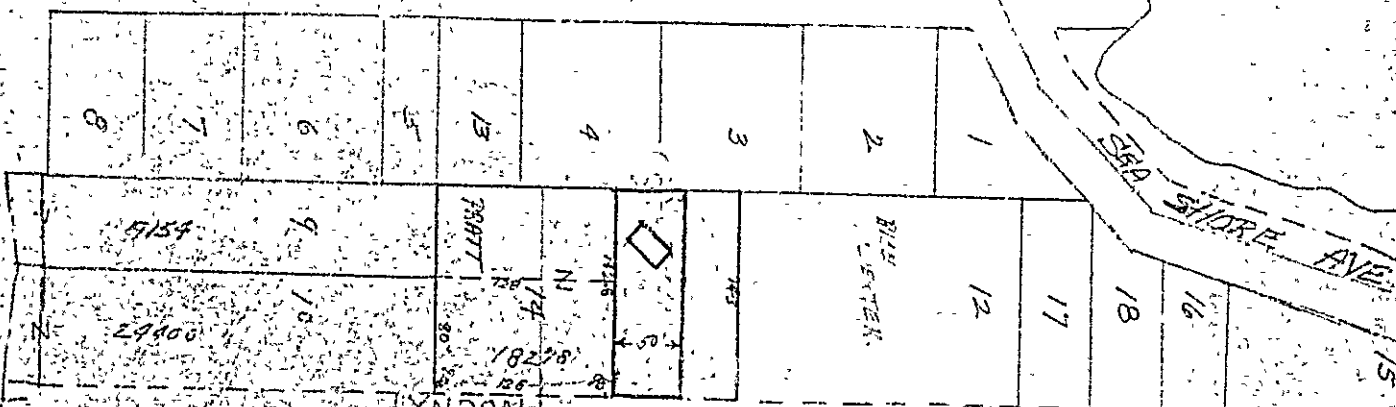
A. Allan Soule  
Deputy Director of  
Building Inspection

AAS:m

PICK-B - LOT #19

(B)

SEA SHORE AVE

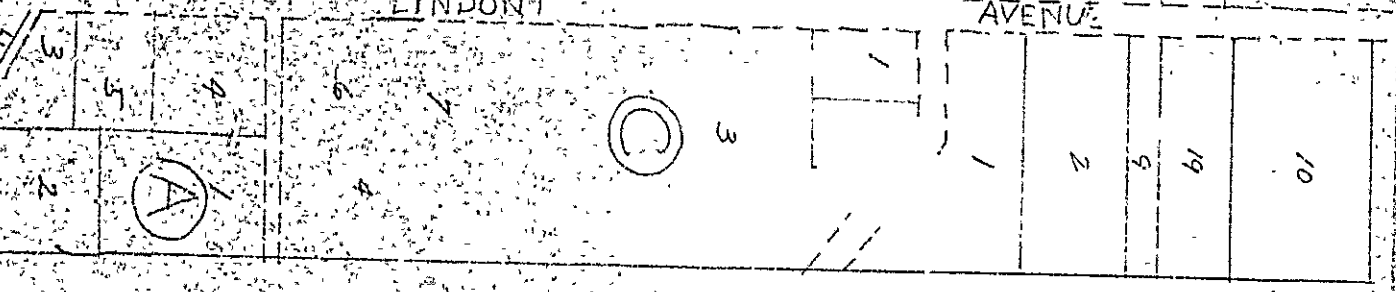


LYNDON AVENUE

(C)

(A)

HIGHLAND AVE



SCALE 1 INCH = 100 FEET

REVISED 7-31-59 WRS

CITY OF PORTLAND, MAINE

DEPARTMENT of BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties (date) May 31, 1966

Locat'on Linden Ave. Peaks Island Description \_\_\_\_\_  
(Assess. 89-B-pt. 11 and pt. 14)

Owner and Address Mary Ellen Harmon, 122 Munjoy South

Contractor and Address Arthur Harmon, 122 Munjoy South

Architect or Engineer and Address \_\_\_\_\_

Actual Area of Lot 7,140 Sq. Ft. Zone R-3 Residence

Area required by Zoning Ord. if sewer were available 2,500

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

A. ALLAN SOULE

Herald E. Mayberry  
Director of Building Inspection

2 copies to Health Director

\*\*\*\*\*  
(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 10 minutes. On this basis area required by Zoning Ordinance is 14,800 sq. feet. No percol. test made of this lot

Comments in event zoning appeal is filed: 9-10-66 Percol. test made by me the week of June 27/28/66  
finished 28 June 29/66

A.P. - Linden Ave., Peaks Island  
(89-B-Pt. 11-Pt. 14)

May 31, 1968

Mary-Ellen Harmon  
122 Kunjoy Street

cc to: Corporation Counsel

Dear Mrs. Harmon:

Building permit to construct 1-story cottage 36' x 23' at the above named location is not issuable under the zoning ordinance because the width of the lot is only 50 feet instead of the 65 feet required by Section 602.4.B.9 of the ordinance applying to the R-3 Residence Zone in which the property is located.

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 \$5.00 shall be paid at this office at the time the appeal is filed.

Before appeal date it will be necessary to show on the plot plan here on file a parking space at 8'x18' at least 25' from the street line. Before we can issue a permit it will be necessary to have the approval of the Plumbing Inspector for the septic tank system.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of  
Building & Inspection Services

AAS:m

Linden Ave. - R.I.  
P9-B- ps. 11 pt. 14

5/29/68

A1124

Cottage (Dwelling)

R3

CHECK AGAINST ZONING ORDINANCE

- Date - New
- Zone Location - R3
- Interior or corner Lot -
- 40 ft setback area? (Section 21) No
- Use - Cottage (Dwelling)
- Sewage Disposal - Septic tank
- Rear Yards - 15' - Reg 15'
- Side Yards - 8' - 10' - Reg. 8'-8'
- Front Yards - 85' - Reg. 20'
- Projections - Eaves
- Height -
- Lot Area - ~~7,140~~ 9,620 sq ft  
2,321 sq ft
- Building Area - ~~1,985~~ - Dwelling 720 sq ft
- Area per Family - 6.5' - 0.4
- Width of Lot - ~~45'~~ 65' Reg.
- Lot Frontage - 50' - Reg. 40'
- Off-street Parking -



# R3 RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 28 1968

**PERMIT ISSUED**  
JUL 3 1968  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

(Assess 89-B-pt.11 pt.14)  
Location Finley Ave. Peaks Island Me

Owner's name and address Mary-Allen Harmon Within Fire Limits?          Dist. No.           
 Lessee's name and address Wunjoy South Telephone         

Contractor's name and address Arthur Harmon, 122 Wunjoy South Telephone 774-6079

Architect          Telephone         

Proposed use of building Cottage Specifications          Plans yes No. of sheets 4

Last use          No. families         

Material frame No. stories 1 Heat          Style of roof          No. families         

Other buildings on same lot          Roofing         

Estimated cost \$ 3500.00

### General Description of New Work

Fee \$ 2.00  
fee pd. 5-29-68

To construct 1-story frame "cottage" 36' x 20'

*8/26/68 Not doing this work.*

*appeal sustained 8/13/68*

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**         

### Details of New Work

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

Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank

Has septic tank notice been sent?          Form notice sent? yes

Height average grade to top of plate 5' Height average grade to highest point of roof 15'

Size, front 20' depth 36' No. stories 1 earth or rock? solid

Material of foundation concrete piers slid or filled land? solid ledge

Kind of roof pitch Thickness, top          bottom         

No. of chimneys          Rise per foot          Roof covering Asphalt Class C Una Label.

Material of chimneys          of lining          Kind of heat          fuel         

Framing Lumber—Kind spruce Dressed or full size? dressed Corner posts 2-2x4 Sills 4x8

Size Girder 2-2x8 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 2x6, 2nd 2x6 ceiling 1x6, 3rd         , roof 2x6

On centers: 1st floor 16", 2nd 24", 3rd         , roof 24"

Maximum span: 1st floor 10', 2nd         , 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

*O.K. - 7/13/68 - C.M. W/Letter*

### Miscellaneous

Will work require disturbing of any trees or 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

CS 291

INSPECTION COPY

Signature of owner by: Arthur Harmon

Mary-Allen Harmon  
Arthur Harmon





CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

B5 Bd 4/4/68  
Withdrawn 6/13/68  
68/41

MISCELLANEOUS APPEAL

Mary-Ellen Harmon, owner of property at Linden Ave., Peaks Island  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
hereby respectfully petitions the Board of Appeals to permit: (89-B-Pt.1-Pt.14)  
construction of a one-story cottage 36' x 20'. This permit is presently not issuable  
under the Zoning Ordinance because the width of the lot is only 50 feet instead of the  
65 feet required by Section 602.4.E.9 of the Ordinance applying to the R-3 Residence  
Zone in which the property is located.

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

Arthur J. Harmon  
APPELLANT

DECISION

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

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

BOARD OF APPEALS

Frank G. Hillery  
George M. Elliott  
Philip J. Jones

Appeal withdrawn as unnecessary, since property now complies with Zoning Ordinance

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Mary-Ellen Harmon

owner of property at Eden Ave., Peaks Island  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland  
(89-3-Part-11-Ft. 14)  
hereby respectfully petitions the Board of Appeals to permit:  
construction of a one-story cottage 36' x 20'. This permit is presently not issuable  
under the Zoning Ordinance because the width of the lot is only 50 feet instead of the  
65 feet required by Section 602.4.B.9 of the Ordinance applying to the R-3 Residence  
Zone in which the property is located.

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

DECISION

After public hearing held                                 , the Board of Appeals finds that  
enforcement of the terms of the Ordinance would result in undue hardship and  
desirable relief may be granted without substantially departing from the intent  
and purpose of the Ordinance.  
It is, therefore, determined that such permit may                                  be issued.

BOARD OF APPEALS

Franklin S. Hinshelwood  
Kathy M. Elliott  
                                  
                                

Appeal withdrawn as unnecessary, since property now complies with Zoning Ordinance

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Ellen Harmon, owner of property at Yinton Ave., Peaks Island  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
herely respectfully petitions the Board of Appeals for permit. (89-2-PO, 11-27-14)  
construction of a one-story cottage 36' x 20'. This permit is presently not issuable  
under the Zoning Ordinance because the width of the lot is only 50 feet instead of the  
65 feet required by Section 602.4.8.9 of the Ordinance applying to the R-3 Residence  
Zone in which the property is located.

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

\_\_\_\_\_  
APPELLANT

DECISION

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

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

\_\_\_\_\_  
BOARD OF APPEALS  
\_\_\_\_\_  
\_\_\_\_\_

Appeal withdrawn as unnecessary, since property complies with Zoning Ordinance

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Mary Ellen Harmon, owner of property at Linden Ave., Peaks Island  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
hereby respectfully petitions the Board of Appeals to permit: (59-2-Pt. 11-Pt. 14)  
construction of a one-story cottage 36' x 20'. This permit is presently not issuable  
under the Zoning Ordinance because the width of the lot is only 50 feet instead of the  
65 feet required by Section 602.4.11.9 of the Ordinance applying to the R-3 Residence  
Zone in which the property is located.

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

\_\_\_\_\_  
APPELLANT

DECISION

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

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

BOARD OF APPEALS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appeal withdrawn as unnecessary, since property now complies with Zoning Ordinance

A.P.-Linden Ave., Punks Island  
(89-B-Pt. 11-Pt. 11.)

May 31, 1968

Mary-Ellen Harmon  
122 Munjoy Street

cc to: Corporation Counsel

Dear Mrs. Harmon:

Building ps. 1. to construct 1-story cottage 36' x 20' at the above named location is not issuable under the Zoning Ordinance because the width of the lot is only 50 feet instead of the 65 feet required by Section 602.4.B.9 of the ordinance applying to the R-3 Residence Zone in which the property is located.

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 \$5.00 shall be paid at this office at the time the appeal is filed.

Before appeal done it will be necessary to show on the plot plan here on file a parking space at 8'x18' at least 25' from the street line. Before we can issue a permit it will be necessary to have the approval of the Plumbing Inspector for the septic tank system.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of  
Building & Inspection Services

AAS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 10, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, June 13, 1968 at 4:00 p.m. to hear the appeal of Mary-Allen Harmon requesting an exception to the Zoning Ordinance to construct a one-story cottage 36'x20' on Lixier Ave., Peaks Island.

This permit is presently not issuable under the Zoning Ordinance because the width of the lot is only 50 feet instead of the 65 feet required by Section 602.4.B.9 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

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

BOARD OF APPEALS

Franklin G. Minckley

Chairman

cc: Dexter B. Rice  
Salem End Rd.  
Framingham, Mass.

Geo. W. Crockett  
R04 Box 76A  
Amsterdam, N.Y. 12004

Geo. V. Smith  
164 Whitney Ave.

June 10, 1968

Mrs. Mary-Ellen Harmon  
122 Munjoy Street

Dear Mrs. Harmon:

June 13, 1968





# APPLICATION FOR PERMIT

## DEPARTMENT OF BUILDING INSPECTIONS SERVICES

### ELECTRICAL INSTALLATIONS

Date November 10, 1987  
 Receipt and Permit number 22548

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
 LOCATION OF WORK: 89-B-11-14-19 Lyndon Avenue, Peaks Island  
 OWNER'S NAME: John & Marilyn Fason ADDRESS: 30W 15 St #55 New York, NY

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	FEES <u>3.00</u>
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Ur lerground _____	Temporary _____	TOTAL amperes _____	
METERS: (number of) _____					
MOTORS: (number of)	Fractional _____				
	1 HP or over _____				
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____				<u>7.00</u>
	Electric (number of rooms) <u>7</u>				
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____				
	Oil or Gas (by separate units) _____				
	Electric Under 20 kws _____	Over 20 kws _____			
APPLIANCES: (number of)					
	Ranges _____	Water Heaters _____			
	Cook Tops _____	Disposals _____			
	Wall Ovens _____	Dishwashers _____			
	Dryers _____	Compactors _____			
	Fans _____	Others (denote) _____			
TOTAL _____					
MISCELLANEOUS: (number of)	Branch Panels _____				
	Transformers _____				
	Air Conditioners Central Unit _____				
	Separate Units (windows) _____				
	Signs 20 sq. ft. and under _____				
	Over 20 sq. ft. _____				
	Swimming Pools Above Ground _____				
	In Ground _____				
	Fire/Burglar Alarm Residential _____				
	Commercial _____				
	Heavy Duty Outlets, 220 Volt (such as welders) 50 amps and under _____				
	over 30 amps _____				
	Circus, Fairs, etc. _____				
	Alterations to wires _____				
	Repairs after fire _____				
	Emergency Lights, battery _____				
	Emergency Generators _____				
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____					INSTALLATION FEE DUE: DOUBLE FEE DUE: <u>17.00</u>
FOR REMOVAL OF A "STOP ORDER" (304-13.b) _____					TOTAL AMOUNT DUE:

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_; or Will Call  X

CONTRACTOR'S NAME: William Flynn

ADDRESS: Peaks Island

TEL: 766-2780

MASTER LICENSE NO.: 4548

LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
William Flynn

