

WEST BEACH AVE. - LITTLE DIA.  
105-C-8

I

COPIES  
SERIES



R2 RESIDENCE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, July 29, 1964

PERMIT ISSUED  
AUG 4 1964  
00938  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Bay View Av. Little Diamond Island (105-C-8) Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address West Beach Ave. Lucy Feeney, 107 India St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Lloyd York, West Scarborough Maine Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 250.00 Fee \$ 3.00

General Description of New Work

To enclose existing side porch approx. 9' x 11' with roof.

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 Lucy Feeney, Little Diamond Island Me.

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 14' Height average grade to highest point of roof 15'  
 Size, front 9' depth 11' No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? ledge  
 Material of foundation existing Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof flat 3" concrete block Rise per foot 1 Roof covering Asphalt Class C Und Label.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber--Kind pine Dressed or full size? \_\_\_\_\_ Corner posts 2-2x4 Sills existing  
 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 existing, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 1 1/2"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 5'6"  
 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

Lucy Feeney

APPROVED:

J. E. M.

CS 301

INSPECTION COPY

Signature of owner BY:

Lucy Feeney

7m

NOTES

Approved on the basis that  
 there is a 10' side yard  
 adjoining to additional between  
 it and the right-of-way to  
 the beach. N.C.M.  
 8/5/64 - MD imp. necessary  
 SH

X

Permit No.

64/938

Location

North Beach Ave. Little Rock, Ark.

Owner

Henry Henry

Date of permit

8/4/64

Notif. closing-in

Insps. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

SH

City View Ave. and West Beach Ave.  
(Assessors 105-0-7,8)  
Little Diamond Island

July 23, 1964

Mrs. Lucy A. Feeney  
107 India Street

cc to: Mrs. Lucy A. Feeney  
Little Diamond Island

Dear Mrs. Feeney:

We understand that a wood frame addition is being constructed on your cottage at the above location for which a building permit has not been obtained.

You are therefore required to cease all work and apply for a belated building permit at Room 110, City Hall.

Very truly yours,

Gerald E. Kayberry  
Deputy Director of  
Building Inspection

GEM/n

City of Portland, Maine  
Board of Appeals

—ZONING—

*Withdrawn  
8/11/50  
50/101*

To the Board of Appeals:

July 11,

19 50

Your appellant, Joseph C. Feeney, who is the owner of property at Lots Nos. 105-C-7 and 8, Little Diamond 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 intended to cover construction of one-story frame tool shed 8' x 8' on vacant lots between City View Avenue, Little Diamond Island, and the Bay is not issuable under the Zoning Ordinance because the property is in a Residence C Zone, where according to Section 10A and 15A2 of the Ordinance, tool house to be used in connection with clearing the land preparatory to constructing a cottage in the future is not an allowable use, the lots now being vacant without any building of major use to which the proposed building could be termed accessory.



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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

After public hearing held on the  
the Board of Appeals finds that an exception is

*Mr. Joseph C. Feeney*  
Appellant  
day of \_\_\_\_\_, 19 \_\_\_\_\_

~~It is therefore stated that exception to the Zoning Ordinance can be permitted in this specific case.~~  
APPELLANT GIVEN LEAVE TO WITHDRAW THIS APPEAL.

Chairman, Board of Appeals  
*Edward Colby*

BOARD OF APPEALS

DATE: August 4, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF JOSEPH C. FEENEY

AT Little Diamond Island

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

Board of Appeals

VOTE

Municipal Officers

Yes	No
( )	( )
( )	( )
( )	( )
( )	( )
( )	( )
( )	( )
( )	( )

APPELLANT GIVEN LEAVE TO WITHDRAW

Record of Hearing:

Little Diamond Island  
Portland, Maine

August 3, 1950

Mr. Edward T. Colby, Chairman  
Board of Appeals  
Portland, Maine

Dear Mr. Colby

I am very sorry that illness  
makes it impossible for me to at-  
tend the public hearing to be held on  
August 4<sup>th</sup> concerning the appeal of  
Mr. Joseph Frumy requesting exemption  
to the zoning Ordinance in erecting  
a shed on his property on Little  
Diamond Island. I should like thru  
this letter to make my protest against  
property owner on Little Diamond  
against the granting of this petition.

This I do, thru no feeling  
of animosity towards Mr. Frumy whom  
I have never met, but because I  
believe such an action would not

work to the good of the island as  
a whole. It seems to me that the  
danger in granting this exception  
is in establishing a precedent  
for the future when people, less  
interested in the general welfare of  
the island than the present partitioner  
might buy property, build small  
sheds or shacks & place them in a  
way that would be detrimental to  
the whole island.

I feel that zoning laws are  
made for the protection of property  
owners & should not be broken except  
under very unusual conditions. For  
these reasons I beg to register my pro-  
test against the granting of this  
exception.

Very truly yours,

(Miss) Jessie Stewart



E. J. JOHNSTON  
14 DENTON ROAD  
WELLESLEY, MASS.

July 27, 1950

Mr. Edward T. Colley  
Chairman  
Board of Appeals  
City of Portland, Maine

Dear Mr. Colley:

I am in receipt of your communication of July 24th in regard to the public hearing on Friday, August 4, 1950, at which time the Board of Appeals will hear the appeal of Mr. Joseph G. Feeney requesting exception to the Zoning Ordinance to permit construction of a one-story tool shed 8' x 8' on vacant lots between City View Avenue and the bay on Little Diamond Island.

In consideration of the fact that I will be unable to be in Portland on August 4, 1950 I request that you regard this letter as my objection to the exception to the Zoning Ordinance requested by Mr. Feeney, for the following reasons:

(1) The proposed tool shed would be on property that has been partially cleared of underbrush and would be in full view of the island residents and visitors using City View Avenue. No one expects a tool shed to be anything but a perfectly utilitarian building. It could be built of old packing cases with a roof of tar paper, and serve as a tool shed for Mr. Feeney. Such a structure would be an eyesore, and would undoubtedly have an adverse effect on the sales values of the cottage in its vicinity.

(2) There is no time limit as to how long the temporary tool shed would be permitted on the site. If the owner of the property intends to clear the land and build the cottage in his spare time "in the future", these operations could conceivably extend over a period of years during which time the tool shed would only be a reasonable cause for dissatisfaction on the part of other island residents.

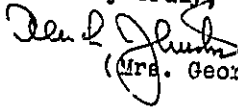
(3) There is no guaranty that such a tool shed, if built, would not be used for residential purposes, possibly for several summers. A small shack overflowing with occupants would hardly be fair to Mr. Young and other neighbors who have attractive, well kept cottages.

(4) Little Diamond Island is purely residential. Should an exception to the Zoning Ordinance be made in Mr. Feeney's case, this might be the beginning of the eventual building of a number of supposedly temporary, unattractive sheds in various parts of the

island. A number of "tool sheds" tucked in among the summer residences of Little Diamond Island would have a bad effect on the character of the summer colony, would depress real estate values, and would discourage people from spending the summer months at Little Diamond Island.

I have no ill feeling toward Mr. Feeney. If I could be certain that he would start the construction of the cottage during the coming fall months, I am sure that no one would object to a temporary tool shed to serve his needs while the lots are being cleared and the cottage is in the process of construction. I do object strongly to a small, unattractive shack that could be an eyesore for several years, and might, during that period, be used for residential purposes as well.

Yours very truly,



(Mrs. George J. Johnston)

August 3, 1950

Mr. Joseph C. Feeney  
107-Indis Street  
Portland, Maine

Dear Mr. Feeney:

In reference to your zoning appeal to enable you to build a tool shed on your land at Little Diamond Island, the Zoning Board of Appeals did not take any action for it was indicated and stated by Mrs. Feeney that construction of the cottage would be commenced this fall. In such cases a permit to build the tool shed would be unnecessary if the building permit for the cottage is first obtained from the Building Inspector's office. This building permit can be obtained by submission to the Building Inspector of detailed plans for the construction and location on the lot of the cottage.

If your plans are to go forward immediately with the erection of the cottage, after obtaining the above mentioned permit, I feel that the appeal for the erection of the tool shed should be withdrawn.

I would be pleased to talk with you and Mrs. Feeney any time at your convenience.

Very truly yours,

Mark L. Barrett  
Assistant Corporation Counsel

MLB:M

From the desk of -

BARNETT I. SHUR

CORPORATION COUNSEL

W. T. D. to see Feeney -  
Have him file plans -  
Permit will then issue -  
& he can construct tool  
shed in conjunction  
with permit.

---

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to File AP City View Avenue,  
Little Diamond Island,  
Mr. Joseph C. Feeney  
(Assessors Lot No. 105-C-7 & 8)

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

July 7, 1950

Mr. Joseph C. Feeney  
107 India Street  
Portland, Maine

Copy to:  
Mark Barrett  
Assistant Corporation Counsel

Dear Mr. Feeney:

A building permit intended to cover construction of a one story frame tool shed 8' x 8' on your vacant lots (Assessors Lot Nos. 105-C-7 & 8) between City View Avenue, Little Diamond Island, and the Bay, is not issuable under the Zoning Ordinance because the property is within a Residence G Zone, where according to Section 10A and 15A2 of the Ordinance, the tool house to be used in connection with clearing the land preparatory to constructing a cottage some time in the future is not an allowable use; the lots now being vacant without any building of major use on them to which the proposed building could be termed accessory.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

Enclosure: Outline of appeal procedure

COPY

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 24, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 4, 1950 at 10:30 a. m. Daylight Saving Time to hear the appeal of Joseph C. Feeny requesting exception to the Zoning Ordinance to permit construction of one-story frame tool shed 8' x 8' on vacant lots between City View Avenue and the Bay on Little Diamond Island.

This permit is presently not issuable because this property is in a Residence C Zone, where, according to Sections 10A and 15A2 of the Zoning Ordinance, a tool house to be used in connection with clearing the land preparatory to constructing a cottage in the future is not an allowable use, the lots now being vacant without any building of major use to which the proposed building could be termed accessory.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chairman

Appeal of Joseph C. Feeney at City View Avenue  
Littleharwood Island. Assess Lot Nos 105-E-71 &

West Beach Road - Entire ✓

Elizabeth Road - Entire ✓

Sonnenstrahl Road - Entire ✓

Sandy Beach Road - Entire ✓

Fessenden Avenue - Assess Lot Nos 105-R-20, 21, 22 ✓  
105-Q-26 ✓

Fort Gorges Road - Entire ✓

North Landing Road - Entire ✓

Briarwood Road - Entire ✓

Elmwood Road - Assess Lot Nos 105-F-4 ✓

Hazelwood Road - Assess Lot Nos 105-G-5 ✓

Ocean View Road - Entire ✓

Anders on Avenue - 105-D-1 to 4, 105-E-42, 105-F-3 & 4 ✓  
105-G-5 & 7 ✓

~~Ocean View Road~~ 105-K-6, 2, 3, 4, 5, 6, 7, 30, 31, 32, 33, 35 ✓

Hillside Road - Entire ✓

Birchwood Ave. - Assess Lot Nos 105-P-15, 16, 17 ✓

Wildwood Road - Assess Lot Nos 105-L-22 & 23 ✓

Sorrento Road - Assess Lot Nos 105-O-21 & 22 ✓

105-O-15, 22, 23 ✓  
105-N-9, 10, 11, 12, 13, 14 ✓  
(over)





North Landing Road

Lot 91  
Lots 89, 90, 92  
Holmes, Fred W. & Clara J. TR  
Cliffstone, Conn. C  
6 Adelbert St, Se. Portland, Me  
67 Gray St

Briarwood Road

Lot 93  
Lot 95  
Towne, Walter H. & J. Ad. S. TR  
Dup  
15 Fives St. Bellenly, Mass

Elmwood Road

105-F-4  
105-F-5  
Dup  
Dup

Hazelwood Road

105-F-7  
GRANT, FREEMAN M.  
279 State St

Ocean View Road

Lot 65  
HAWES, Alice STEVENS  
City of Portland  
54 SAUNDERS ST

64  
29 & 31, 82  
97  
Bowen, Richard F. & HANET M. Topp, DANIEL A. & JOSEPHINE HEMANN  
Dup  
Ave

STEVENS, FLORENCE A.  
315 BRACKETT ST

Anderson Avenue

105-D-103  
Dup

D-4  
Dup

105-F-1  
Dup

2  
Dup

105-F-3 & 4  
Dup

105-F-5  
Dup

7  
Dup

105-K-1  
2  
Blanchard, Carolina C. TR  
Pittsfield, Mass

11-345  
6  
7  
Creech, George TR  
Dup  
17 E MAIN ST, YARMOUTH, ME.

36  
Casco Bay Light & Power Co, Island Ave, Tenix's Island

Hillside Road

lots 45-53  
54  
59  
63

PAYNE, ESTHER E.  
PAYNE, Abbie C.  
Ward, ANNA J.  
HAMILTON, Virginia C.

Page 3 of 3

6 Park Ave  
6 Park Ave  
Little Diamond Island  
9 Glenwood Ave

Birchwood Avenue

105-0-15  
16-17  
105-A-22  
23

Dup  
CHAMBERLAIN, EDITH M. TR. Box 159705 Orlando, Florida  
Dup  
Dup

Wild Wood Road

15-0-21-22

Dup

Sorrento Road

105-0-15-22-23  
105-N-910  
11  
12  
13  
14

Dups  
Mrs. Howard W. & Phyllis H.  
Greenwood, Louis & Viola  
Allen, A. Irena M. H. s TR 550 Orchard St  
Dup  
Dup  
8 Monument St  
28 Waverly St  
Mrs. Melrose, MASS

City View Road

105-C-5  
6  
7  
105-B-9-12  
105-A-13  
16  
105-K-19-25  
105-K-19-27-28  
29  
105-N-1-23  
11  
516  
15

Community, Joan Dupler Dup

Dups  
Dups  
CASHMAN, KATHLEEN B. Dup  
Dup

Dups  
ECKMAN, MARGARET TR. 280 1/2 Park Morris Town, N.J.  
Dups  
MANNING, ALMA C. Dups  
Dups

CRAYNE, MARGARET C.

196 High St  
Little Diamond Island



(RC) RESIDENCE ZONE - E 23707  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Third Class

Portland, Maine, July 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~at the above described location~~ 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 City View Avenue, Little Diamond Island Within Fire Limits \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Joseph C. Feeney, 107 India Street Telephone 2-4002

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owner Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Telephone \_\_\_\_\_

Proposed use of building Tool shed & shelter (temporary) Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families \_\_\_\_\_  
Roofing \_\_\_\_\_ No. families \_\_\_\_\_  
on same lot none Roofing \_\_\_\_\_

General Description of New Work \_\_\_\_\_ Fee \$ \_\_\_\_\_  
Construct 1-story frame tool shed 8' x 8'.

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

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? \_\_\_\_\_ 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 \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Girts or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board \_\_\_\_\_  
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 \_\_\_\_\_  
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? \_\_\_\_\_  
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

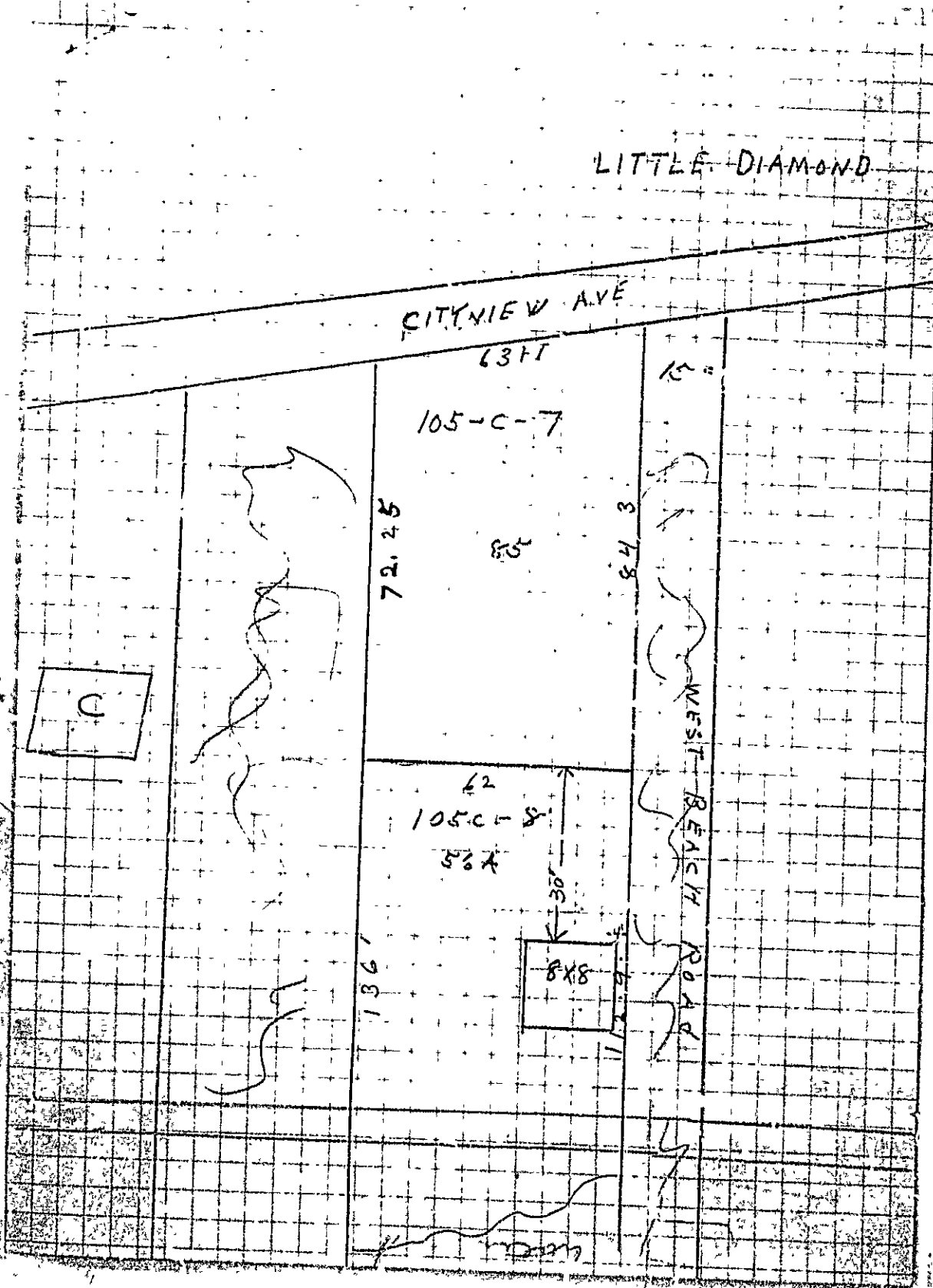
APPROVED: \_\_\_\_\_  
\_\_\_\_\_

INSPECTION COPY

Signature of owner Joseph C. Feeney



LITTLE DIAMOND



CITYVIEW AVE

63 FT

105-C-7

72.25

84

84 3

WEST BEACH ROAD

105-C-8

84

30

8x8

30

C

136'

113'

AP City View Ave. Ave.,  
Little Diamond Island,  
Mr. Joseph C. Feaney  
(Assessors Lot No. 105-C-7 & 8)

July 7, 1950

Mr. Joseph C. Feaney  
197 India Street  
Portland, Maine

Copy to:  
Mark Barrett  
Assistant Corporation Counsel

Dear Mr. Feaney:

A building permit intended to cover construction of a one story  
frame tool shed 8' x 8' on your vacant lots (Assessors Lot Nos. 105-C-7 & 8)  
between City View Avenue, Little Diamond Island, and the Bay, is not issu-  
able under the Zoning Ordinance because the property is within a Residence  
C Zone, where according to Section 10A and 15A2 of the Ordinance, the tool  
house to be used in connection with clearing the land preparatory to con-  
structing a cottage some time in the future is not an allowable use, the  
lots now being vacant without any building of major use on them to which  
the proposed building could be termed accessory.

You have indicated your desire to seek an exception from the Board  
of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHd/G

Enclosure: Outline of appeal procedure



RESIDENCE ZONE - C

# APPLICATION FOR PERMIT

**PERMIT ISSUED**  
01521  
AUG 25 1950  
CITY of PORTLAND

Class of Building or Type of Structure Third Class  
Portland, Maine, August 17, 1950

INSPECTOR OF BUILDINGS, PORTLAND, MAINE

undersigned hereby applies for a permit to erect ~~sketch~~ the following building ~~sketch~~ plans and  
with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and  
if any submitted herewith and the following specifications:  
Little Lamond Island (105-C-B)

name and address J. C. Feeney, 107 India Street Within Fire Limits?  Dist. No. \_\_\_\_\_

Contractor's name and address Owner Telephone 2-4002

Architect \_\_\_\_\_ Telephone \_\_\_\_\_

Proposed use of building Cottage Specifications \_\_\_\_\_ Plans \_\_\_\_\_ Telephone \_\_\_\_\_

Last use \_\_\_\_\_ No. of sheets \_\_\_\_\_

Material \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof FLAT No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_

Estimated cost \$ 2,000. Fee \$ 5.00

## General Description of New Work

To construct 1 1/2 story frame cottage 24' x 24'

Permit Issued with Letter

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

Is plumbing connected to public sewer? no IF not, what is it to be connected to? Septic tank

Is any plumbing involved in this work? Yes Details of New Work \_\_\_\_\_

Height average grade to top of plate 0' Is any electrical work involved in this work? Yes

Size, front 24' depth 24' No. stories 1 1/2 Height average grade to highest point of roof 14'

Material of foundation concrete piers at least 4' below grade solid earth or rock? earth

Material of underpinning " to sill Thickness, top 4" bottom 2" cellar no

Kind of roof pitch Rise per foot 6" Roof covering Asphalt Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat stove fuel gas

Framing lumber—Kind hemlock Sills 4x8 Girt or ledger board? yes Dressed or full size? dressed

Corner posts \_\_\_\_\_ Size 6x8 Columns under girders concrete piers Size 4" Max. on centers 6'

Girders yes Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. see letter

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

Maximum span: 1st floor 12', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_

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:  
with letter by C.G.S.

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 By: J. C. Feeney

J. C. Feeney

DOT + P.H.

NOTES

Permit No. 50/1521

Location Littleton, Colorado

Owner

Date of permit

Notif. closing-in

Inspection closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

J.C. Feeney

8/25/50

9-12-52

R.T. Wainwright

8/5/54

8/5/54

8-23-50. Location as shown on plat  
9-17-52. Hill right side looking from street  
is to be graded or cut to be 6" above grade.

Wood block ends in center sides to be  
replaced with concrete. Pipe in center  
to be substituted.

Notes to use septic tank, sewerage  
to drain off shore.

Chimney to be left down, vent over  
required. Also chimney if chimney closed,  
with Mr. Feeney, also required fire-  
stopping at first floor and ceiling. Soil  
stack to be open.

Wall in piazza roof intersects main  
roof main as to be strengthened in  
piazza from partition, left to right.

Ceiling 2x2 in center, 4x4 in corners  
extra one between each to carry the  
short ends to ceiling.

Beaming partitions 2x3 to be  
changed to 2x4 with floor  
joists doubled.

The above partitions be removed  
to clear outside walls on

one side of partitions after

above wall of plumbing and

8/5/54 Wainwright Certificate to be  
issued 8/5/54



(COPY)

CITY OF PORTLAND MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION West Beach Ave., Little Diamond Island  
Assessors Lot No. 105-C-8  
Date of Issue August 5, 1954

Issued to J. C. Feeney

This is to certify that the building, premises, or part thereof, at the above location, built ~~under~~  
~~changed~~ under Building Permit No. 50/1521, 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 BUILDING OR PREMISES

APPROVED OCCUPANCY

cottage

retire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

8/5/54

*Carl Smith*

(Date)

Inspector

*W. J. ...*

Inspector of Buildings

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

West Beach Ave.,  
Little Diamond Island  
(Assessors Lot 105-C-8)

August 25, 1950

Mr. Joseph C. Feeney  
107 India Street  
Portland, Maine

Dear Mr. Feeney,

The permit for construction of a one story cottage 24'x24' on West Beach Avenue, Little Diamond Island (Assessors' Lot No. 105-C-8) is issued herewith based on the plans filed with the application, but subject to the conditions listed below. If for any reason you cannot or do not wish to abide by these conditions, no work is to be started, but the permit is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows:

1. The sills are to be 6x8 as shown on the plans rather than 4x6 as given in the application and are required to be all one piece in cross section, not built up of 3 2x8's.
2. If desired, the concrete piers for supporting the building may be only 8" square at the top and 10" square at the bottom instead of having the 10" top dimension and 12" bottom dimension given in application and on plans. If 9" Sonotubes are used for forms, a concrete footing of an area such as ... provide the equivalent of the 10"x10" bottom area of a square concrete pier is required.
3. Size of sills and framing of roof of open front porch are not indicated. Sills are required to be at least 4x6 all one piece in cross section, set with the 6" dimension upright. The 2x6 floor joists are to be supported either on top of the sills or notched over no less than 2x3 nailing strips and to the sides of the sills. The rafters may be 2x4 spaced 16" on centers with their outer ends supported on 4x6 plates set with the 6" dimension vertical.
4. If the pitch of the roof is to be only 6" in 12" as indicated on the plans, the 2x6 rafters of main building are required to be spaced no more than 16" on centers instead of the 24" spacing shown. However, if the pitch is made 7" in 12" or steeper, the 24" spacing is allowable.
5. We understand that a temporary shed for storage of materials on the lot while the cottage is being constructed is planned. No permit is required for such a shed, but its use is limited to storage of materials connected with the construction of the cottage and it must be removed from the premises as soon as work on the cottage is completed unless it is built in compliance with Building Code requirements for permanent buildings and covered later by a permit.
6. As provided by Section 106-e of the Building Code, if no work under the permit now being issued is started within three months of the date of its issuance or, if work having been started a period of five months elapses without any work being done, the permit will become void. In such a case a new permit for construction of the building will need to be secured before work is again commenced.
7. No lath or wallboard is to be applied to walls, partitions or ceilings until notification has been given this department for an inspection and authorization to "close-in" the building has been given on a green tag left at the job.

Mr. Joseph C. Feaney

August 25, 1950

It is unlawful to occupy the building for living quarters until the certificate of occupancy has been issued by this department. Toward that end notification should be given for a final inspection of the building as soon as all essential details have been completed.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/B

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 1 1/2 story cottage Date 1/17/50  
at Little Diamond Island

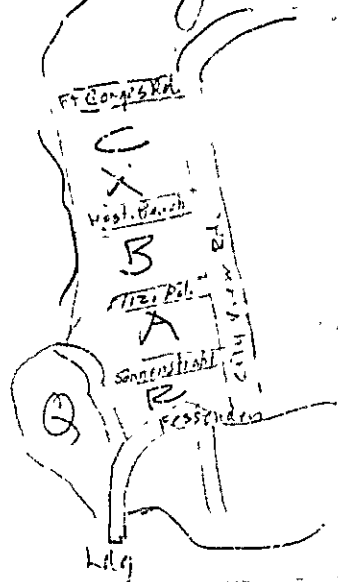
1. In whose name is the title of the property now recorded? Joseph C. Feeney
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes stakes
3. Is the outline of the proposed work now staked out upon the ground? yes  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is the 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

Mrs. Joseph C. Feeney

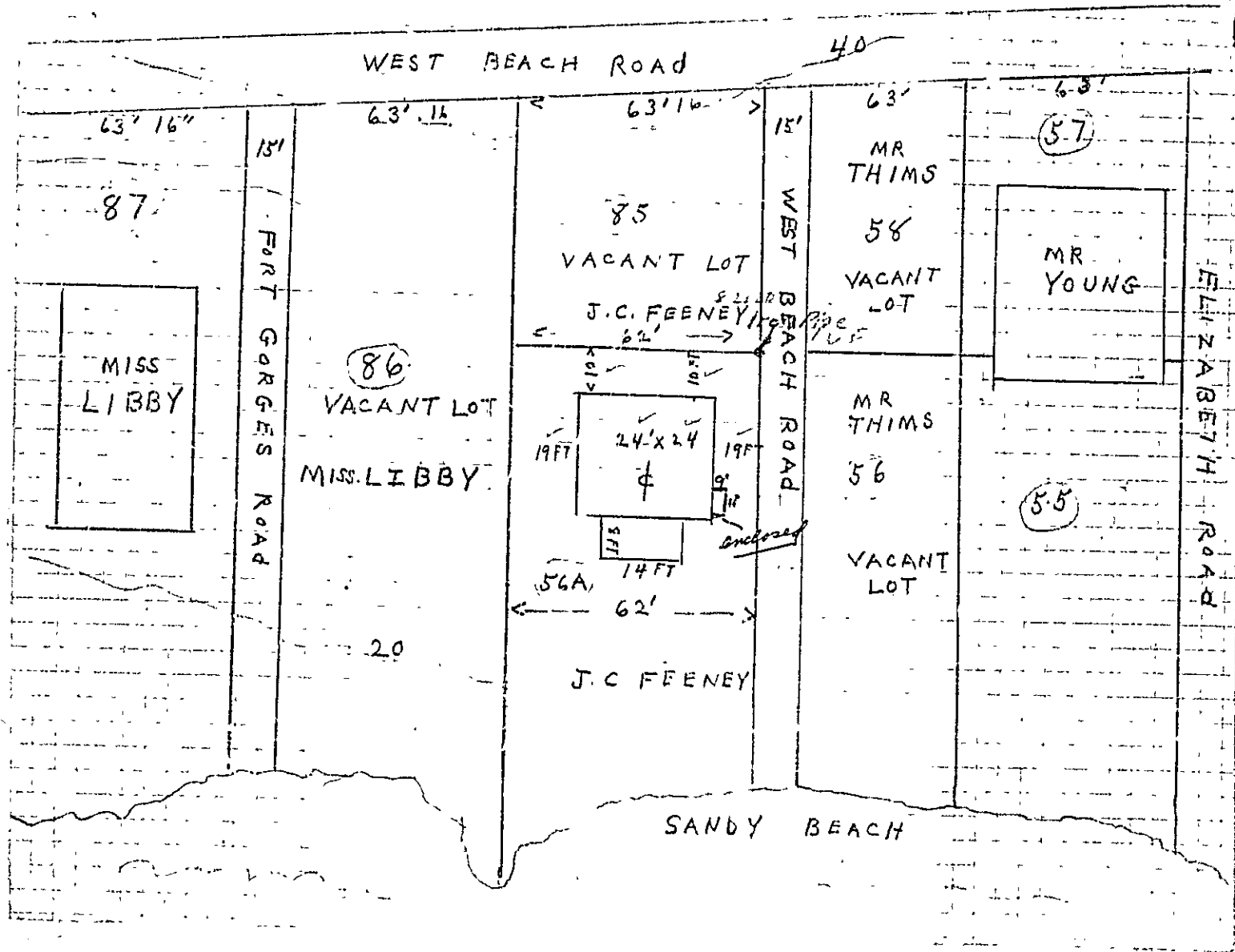
8/22/50

A.J.H.:-

Please check loca-  
tion - A J



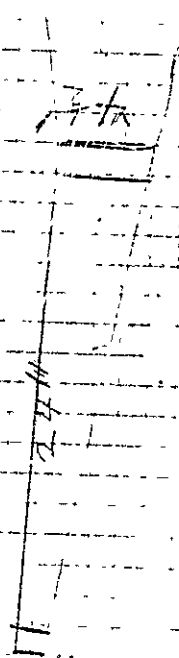
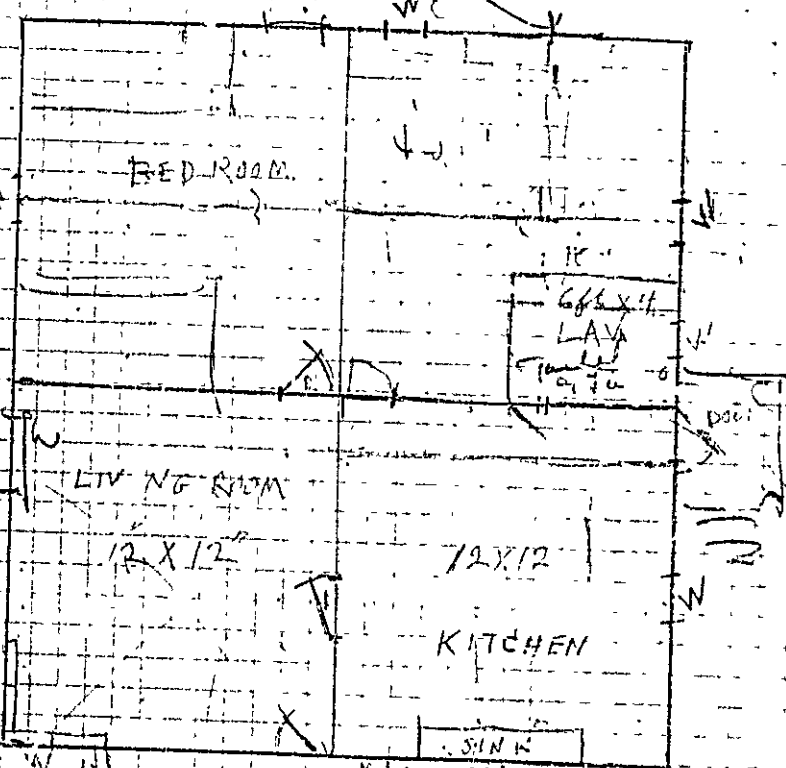
WEST END LITTLE DIAMOND ISLAND  
JOSEPH. C FERNEY  
107 INDIA ST



Little Diamond Interest  
Bldg. 2

Myrtle C. Feeney  
107 Duane St.  
Ct.

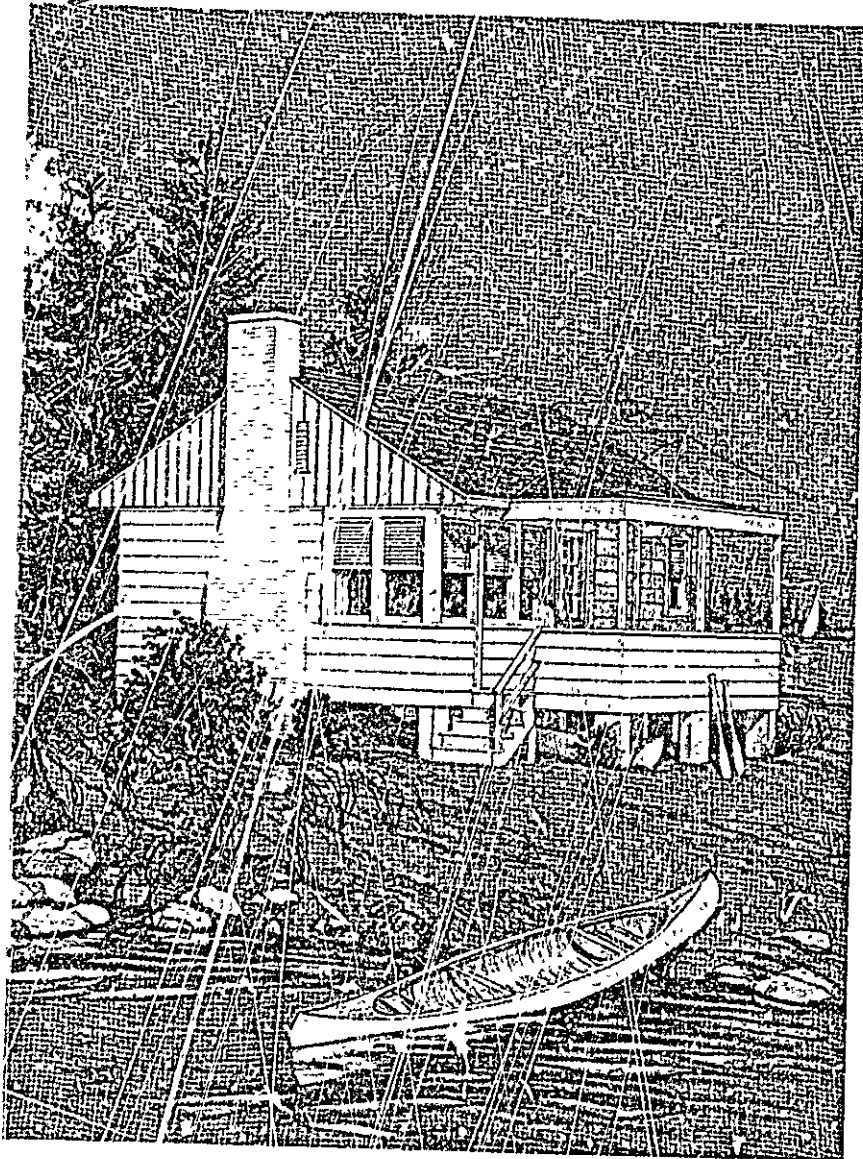
24002



8' X 14'0" W.C.

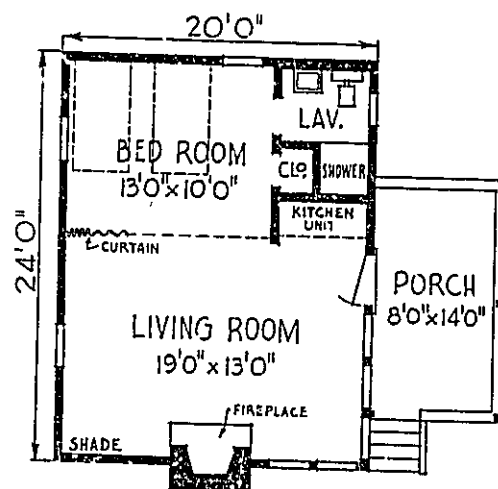
8

3149



## *The Shade*

A SUMMER retreat answering the demands of personal appeal, simplicity and "purse."



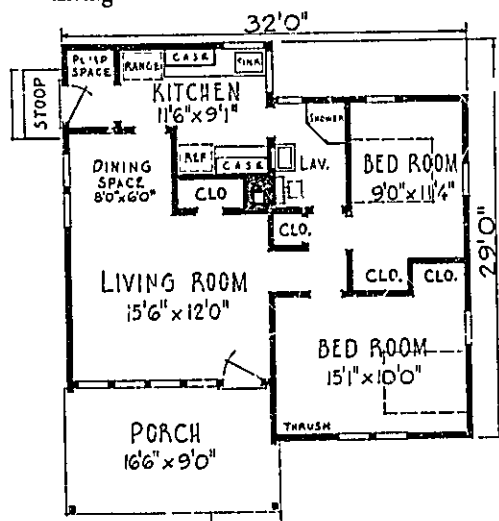
480 Sq. Ft.  
7216 Cu. Ft.

*An ornamental  
well-arbor.  
Plan is available.*  
DESIGN No. 51



## The Thrush

NECESSARY requirements and comforts for the vacationist are embodied in this little plan, a genuine boon to all who eagerly look forward to real "Summer Living."



800 Sq. Ft.  
10,567 Cu. Ft.

