

CALUMET AVENUE CUSHING ISLAND
106A-E-1



R1 RESIDENCE ZONE

PERMIT ISSUED
OCT 7 1964
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 23, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Calumet Ave. Cushing's Island 106 A E / Within Fire Limits? _____ Dist. No. _____
Owner's name and address Gilbert Lea, Calumet Ave., Cushing Island Telephone _____
Lessee's name and address _____ Telephone 766-2854
Contractor's name and address Roland Hoar, Peaks Island Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building summer cottage & Guest House No. families 1
Last use _____ " _____ No. families _____
Material frame No. stories 1 Heat _____ Style of roof pitch Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1800.00 Fee \$ 6.00
~~2100.00~~ ~~2990.00~~ ~~4.9-25-64-2.00~~ ~~8.00~~

General Description of New Work

To construct 1-story frame addition on rear of existing cottage, 13'x22' total

Approx. 6' to rear lot line

To construct 1-story frame "guest house" 16' x 20' (on same lot)

Permit Issued with Memo

Appeal sustained 10/1/64

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 contractor

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? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? yes
Height average grade to top of plate 10' Height average grade to highest point of roof 15'
Size, front 22' depth 13' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete posts Thickness, top 0" bottom 0" cellar no
Kind of roof pitch Rise per foot 2" Roof covering asphalt Class C Und. Lab
No. of chimneys _____ Material of chimneys concrete Kind of heat fuel
Framing Lumber-Kind hemlock Dressed or full size? dr. Corner posts 1x4 Sills 1x6 both
Size Girder 1x6 Columns under girders concrete pier Size 9" 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. g. house
Joists and rafters: 1st floor 2x6 2nd 2x6 3rd _____, roof 2x6
On centers: 1st floor 16" 2nd _____, 3rd _____, roof 24"
Maximum span: 1st floor 6' 2nd _____, 3rd _____, roof 11'

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:
H. E. W. W / memo

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
Roland Hoar
Gilbert Lea

CS 301

INSPECTION COPY

Signature of owner By: Roland Hoar

7 Ma

NOTES

8-14-45 Completed *RD*

X

Permit No. *641*

Location *Quincy Street*

Owner *Richard Rose*

Date of permit *10/7/49*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Memorandum from Department of Building Inspection, Portland, Maine

AP-Calumet Ave., Cushing's Island

Oct. 7, 1964

Mr. Roland Hoar
Peaks Island

cc to: Gilbert Lea
Calumet Ave., Cushing Island

Dear Mr. Hoar:

Permit to construct a 13'x22' 1-story frame addition on rear of existing cottage at the above location is being issued with the understanding that the proposed guest house will be done later by separate permit.

If you will present the receipt for the Building Permit fee for the guest house to this office then this fee can be refunded.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEW:m

A.P.-Calumet Ave., Cushings Island (Assessor's 106-A-E-1)

Sept. 28, 1964

Sidney W. Thaxter, Esq.
Attorney for Mrs. Gilbert Lea
192 Middle Street

cc to: Corporation Counsel.
cc to: Roland S. Hoar, Peaks Island

Dear Mr. Thaxter:

Building permit for construction of a one story addition 13 feet by 22 feet on end towards Calumet Avenue of cottage at the above named location is not issuable under the Zoning Ordinance because the addition is to be only about 10 feet back from Calumet Avenue instead of the minimum setback of 20 feet required by Section 19-P of the Ordinance applying to the R-1 Residence Zone in which the property is located.

We understand that the owner would like to exercise her appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

LOBSTER COVE

106A-E-1

840

AVENUE

CALUMET

AVENUE

18

13

106A-C-1

1
107030

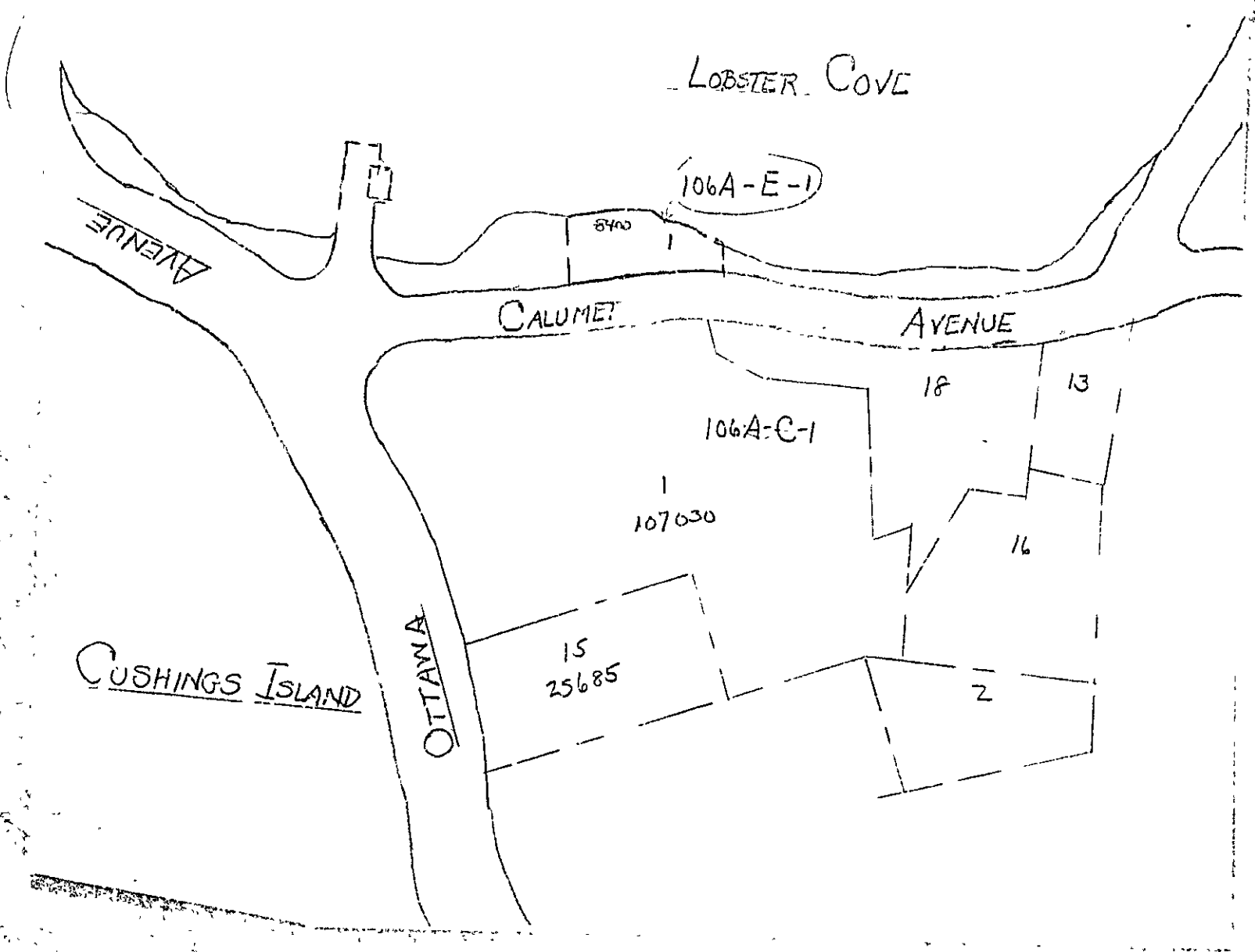
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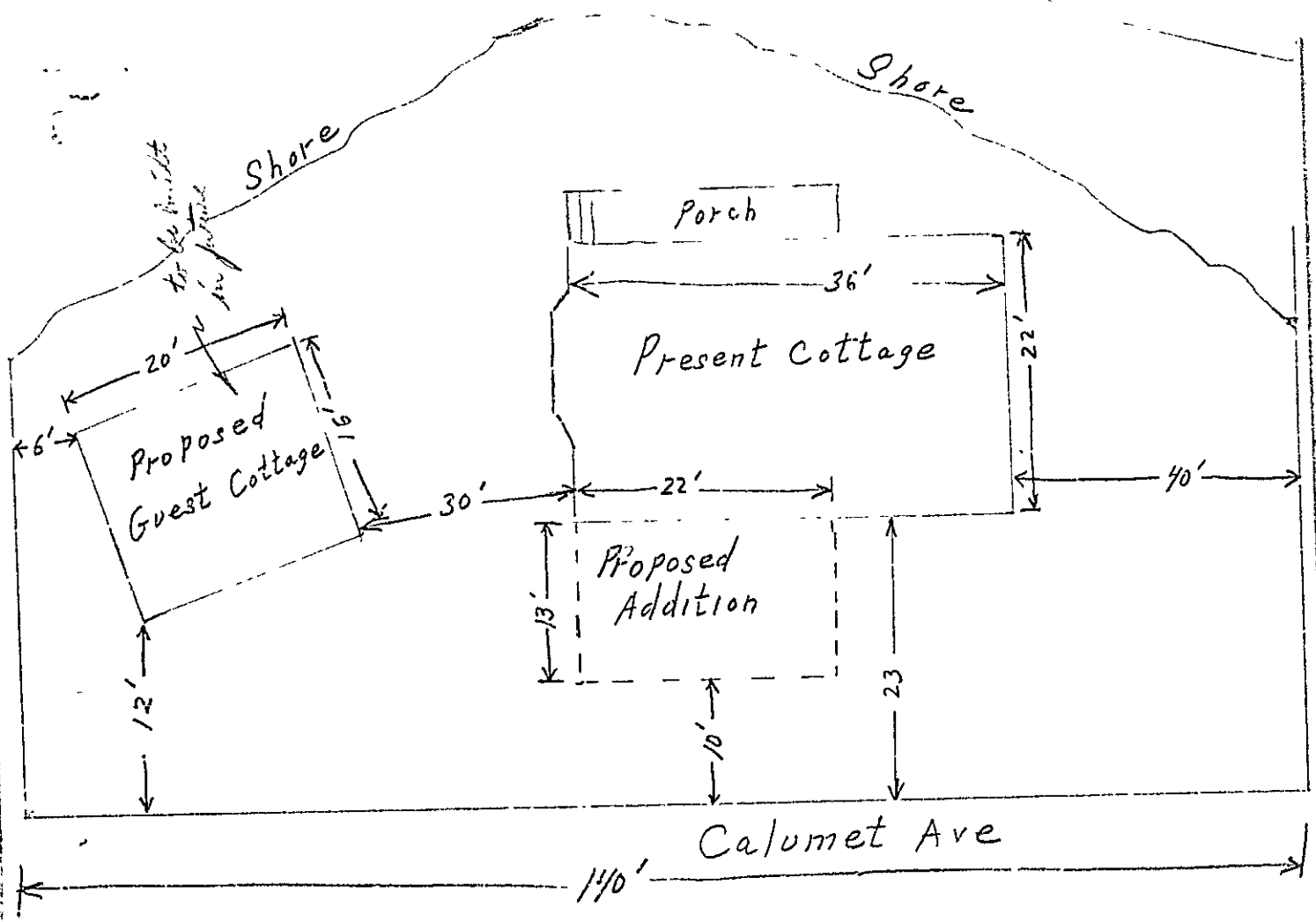
CUSHINGS ISLAND

OTTAWA

15
25685

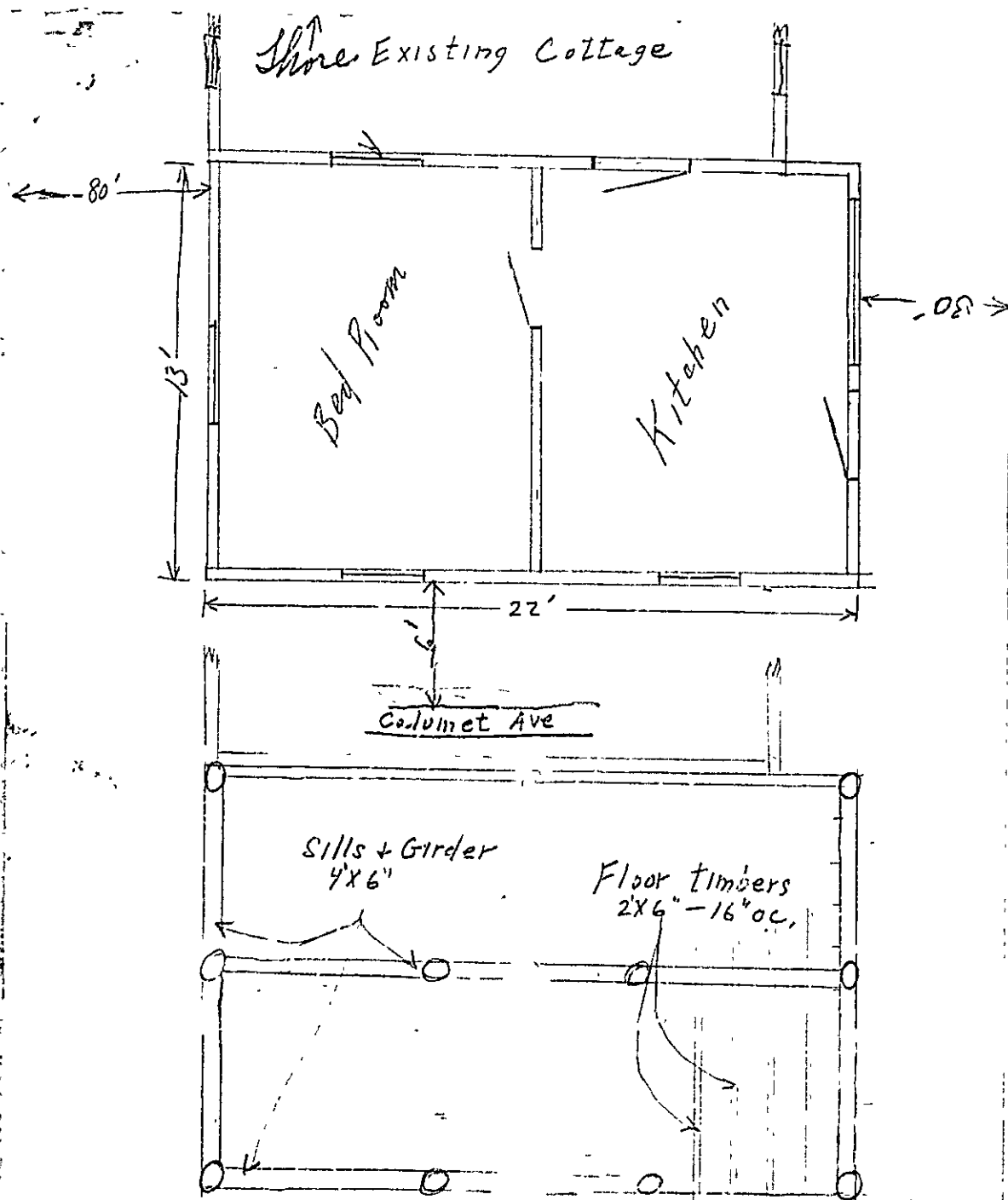
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Plot Plan
 for Gilbert Lea
 Cushing's Island

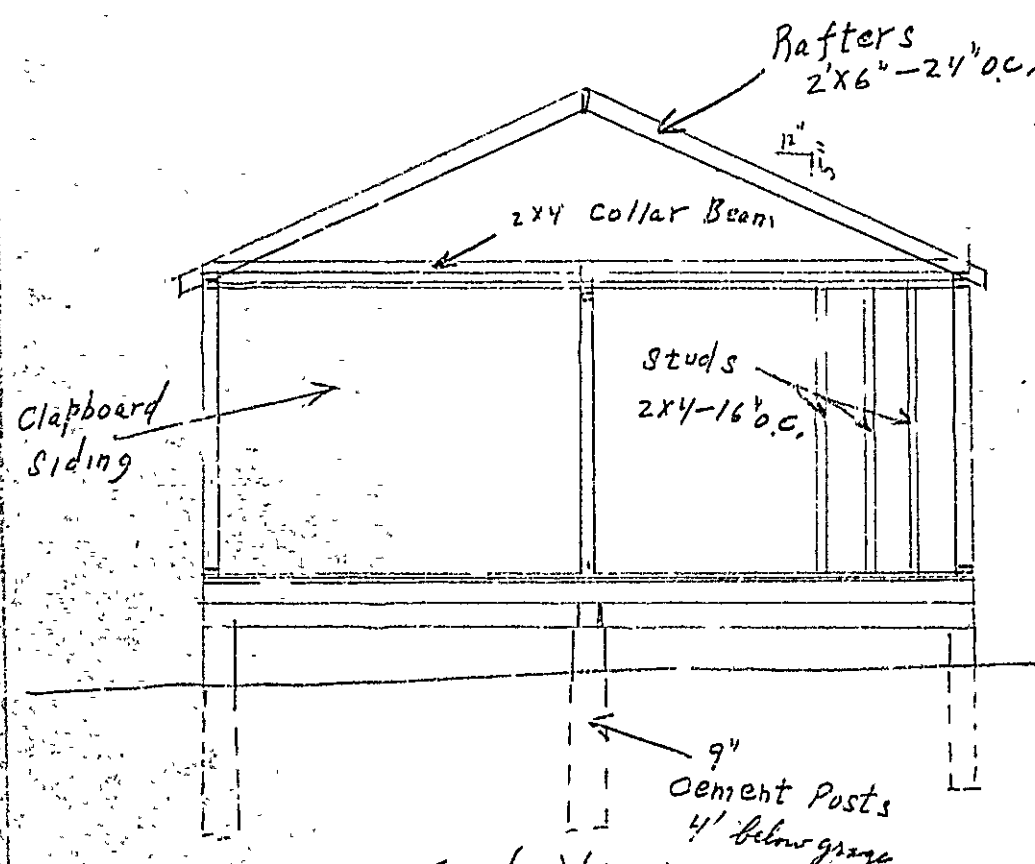
Roland Hoar



Addition to Present Cottage
 For Gilbert Lea
 Cushings Island

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

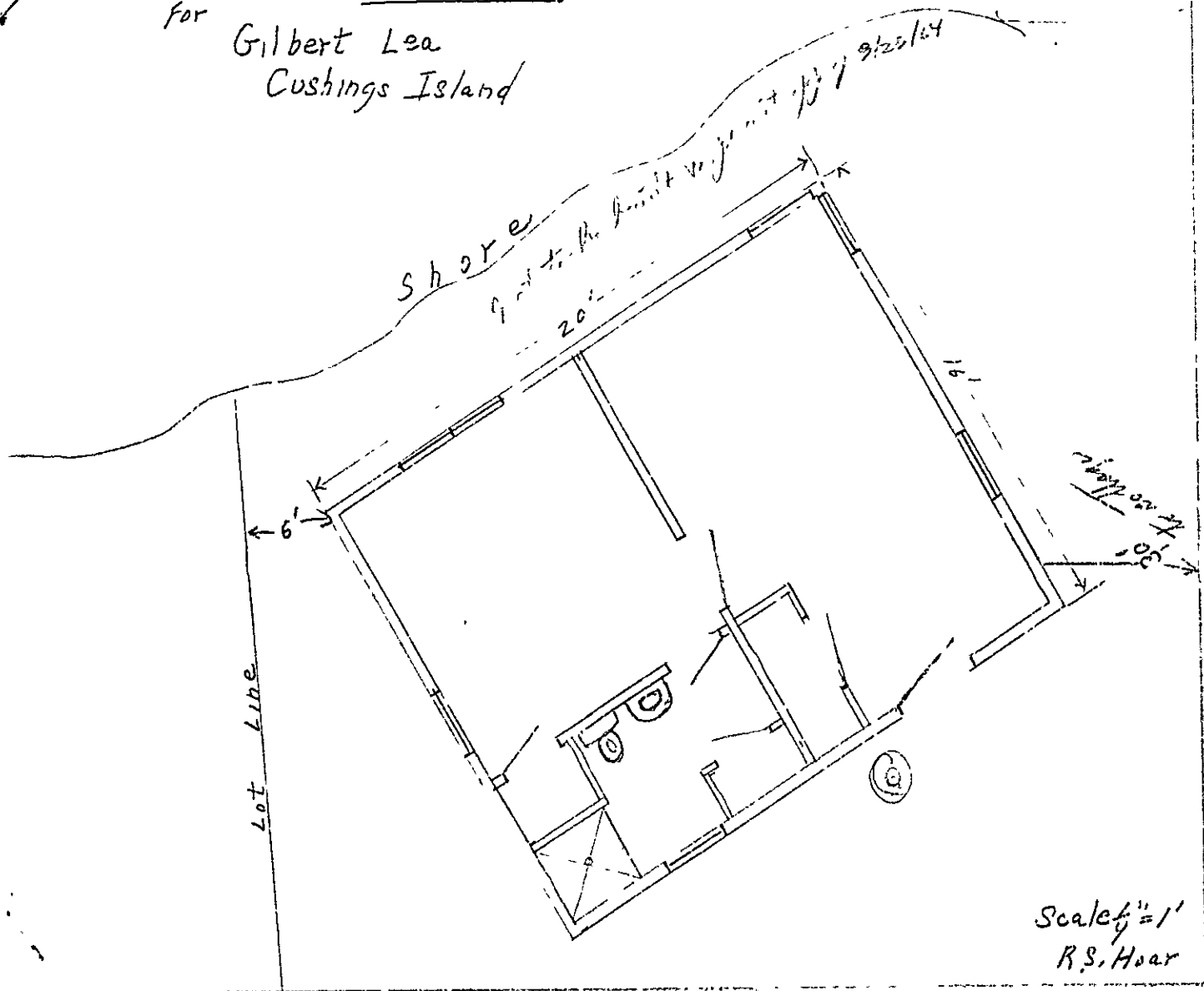
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SEP 23 1964
DEPT. OF B.L.G. INSP.
CITY OF PORTLAND

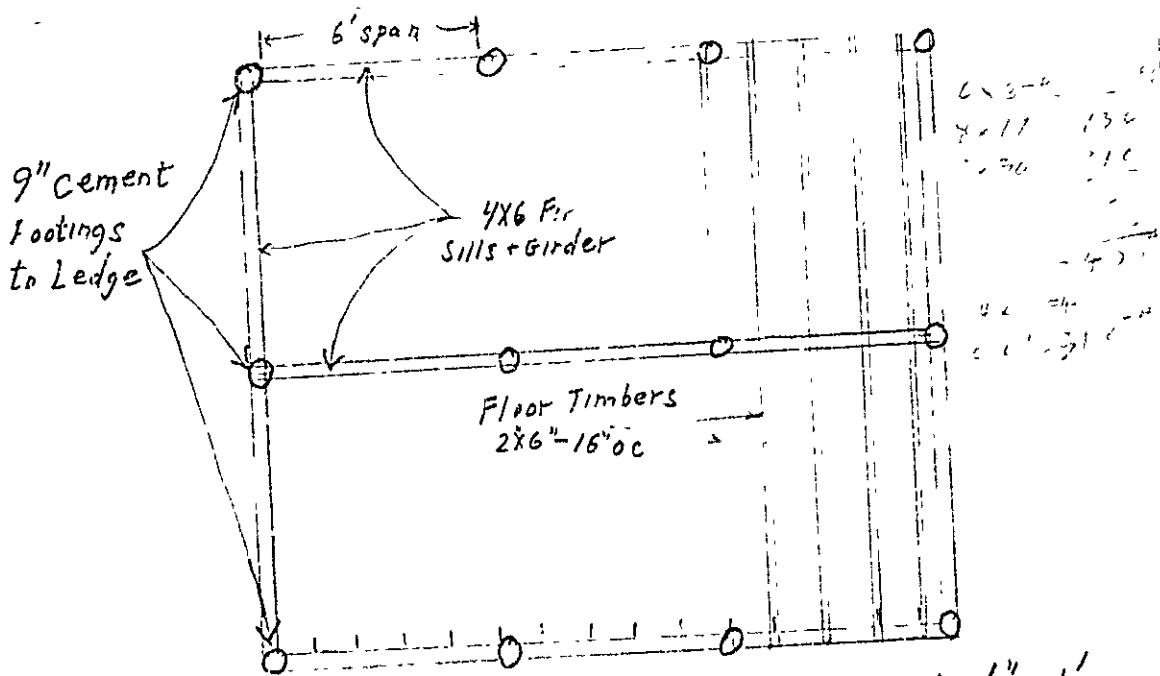


End View
Addition to Present Cottage
For Gilbert Lea
Cushings Island

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

for Guest House
Gilbert Lea
Cushings Island





6x3-4	134
8x11	210
10x10	210

42	4
6x11-31	210

Guest House

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

for Gilbert Lea

Cushings Island

Rafters 2x6" - 24" o.c.

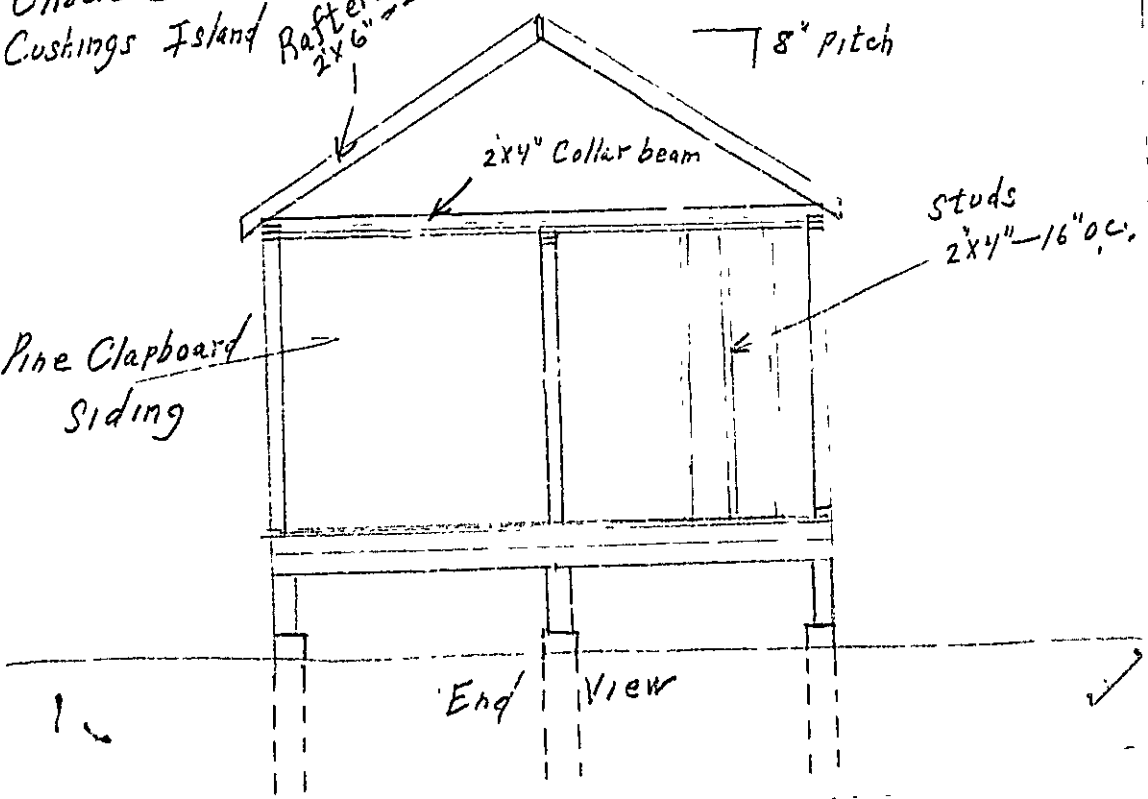
8" Pitch

2x4" Collar beam

Studs 2x4" - 16" o.c.

Pine Clapboard Siding

End View



Granted 10/1/64
64/104

DATE: October 1, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Mrs. Gilbert Lea

AT Calumet Avenue, Cushings Island

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

BOARD OF APPEALS

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

	YES	VOTE	NO
Franklin G. Hinckley	(x)		()
Ralph L. Young	(x)		()
Harry M. Shwartz	(x)		()

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Mrs. Gilbert Lea, owner of property at Calumet Avenue, Cushings Island under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a one-story addition 13 feet by 22 feet on end towards Calumet Avenue of cottage. This permit is presently not issuable under the Zoning Ordinance because the addition is to be only about 10 feet back from Calumet Avenue instead of the minimum setback of 20 feet required by Section 19-P of the Ordinance applying to the R-1 Residence Zone in which the property is located.

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

By Sidney W. Thurston
APPELLANT Attorney

DECISION

After public hearing held October 1, 1964 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 G. Hildreth
James M. [unclear]
[unclear]

September 28, 1964

Sidney M. Thaxter, Esq.
192 Middle Street
Portland, Maine

Dear Mr. Thaxter:

October 1, 1964.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P.-Calumet Ave., Cushings Island (Assessor's 106-A-E-1)

Sept. 28, 1964

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Y
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Attorney for Mrs. Gilbert Lea
192 Middle Street

cc to: Corporation Counsel
dc to: Roland S. Hoar, Peaks Island

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Building Inspection Director

AJS:cm