



109 B-D-9

Se. Hines  
8/6/46 46/62  
S.M. 15

City of Portland, Maine  
Board of Appeals  
—ZONING—

July 22nd

.19 46  
109 B-D-9

To the Board of Appeals:

Your appellant, Elliott W. Cushing, who is the owner of property ~~XX~~ on Sunset Road, Cliff 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 17, Paragraph E of the Zoning Ordinance,

I have made application to the Building Inspector for permit to cover construction of a one-story addition, 8 feet by 10 feet, which said permit has been denied by the Building Inspector because the addition as proposed would be only three feet from the side property line while the Zoning Ordinance requires in the Apartment House Zone where the property is located that the minimum distance from new construction to a side lot line in such a case shall be at least 10 feet.

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

Elliott W. Cushing  
Appellant

46/62

City of Portland, Maine  
Board of Appeals

— ZONING —

Decision

Public hearing was held on the 2nd day of August, 1946.  
on petition of Elliott W. Cushing, owner of property at  
Sunset Road, Cliff Island, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

(See appeal dated July 22nd, 1946)

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

*Helmer C. Frost* ..... *Donald A. Cole* .....  
*Wm. J. Hennessey* .....  
*St. Francis* .....  
*Edwin J. Kelley* .....  
Board of Appeals

Aug 1<sup>st</sup> 46.

Cliff Island Library Club,  
Casco Bay, Maine.

Board of appeals.  
City of Portland, Me.  
Selma C. Frost, chairman.

Dear Mrs Frost:

at a special meeting of  
the Cliff Island Library Club  
held on Aug. 1<sup>st</sup> at 11.30 A.M.  
It was unanimously  
voted to approve the appeal  
of Elliot W. Cushing to  
construct a one-story addition,  
8 feet by 10 feet, on the building  
on assessor's lot no. 109-D-9,  
Sunset Road, Cliff Island,  
provided there is no  
entrance constructed on  
the south side of said  
addition.

Sincerely yours,  
Marquette E. Back.  
Hon. Sec.

44/62

City of Portland, Maine

Board of Appeals

July 30, 1946

Mr. Elliott W. Cushing  
Sunset Road  
Cliff Island, Maine

Dear Mr. Cushing:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, August 2nd, 1946, at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to construct a one-story addition, 8 feet by 10 feet on the building on Assessors' Lot No. 109B-D-2, Sunset Road, Cliff Island.

This building is located in an Apartment House Zone where a minimum distance from new construction to a side lot line is required to be at least 10 feet and in this case is only three feet from the side property line.

Please be present or be represented at this hearing in support of your appeal.

BOARD OF APPEALS

Helen C. Frost  
Chairman

46/62

City of Portland, Maine  
Board of Appeals

July 30, 1946

Cliff Island Library Club  
Cliff Island, Maine

Gentlemen:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, August 2nd, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Elliott W. Cushing relating to a proposal to construct a one-story addition, 8 feet by 10 feet on the building on Assessors' Lot No. 109B-D-9, Sunset Road, Cliff Island.

This building is located in an apartment house zone where a minimum distance from new construction to a side lot line is required to be at least 10 feet and in this case is only three feet from the side property line.

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

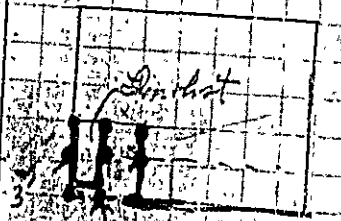
BOARD OF APPEALS

Helen C. Frost  
Chairman

10/18-2-9  
②

S. W. S. Road

RECEIVED  
JUL 12 1946  
DEPT. OF P. D. & H. S. P.  
CITY OF PORTLAND



01X8  
Addition

Part of Map





1 AP Sunset Rd., Cliff Isld.  
Assessors' Lot No. 109B-D-9

✓ AM  
✓ ESS  
✓ EAT  
✓ FH  
✓ AJS  
✓ HL  
✓ BS

July 13, 1946

Mr. Elliott W. Gushing,  
Sunset Road, Cliff Island

Dear Sir:

While I can appreciate your situation as to fitting this building for living quarters as quickly as possible, I am powerless to issue the permit for which you have applied to cover construction of a one-story addition, 8 feet by 10 feet, because the addition is proposed, according to your sketch, would be only three feet from the side property line while the Zoning Ordinance requires, in the Apartment House Zone where the property is located, that the minimum distance from new construction to a side lot line in such a case shall be at least 10 feet.

The only avenue of relief for you in such a case would be the recourse to the Board of Appeals which has authority to grant exceptions to the precise requirements of the ordinance if it seems for the best interest to do so. Since the Board has just completed a series of hearings, however, I doubt if your case could be heard before August 2nd.

In case you wish to try an outline of the appeal procedure is enclosed.

Your location sketch is not clear, but as I understand it, the present addition to be demolished has the 6-foot dimension at right angles with Sunset Road and lining up with the exterior sidewall of the cottage. This present addition is 4 feet wide, and there must be a space between the present addition and the sidewall of the narrower part of the cottage in the rear. Thus, if my understanding is correct, you want to build the 8x10 addition to completely fill the jog in the cottage. If this is all true the sidewall of the addition to be demolished must be three feet from the side lot line in line with sidewall of main cottage, and there is a possibility that, if you could cut down the depth of the addition to six feet and if the proposed addition would be no higher than the present one, I might be able to issue the permit for the smaller addition on the score that the new wall would be no longer or higher than the present wall of shed and no nearer the side lot line.

Enclosure: Appeal procedure

Very truly yours,

OO W. Mayo Payson,  
Corporation Counsel.

*W. Mayo Payson*  
Inspector of Buildings.



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 12, 1946

PERMIT LOG  
01424  
AUG 6 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ 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 Sumner Road, Cliff Island Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's name and address Elliott W. Cushing, Sumner Rd., Cliff Island Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

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

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1

Proposed use of building Dwelling No. families \_\_\_\_\_

Last use Cottage No. families \_\_\_\_\_

Material Frame No. sto. 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot none Fee \$ 50

Estimated cost \$ 75

General Description of New Work

To demolish 1 story addition 4'x6' on rear of building and  
To construct 1 story addition 8'x10' " " "  
To cut in 4' opening between new addition and kitchen - in outside wall 4x6 header.

NOTIFICATION BEFORE LATHING  
OR CLOSING-IF IN ORDER

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

Appeal sustained 6/5/46

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.

Details of New Work:

Is any plumbing work involved in this work? no Is any electrical work involved in this work? yes

Height average grade to top of plate 7'6" Height average grade to highest point of roof 11'

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 1 solid or filled land? solid earth or rock? ledge

Material of foundation cedar posts at least 4' below grade or to ledge Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof pitch-shed Rise per foot 4" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber Kind second-hand Dressed or full size? dressed

Corner posts 4x4 Sills 6x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-10" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 6x6, 2nd 2x6, 3rd \_\_\_\_\_, roof 4x4 2x6

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

Maximum span: 1st floor 10', 2nd 10', 3rd \_\_\_\_\_, roof 10'

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

Elliott W. Cushing

INSPECTION COPY

INSPECTION NOT COMPLETED

Permit No. 46/1424

Location Seacrest Road, Cliff Isl.

Owner Elliot Cushing

Date of permit 8/6/46

Notif. closing-in

Inspn. closing-in 109B.D-9-92

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES



(3) LIMITED BUSINESS ZONE  
**APPLICATION FOR PERMIT** **PERMIT ISSUED**

Class of Building or Type of Structure Truss 01400

Portland, Maine, July 25, 1933 JUL 25 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Bluff Island at Wharf Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Mrs. Zebulen Gray, 115 1/2 Union St. Telephone \_\_\_\_\_  
 Contractor's name and address G. E. Libanon, 21 Lennox St. Telephone 2053  
 Architect \_\_\_\_\_ Plans filed 29 No. of sheets \_\_\_\_\_  
 Proposed use of building Cottage No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 50. Fee \$ 1.50

**Description of Present Building to be Altered**

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof pitch Roofing wood  
 Last use Cottage No. families \_\_\_\_\_

**General Description of New Work**

To build 10' <sup>front</sup> ~~former~~ on ~~wooden~~ side of roof 50'  
20' from street line  
 To cover entire roof with asphalt roofing Class C

*Domest in center of roof about 6 ft from either end of ridge.*

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED

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.

**Details of New Work**

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
 Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ center \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof Flat Rise per foot 1" Roof covering Asphalt roofing Class C 3/4" Ins.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing Lumber Kind \_\_\_\_\_ 75' Dressed or Full Size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material column girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet Sills and corner posts all one piece in cross section  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x5  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 7'  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

**If a Garage**

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

**Miscellaneous**

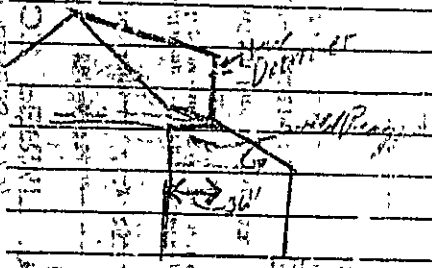
Will above work require removal or disturbing of any shade tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner: Mrs. Zebulen Gray  
 By B. E. Libanon

INSPECTOR'S COPY

Permit No. 39/1094  
 Location Sunset Rd. Cliff Rd.  
 Owner Mrs. Zebulun Corey  
 Date of permit: 7/25/39  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in 109B-D-9  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued \_\_\_\_\_

NOTES  
7/27/39 109B  
to be in D  
Special Inspr. at 10  
at 10/3/39 could  
not get in to check



Elev. \_\_\_\_\_  
possibly still unable to get in  
the broken K. outside of