

ISLAND AVENUE
109D-F-39-40

CLIFF ISLAND

109 B/2/39/40

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 56927

Issued

Portland, Maine June 25, 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

Former owner Ben Riley (This form must be completely filled out - Minimum Fee, \$1.00)
Owner's Name and Address *Robert L. Ryan* Tel.
Contractor's Name and Address *P. L. Ryan* Tel. 766 2687
Location *Cliff Island* Use of Building *On Water*
Number of Families Apartments Stores Number of Stories 1
Description of Wiring: New Work Additions Alterations
100 amp service to existing wiring
Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires 5 Size 2
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No Motors Phase H.P.
Commercial (Oil) No Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence June 26 1968 Ready to cover in June 26 1968 Inspection 19..
Amount of Fee \$ 2.00

Signed *Robert L. Ryan*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS 1 2 3 4 5 6		
7 8 9 10 11 12		

REMARKS:

INSPECTED BY *F. W. H. H.* (OVER)

LOCATION *C/1 58 Island*
 INSPECTION DATE *6/30/68*
 WORK COMPLETED *6/30/68*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits, Canvases, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00

108B/7/39/40

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56910
 Issued 6/18/68
 Portland, Maine 18 June 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications.

(This form must be completely filled out - Minimum Fee, \$1.00)
 Owner's Name and Address R.S. Quinn, Cliff Island Tel. 766.2890
 Contractor's Name and Address OWNER
 Location Cliff Island Use of Building Residence
 Number of Families 1 Apartments 0 Stores 0 Number of Stories 1
 Description of Wiring: New Work MINOR Additions Alterations M.U.R.

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 5 Plugs 7 Light Circuits 3 Plug Circuits 2
 FIXTURES: No. 1 Fluor. or Strip Lighting (No. feet) 72
 SERVICE: Pipe Cable Underground No. of Wires 3 Size 72
 METERS: Relocated yes Added Total No. Meters 1
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges 1 Watts 12000 Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Water Watts 4500 Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence June 19 68 Ready to cover in June 19 68 Inspection 19 68
 Amount of Fee \$ 8.00 signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 2 3 4 5 6	7 8 9 10 11 12	
REMARKS:		

INSPECTED BY

[Signature]
 (OVER)
 Wane

LOCATION *Cliff Island*
 INSPECTION DATE *6/30/68*
 WORK COMPLETED *6/30/68*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet)	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance—each unit	1.50
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MISCELLANEOUS

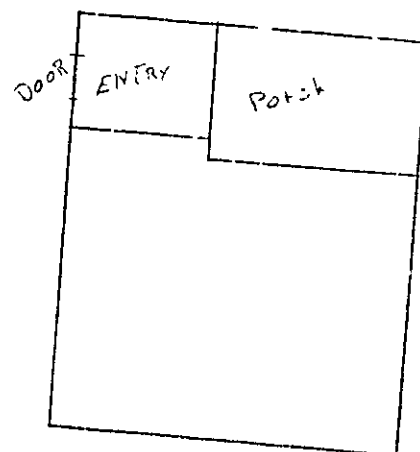
Temporary Service, Single Phase	1.00
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← Island Ave Cliff Island →
63'

Lot 39

Right of Way →

183'



100'

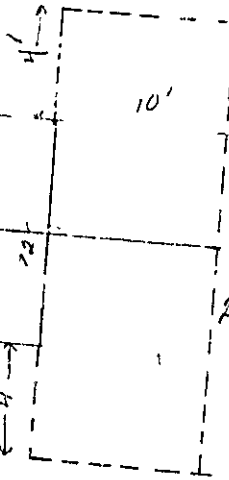
10' to
side lot
line

DOOR

Existing
store

16'

10'



water

(109-E)-F-39.40 Inland Ave., Cliff Island

Feb. 10, 1965

Mr. Benjamin O'Reilly, Jr.
Cliff Island
Maine

cc to: Corporation Counsel

Dear Mr. O'Reilly:

A building permit for construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at the above named location is not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

We understand that you desire to exercise your appeal rights in this matter. In order to do so you will need to come to this office in Room 110, City Hall, where forms are available for filing of the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

(109-E)P-39.40 Island Ave., Cliff Island

Feb. 10, 1955

Mr. Benjamin O'Reilly, Jr.
Cliff Island
Maine

cc to: Corporation Counsel

Dear Mr. O'Reilly:

A building permit for construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at the above named location is not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

We understand that you desire to exercise your appeal rights in this matter. In order to do so you will need to come to this office in Room 110, City Hall, where forms are available for filing of the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:ia

Lot 39 Island Ave.

2/9/65

4/1/65

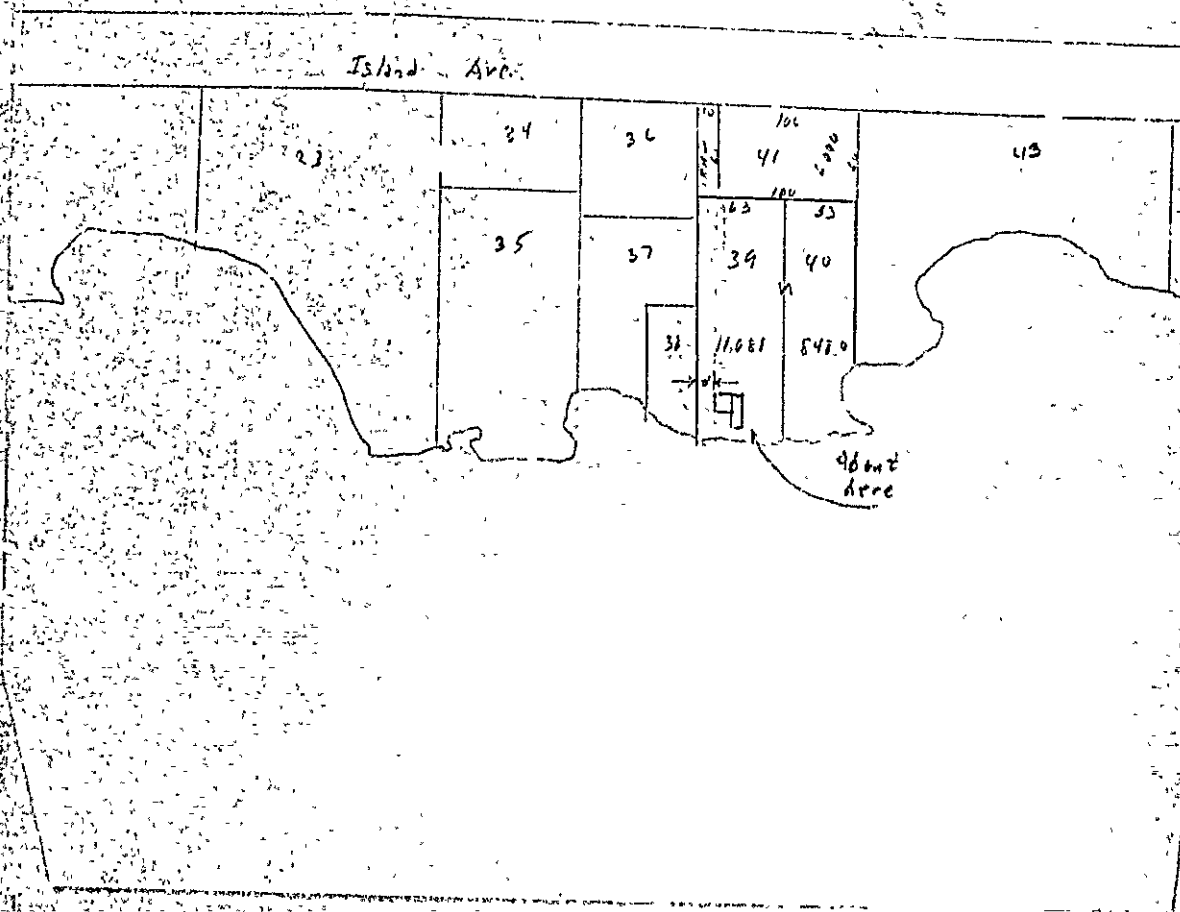
Addition

(R2)

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - House & store before 6/5/57 - ?
- ✓ Zone location - R2 - O.K.
- ✓ Interior or corner Lot - O.K.
- ✓ 40 ft. setback area (Section 21) No O.K.
- Use - Addition - R2 - Zone ← *Appealed*
- ~~Sewage Disposal -~~
- ✓ Rear Yards - Over 15' - O.K.
- ✓ Side Yards - 10' - Over 10' - This is addition on store
- ✓ Front Yards - Faces water - O.K.
- ✓ Projections - O.K.
- ✓ Height - O.K.
- ✓ Lot Area - 11,688 sq' (+) second lot
- ✓ Building Area - 2,218 sq' House, store & addition 1,172 sq' O.K.
- ✓ Area per Family - O.K.
- ✓ Width of Lot - O.K.
- ✓ Lot Frontage - O.K. (From water)
- ~~Off-street parking -~~

Lot 39 Island Ave - Cliff Island - 2/9/65 - Allen
109B-F-39,40 (RD)





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, February 5, 1965

PERMIT ISSUED
APR. 8 1965
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish inshall 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, please a d specifications, if any, submitted herewith and the following specification:

Location Lot 39 Island Ave, Cliff Island Within Fire Limits? Dist. N
Owner's name and address Benjamin O'Reilly Jr., Cliff Island Me. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone 766-4470
Architect Specifications Plans Yes No. of sheets 3
Proposed use of building Store Last use " No. families
Material frame No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 300.

General Description of New Work

Fee \$ 3.00
pd. 3-26-65

To construct 1-story frame addition 10' x 20' on side of existing 12' x 16' store.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information estimated cost and 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. Appeal sustained 3/15/65 PERMIT TO BE ISSUED TO owner

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? 7/6/64
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 8" bottom 8" corner
Kind of roof Rise per foot Roof covering Asphalt
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills 4x6
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 2x6, 2nd , 3rd , roof 2x8
On centers: 1st floor 16', 2nd , 3rd , roof 16' S.P.D.
Maximum span: 1st floor 16' O.C., 2nd , 3rd , roof 16' C.S.
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.R. - 4/9/65 - Allen

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

Benjamin O'Reilly Jr.

Signature of owner by: Benjamin O'Reilly Jr.

INSPECTION COPY

NOTES

6-19-65 Completed

(D)

X

Permit No. 651 385

Location 1st 3rd & Lincoln St. City, Ill.

Owner Benjamin O. Williams

Date of Permit 4/9/65

Notif. clearing in

Inspector to inspect

Final Notif.

Final Insps.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Granted 3/18/65
65/22

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Benjamin O'Reilly, Jr.

Assessors Lot 109-B-F-39-40
Island Ave., Cliff Island

_____, owner of property at _____, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: **construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store.** This permit is presently not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

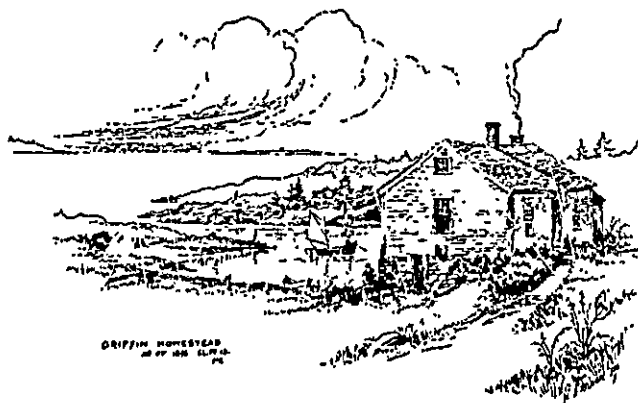
Benjamin H. O'Reilly, Jr.
APPELLANT

DECISION

After public hearing held March 18, 1965, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Thalia D. B. B. B.
Harry M. B. B.
Delia B. B.
BOARD OF APPEALS



March 11, 1965

Mr. F. G. Huckley,

Dear Sir:

I'm reply to your letter of March 8th in regard to the permit that Mr. Benjamin O'Reilly is seeking, to enable him to make the needed enlargement to his store on Cliff Island, and as I will be unable to be present at the meeting on March 18th.

I wish by this letter to

over

convey the endorsement that
I would give in his behalf
if I were able to be present.

It is very important that
he be allowed to enlarge his
store, as it is of vital
importance to all who reside
at Cliff Island, we hope
that he will be successful
in obtaining the necessary
permit.

Very Respectfully Yours,

Norman L. Black

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 8, 1965

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, March 18, 1965 at 3:30 p.m. to hear the appeal of Benjamin O'Reilly, Jr. requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at Island Ave., Cliff Island.

This permit is presently not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

This permit is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

Copy

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 15, 1965

Mr. Benjamin O'Reilly,
Cliff Island, Maine

Dear Mr. O'Reilly; ...

The Board of Appeals will hold a public hearing
in the Council Chamber at City Hall, Portland, Maine
on Thursday, March 18, 1965 3:30
at 4:00 P.M.
to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 8, 1965

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, March 18, 1965 at 3:30 p.m. to hear the appeal of Benjamin O'Reilly, Jr. requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at Island Ave., Cliff Island.

This permit is presently not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

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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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

✓ Appeal 109B - F - 39, 40 Island Cn., Cliff Island - 2/12/45 - Allen

✓ Streets Involved

Assessors groups

20

Island Inv.

109B - 109C

Josephine M. Byram, Cliff Isl.
Rene H. O'Reilly, Dr. Cliff Isl.
Francis H. Lasker, Taylor + Zella Ellen
Laurie + Helen O'Reilly, Cliff Isl.
~~Robert E. Anderson, Dr.~~
~~Francis P. + George H. Whittaker~~

109C - C - 1, 2,

109C - B - 15, 11, 8, 14

109B - F - 43, 41, 36, 37, 38, 34, 35, 33, 32, 31, 44, 45

109B - E - 21, 19, 44, 46, 47, 43, 35, 42, 47, 40, 38, 37, 36, 35, 34,
35, 35, 27, 25

✓ James J. Ward, Cushing - Church Rd. Cliff Isl.

✓ Arthur M. + Suzanne H. Dietz, Westwood Mass.

(Mona F. Springton, 109B - F - 31)
5 Roosevelt Pl. - Mon. Island
Chas. R. Searborough -
Cliff Isl.

✓ George H. Duncan, P. Whittaker, Island Cn.,
Cliff Isl.

✓ Rena Mae Leod, Dev. (63) (N6)

✓ Ernest E. C. Anderson (109B - E - 41) Cliff Isl.

✓ Frances H. L. + Zella Ellen Taylor - 15 Central St. - Winchester, Mass.

✓ Granville R. MacLeod (109B - F - 34, 32) (N6)

✓ Carl L. + Sophia MacVane - Church Rd. - Cliff Isl.

✓ Charles H. Coyle (109B - F - 3) David C. Coyle, Jr. - Cliff Isl.

✓ Percival T. Bodge (109B - F - 31) Cliff Isl.

✓ M. E. Chapin (109B - E - 46, 32, 33, 34, 36) 218 Waterman St. Providence

✓ Norman I. Black - Cliff Isl.

✓ James E. Byrnes, Jr. - Cliff Isl.

✓ Chas. M. + Dorothy L. Garrison (N12) P.O. Box 262 - Bedford Mass.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 8, 1965

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, March 18, 1965 at 3:30 p.m. to hear the appeal of Benjamin O'Reilly, Jr. requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at Island Ave., Cliff Island.

This permit is presently not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

This permit is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

March 19, 1965

Mr. Benjamin O'Reilly, Jr.
Island Ave.
Cliff Island, Maine

Dear Mr. O'Reilly:

Enclosed please find copy of the decision of the Board of Appeals relating to your request to construct a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at Island Ave., Cliff Island.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporate Counsel

h
Enclosure (1)



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure / Installation

Portland, Maine, Sept. 17, 1952

PERMIT ISSUED
01869
OCT 21 1952
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~remove~~ ~~install~~ the following ~~building~~ ~~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 Church Road, Cliff Island 109B-E-39-10 Within Fire Limits? no Dist. No. _____Owner's name and address William Haigh, Cliff Island Telephone _____Lessee's name and address Paul MacVane, Cliff Island, Maine Telephone _____Contractor's name and address T. H. Stokes, 355 Pride St., Westbrook, Maine Telephone 3-5179Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building _____ No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00 ~~1.00~~

General Description of New Work

To install 1-2000 gallon storage tank for kerosene. Storage to be for public use.
Tank will be 2' underground and painted with asphaltum. Tank bears Underwriters label. One electric pump. 1 1/2" piping from tank to pump.

BEFORE Covering Tank and
any Piping APT. ROYAL FIRE
DEPT. Required.

Appeal sustained _____

sent to Fire Dept. 9/22/52
10/13/52

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 T. H. Stokes

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? _____

Height at _____ grade to top of plate _____ Height average grade to highest point of roof _____

Size, from _____ 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 _____ 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 _____

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:

William F. Dubois

CLERK OF CITY DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? noWill there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Paul MacVane

Signature of owner by: *T. H. Stokes*

INSPECTION COPY

NOTES

[This section is crossed out with a large X.]

Permit No. 521868
 Location Chickadee Road, W. Va.
 Owner Paul Mac Lane
 Date of permit 10/21/53
 Notif. closing-in _____
 Inspr. closing-in _____
 Final Notif. _____
 Final Inspr. 7/10/54
 Cert. of Occupancy issued _____

[This section contains faint, mostly illegible text and lines, possibly representing a continuation of notes or a separate form.]

AP Church Rd., Cliff Is.
(Assessors Lot No. 109E-F-39-40)

September 30, 1952

Mr. Paul E. MacVane,
Cliff Island, Paine

Copy to: T. H. Stokes, 355 Pride St.,
Westbrook, Paine
Corporation Counsel

Dear Mr. MacVane:

The permit to authorize installation of one 2000 gallon storage tank for kerosene and one electric pump on your land on Church Road, Cliff Island (Assessors Lot No. 109E-F-39-40), the kerosene to be stored or sold for public use, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where such a use of property is not allowed, according to Section 8A of the Ordinance.

While the property is already in use for the sale of gasoline or other inflammable liquids, also non-conforming with the Ordinance the new tank and pump is not permitted because Section 11A provides that such a non-conforming use is not allowed to occupy any parts of the land not so occupied when the Ordinance was adopted.

Mr. Stokes, who applied for the permit in your name, has 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 to get the decision of the Board at the earliest possible date, it is important that you file the appeal at the office of the Corporation Counsel before the close of business on October 3rd, 1952.

Very truly yours,

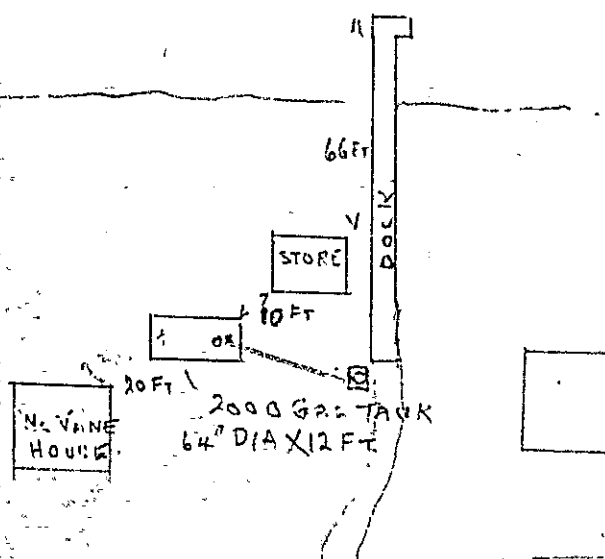
Harren McDonald
Inspector of Buildings

WMCD/H
Encl: Outline of appeal procedure

PERMIT TO INSTALL
1-2000 GAL TANK
1 ELECTRIC PUMP
FOR KEROSENE

SET TANK IN LEDGE.
COVER WITH SAND. FILL
10 FT. ABOVE HIGH WATER

1. H. STOKES



PAUL M. VANE
CLIFF ISLAND
ME

FOR SOCIETY VACUUM
oil Co
THOMAS H. STOKES
855 PRIDE STREET
Phone 3-5179 Westbrook, Me.

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
10/17/52

To the Board of Appeals:

.....October 3....., 19 52

52/94

Your appellant, Paul E. MacVane, who is the owner of property at ~~Church 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 18, Paragraph E of said Zoning Ordinance.

Building permit to authorize installation of one 2000 gallon storage tank for kerosene and one electric pump on the land on Church Road, Cliff Island (Assessors Lot No. 109B-F-39-40), the kerosene to be stored or sold for public use, is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use of property is not allowed, according to Section 8A of the Ordinance.

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.

Paul MacVane
Appellant

After public hearing held on the 17th day of October, 19 52, the Board of Appeals finds that 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.

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

Harold C. Frost
Robert L. Tuttle
Edward F. Riley
William F. O'Brien
John W. Lake
BOARD OF APPEALS

DATE: October 17, 1952

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Paul E. MacVane
AT Church Road - Cliff Island

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

Board of Appeals

VOTE

Municipal Officers

~~Max Marshall~~
Robert L. Getchell
Helen C. Frost
Edward T. Colley
William H. O'Brien
John W. Lake

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

Record of Hearing:

NO OPPOSITION

F. H. L. TAYLOR, M. SC., PH. D.
THORNDIKE MEMORIAL LABORATORY
BOSTON CITY HOSPITAL
BOSTON, MASS.

October 15, 1952

Board of Appeals
City of Portland
Maine

Re: Petition of Mr. Paul McVain
Cliff Island

Dear Sirs:

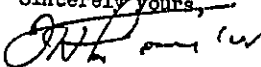
I was not notified by your Board of Appeals or Mr. McVain that this appeal for the establishment of new gas tanks on my property on Cliff Island was contemplated.

I have no personal objection to the establishment of a new gas tank on the fore shore of Cliff Island but I would point out to the Board of Appeals the following situation.

(1) The present gas tank is on my property as shown by my deed registered in the Cumberland County Court House in Portland. (2) I had no request for permission from Mr. McVain to establish new gas tanks on that property. (3) I am willing to entertain any arrangement with Mr. McVain for the establishment of gas tanks on that property, providing that certain undertakings are made with respect to protection of my title to the land concerned in the event of my sale or conveyance of same.

In view of these circumstances I do not believe that the Board of Appeals can grant this petitioners request until after he has made the necessary arrangements with me. On the other hand, if Mr. McVain wishes to establish a gas tank on his own property adjacent to mine, I have no objection.

Unless one or the other of these provisions is met, I feel that the granting of the petitioners request by the Board of Appeals would be illegal.

Sincerely yours,


F. H. L. Taylor

FHLT/dea
cc. Mr. Paul McVain
Cliff Island

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 14, 1952

Mr. Paul E. MacVane
Cliff Island, Maine

Dear Mr. MacVane:

The Board of Appeals will hold a public hearing in the Council Chamber at the City Hall, Portland, Maine on Friday, October 17, 1952 at 10:30 a. m. East. Standard Time to hear your appeal under the Zoning Ordinance.

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

Very truly yours,

H. MERRILL LUTHE

Chairman

K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP Church Rd., Cliff Is. CITY OF PORTLAND, MAINE
(Assessors Lot No. 109B-F-39-40) Department of Building Inspection
FU

September 30, 1952

Mr. Paul E. MacVane,
Cliff Island, Maine

Copy to: T. H. Stokes, 355 Pride St.,
Westbrook, Maine
✓ Corporation Counsel

Dear Mr. MacVane:

The permit to authorize installation of one 2000 gallon storage tank for kerosene and one electric pump on your land on Church Road, Cliff Island (Assessors Lot No. 109B-F-39-40), the kerosene to be stored or sold for public use, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where such a use of property is not allowed, according to Section 8A of the Ordinance.

While the property is already in use for the sale of gasoline or other inflammable liquids, also non-conforming with the Ordinance the new tank and pump is not permitted because Section 14A provides that such a non-conforming use is not allowed to occupy any parts of the land not so occupied when the Ordinance was adopted.

Mr. Stokes, who applied for the permit in your name has 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 to get the decision of the Board at the earliest possible date, it is important that you file the appeal at the office of the Corporation Counsel before the close of business on October 3rd, 1952.

Very truly yours,

WMCD/H
Encl: Outline of appeal procedure

Warren McDonald
Inspector of Buildings

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 7, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 17, 1952 at 10:30 a. m. Eastern Standard Time to hear the appeal of Paul E. MacVene requesting exception to the Zoning Ordinance to authorize installation of one 2000 gallon storage tank for kerosene and one electric pump on the land on Church Road, Cliff Island (Assessors Lot No. 109B-F-39-40), the kerosene to be stored or sold for public use.

This permit is presently not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use of property is not allowed, according to Section 8A of the Ordinance.

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 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

H. MERRILL LUTHE

Chairman

K

offered (check the year 01/3, 53)
diff. plan

~~109A~~
109A-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

109B-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

~~109C~~
109C-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

109C-1, 2, 3

Church Ann

109 B - 33	David C. Coupland	✓	Cliff Island, Maine
109 B - 34	John W. Coupland	✓	Cliff Island, Maine
109 B - 44	Mina M. Reed	✓	Cliff Island, Maine
109 B - 45	Ernest E. Anderson	✓	Cliff Island, Maine
109 B - 41	Ernest E. Anderson	✓	Cliff Island, Maine
109 B - 29	30-31 - Percival T. Bedger	✓	Cliff Island, Maine
109 B - 32	Peter T. + William T. Bedger	✓	Cliff Island, Maine
109 B - 34	Earl S. + Sophie MacVane	✓	Church Road, Cliff Island, Maine
109 B - 35	" " " "	✓	" " " "
109 B - 36	Louise P. + Miles S. Reilly	✓	Cliff Island, Maine
109 B - 37	" " " "	✓	" " " "
109 B - 42	Walter C. + Susan M. White	✓	Littleton, Mass.
109 B - 43	Ernest M. Magnusson	✓	Cliff Island, Maine
109 B - 32	Ernest M. Magnusson	✓	Cliff Island, Maine

Island Air

109B-E-18	Marion E. Chapin - N.P.	109B-E-31	Waterman St. P. number 25
109B-E-32	"	109B-E-33	"
109B-E-34	"	109B-E-35-36	"
109B-E-37	Clara P. Scarborough M.P. Salan Ave - Rock	109B-E-38	Harvey C. Harrington et al. M.P. 78 Edgemont Rd. upper front door, N.P.
109B-E-40	Emilie Hintzager M.P.	109B-E-41	" " Chapp Chappoignault Middelton, Mass.
109B-E-42	"	109B-E-47	Charles W. Richey Church Road, Cliff Salan, Mass.
109B-E-48	Norman J. Black / Cliff Salan, Mass.	109B-E-49	" " " "
109B-E-51	David C. Coyle M.P.	109B-E-52	David Cushman Camp Club 104th St. N.C.
109B-E-53	Charles W. Richey - Dup	109B-E-55	Edward & Miriam Carr Runyon, Bay St. San Carlos Mass.
109B-E-42-43	Charles Richey - Dup	109B-E-44	"
109B-E-46	Marion E. Chapin - N.P.		

109-B-E- Island Ave.

~~29 42 10 = Charles W. Rich. - Deep~~

109-B-11 Church - Am.

John A. Putnam

1/2 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

~~Carroll~~

Island Air (Summit Air) Island

109-C-13-12

69-C-38-8 Michael Mallagh ✓ 11/23 Washington Ave

709-C-B-9- David Mearns

 ~~$\frac{1}{9} \cdot c = B = 10$~~ M. A. C. T. S. - L. A. R. S.

~~19-c-1-1 Charles W. P. Day~~

$$100 - 2 - 13 = 85$$

169-C-13-1

209 - C - B - 2
Adelaide M. Mamm - Cliff S. S. Mamm

[Faint handwritten notes at the bottom of the page]

[Faint handwritten notes at the bottom of the page]

Old Church Road, Cliff Island-I
(Assessors Lot No. 109B-F-39-40)

October 19, 1951

Mr. Paul MacVane
Cliff Island, Maine
Mr. William Haigh
Cliff Island, Maine

Copies to: Socony-Vacuum Oil Company, Inc.
48 Main Street
South Portland, Maine
City Clerk * See note below

Gentlemen:

Mr. MacVane has filed application to the Municipal Officers of the City for a license to authorize storage of 2,000 gallons of gasoline on Mr. Haigh's property on Church Road, Cliff Island. (Assessors Lot No. 109B-F-39-40). The location of this property on the Island was not shown clearly in the application for this license, but we now have found that the storage is proposed on the Haigh property and that probably the above designation by Assessors' lot numbers is correct, our records showing that there has been a 1,000 gallon tank for the storage of gasoline on this property for a long time before 1938, when the Zoning Ordinance became effective, (this tank replaced in 1939). Also, Mr. MacVane has come into the office and said that it is kerosene which is intended to be stored there instead of gasoline, and then asked the question if a permit could be issued to install the new 2,000-gallon tank.

While the gasoline tank and the sale of gasoline from it is allowed to continue under the Zoning Ordinance because that use was in effect in December 1938, when the Zoning Ordinance became effective, the Ordinance does not allow installation of any additional tanks because the property is located in an Apartment House Zone, and a business use is not allowable in such a zone, according to Section 2A of the Zoning Ordinance.

The question is asked now and then why Cliff Island should be in an Apartment House Zone. I am not sure of the answer but I think it is because the Apartment House Zone is the least restricted type of zone that will give very much protection to the dwellings and other habitations there.

Mr. MacVane says that Socony-Vacuum Oil Company, Inc. would install any tank that was installed, so I am sending them a copy of this letter.

3-564
What the results of any appeal to the Zoning Board of Appeals would be, I cannot tell. If an appeal is to be attempted, the first step is to have the installer of the tank and piping and pumps file application for a permit at this office with a plan or sketch showing all of the arrangements in precisely the same manner as though we were able to issue the permit and with the notification to our permit clerk that an appeal is desired. You would then receive instructions about appeal procedure a little later.

Very truly yours,

Warren McDonald
In Charge of Buildings

WHD/g

*Maynard: Please note above. Application for storage license returned without approval

Warren McDonald

Church Rd
CL Cliff Island, 109B-F-39-40
(Assessors Lot No. 109B-D-28-40)

October 3, 1951

Mr. Paul MacVane
Cliff Island
Maine

Copies: City Clerk

Oliver T. Sanborn
Chief of the Fire Department

Dear Mr. MacVane:

I have from the City Clerk your application for a license by Municipal Officers to store 2,000 gallons of gasoline at some location on Cliff Island, gasoline to be used for a motor boat and an automobile.

Before I can approve the storage license, more information is needed to show that the proposition either does or will comply with both Zoning Ordinance and Building Code. Will you be kind enough to let me have a location plan showing what part of the island the storage is proposed for with the particular lot and location with regard to streets or other well-known objects.

Examination of the Assessors records shows that you own two lots, one having frontage on the street which runs from Island Avenue above the steamboat landing across the island toward Griffin's Cove, and the other directly in back of it. The lot fronting on the street the Assessors designate as Lot 109B-D-28 and the one in the rear is 109B-D-40. If Lot 109B is the one that is involved here, the Zoning Ordinance is satisfied because it is in a Limited Business Zone. However this lot is quite a long distance from the water and hardly seems suitable to serve motor boats.

Under the Building Code, we can discover no permit at any time to locate a storage tank on either of these lots at least. If this is a new proposal, a permit from this department is required to install the tank. The permit must be applied for by the actual installer and is only issuable to him. With the application should be filed a location plan showing all details, whether underground and how far, the size of the tank in both dimensions and dimensions showing the precise location of the tank with relation to well established lines or objects. If the tank should be proposed above ground, all details of that arrangement should be shown. Permit for installation of such a gasoline storage tank must be approved by the Chief of the Fire Department before it is issued.

Will you be good enough to let us know full particulars at an early date so that we can handle your application?

Very truly yours,

Warren McFarland
Inspector of Buildings

WMC/g

Inquiry Church Road, Cliff
Island (Assessors Lot
No. 109B-F-29-40, William
Haigh) 39-40

August 1, 1949

Mr. William Haigh
Cliff Island
Maine

Subject: Application for storage
license for gasoline to be used
for retail sales on property
owned by William Haigh on Church
Road, Cliff Island, Maine 39-40
(Assessors Lot No. 109B-F-29-40)

Dear Mr. Haigh:

This application has been held without approval in this office because of a question under the Zoning Ordinance. We are not precisely sure which lot this license is to cover, but the lot is apparently located in such a zone under the Zoning Ordinance that the sale of gasoline or anything else is not an allowable use of land or buildings.

Please give us a more precise location of the particular lot on which you intend to have this gasoline stored. Presumably this is a new venture, and if the installation of tanks to take care of the gasoline is intended, the Building Code requires that a permit be applied for at this department showing full information about the tanks and materials and protection, whether or not they are buried and the precise location of the tanks etc. The permit must be issued before the tanks and pumps are installed. If the proposal is in such a location that the Zoning Law will not allow the sale of gasoline, of course, it would be useless to apply for the permit.

Very truly yours,

Inspector of Buildings

WMed/S

CC: A. Edwin Smith
City Clerk

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date July 1949

Verbal
By Telephone

LOCATION Church Road, Cliff Island OWNER William Haich
(Assessor's Lot No. 109B-F-~~27-31~~)

MADE BY owner 39-40 TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS. CONSTRUCTION _____

REMARKS _____

INQUIRY Application for Municipal Officers License to store gasoline at the
above location.

ANSWER See letter of August 1, 1949

DATE OF REVIEW August 1, 1949 REPLY BY WMCD

pt. 403-C-1

April 15, 1969

Gulf Oil Corp.,
801 Danforth Street,
Portland, Maine

Gentlemen:

Enclosed is the permit covering installation of a gasoline tank at Cliff Island for Arthur A. Ricker.

Please note that this installation must fully comply with the requirements of the Insurance Underwriters', among other things that the vent pipe shall be not less than one inch, shall have its opening screened by not less than 30x30 mesh and the vent pipe shall extend 4 feet above the fill pipe or one foot above level of the highest reservoir (truck or boat) from which it may be filled.

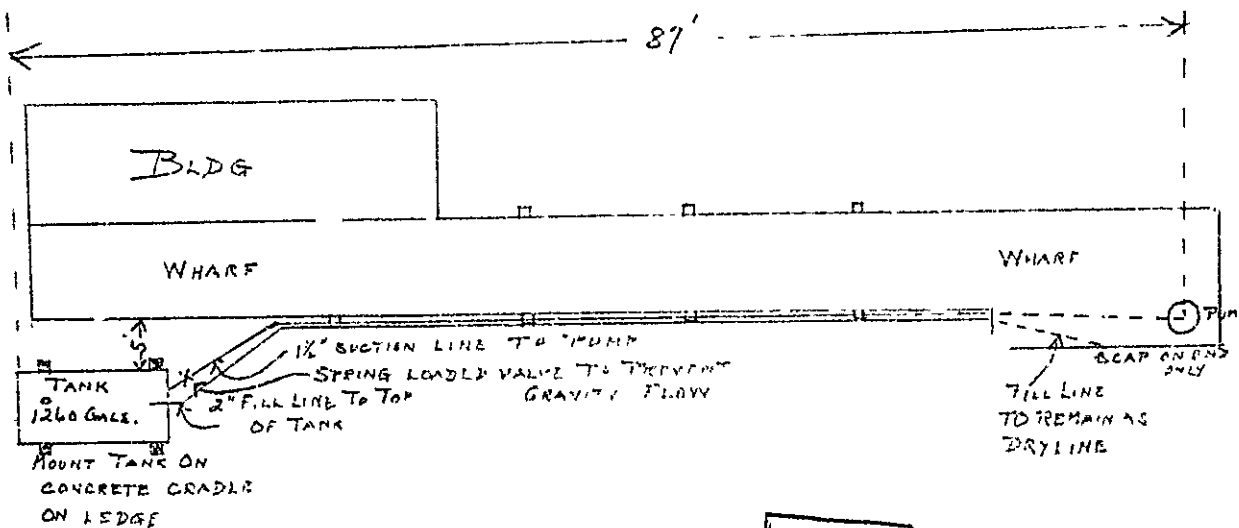
Very truly yours,

WMD/H

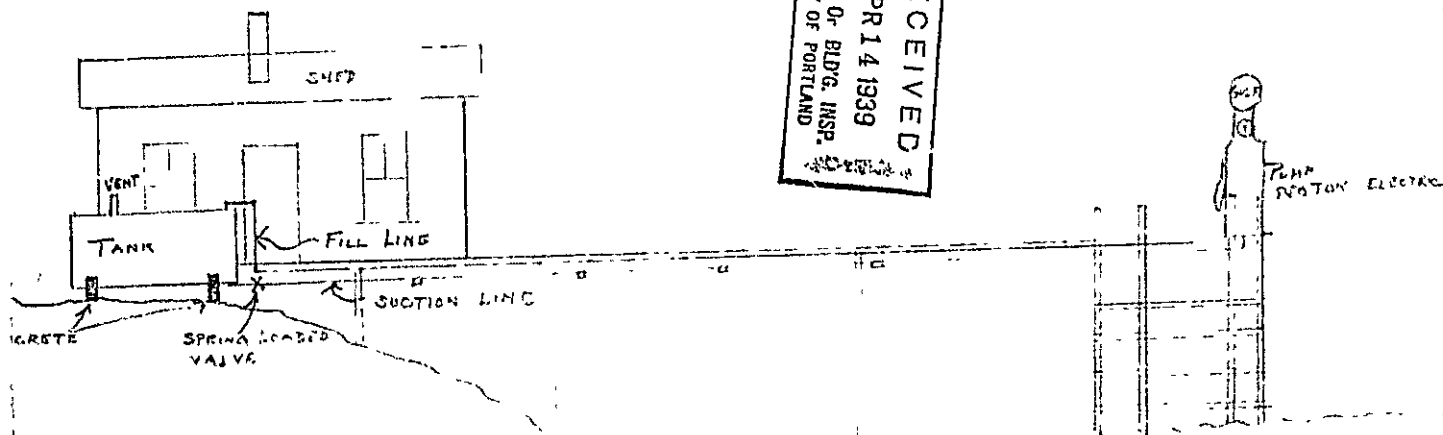
CC: Arthur A. Ricker
Cliff Island
Portland, Maine

Inspector of Buildings

TOP VIEW



SIDE VIEW

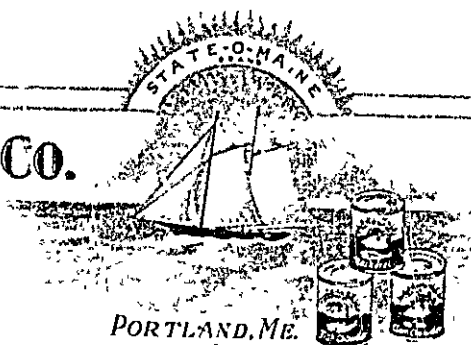


A.A. RICKER CLIFF ISLAND, MA.

RECEIVED
APR 14 1939
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PORTLAND FISH CO.

Canners and Purveyors of
SEA FOODS
CUSTOM HOUSE WHARF



April 12, 1939

City of Portland

Attention: Fire Chief Sanborn

Dear Sir:

In view of the installation of Gasoline Dispensation Equipment at Cliff Island, in accordance with the plan submitted by the Gulf Oil Cooperation, I agree to place a fire extinguisher on the wharf.



Arthur A. Ricker

A. A. Ricker



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**
CLASS OF Building or Type of Structure Gasoline **0383**

Portland, Maine, April 14, 1939 APR 15 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

I, the undersigned hereby applies for a permit to ~~erect~~ install the following building ~~structure~~ 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 Back side of Cliff Island Jewell Island Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Arthur A. Ricker, Cliff Island Telephone _____
Contractor's name and address Gulf Oil Corp. 601 Danforth St. 55 Portland Telephone 3-5656
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building _____ No. families _____
Other buildings on same lot _____
Estimated cost \$ 150. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Lot use _____ No. families _____

General Description of New Work

To replace former 1,000 gallon tank for gasoline - tank to be set in concrete cradle on ledge with piping extending on wharf to an electric pump - as shown on plan
Tank to bear Underwriters Label

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
Storage applied for

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

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ 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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
Framing Lumber—Kind _____ Dressed or Full Size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls 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.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 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 _____

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 the 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

INSPECTION COPY Arthur A. Ricker
Signature of owner By Gulf Oil Corp.

CHIEF OF FIRE DEPT.

40720

Permit No. 39/383

Location B-12-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1

[Handwritten signature]

Date of permit: 4/15/77

Notif. closing-in

Ins ig-in 109 B-F-39-40

Final Notif.

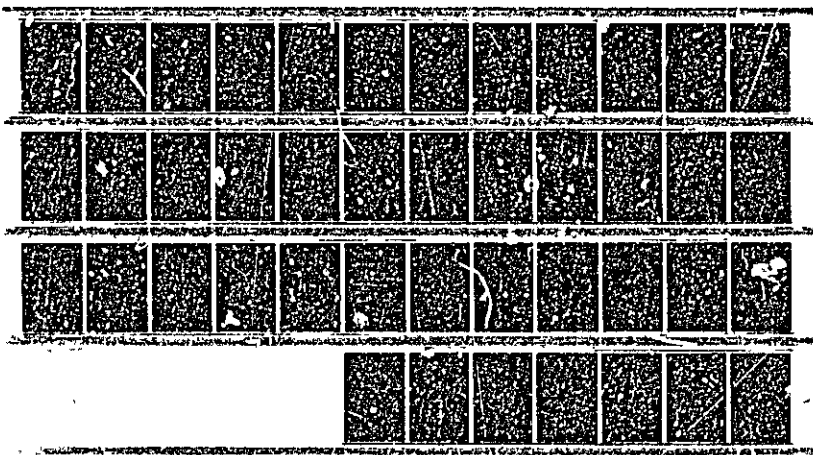
Final Inspn. 7/18/32 *OK*

Cert. of Occupancy issued

NOTES

109 B-F-39, 40 ISLAND AVENUE, CLIFF ISLAND

1





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct. 2, 1981, 19
Receipt and Permit number A73230

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: 109B-F-39 (109B-F-39 Rear Island Ave. Cliff Is.
OWNER'S NAME: Robert Buttrick ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes 100 3.00

METERS: (number of) 1 .50

MOTORS: (number of) Fractional _____
1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
Electric (number of rooms) _____

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 Alarms Residential _____
Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: 3.50

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: 3.50

INSPECTION:

Will be ready on now, 1981; or Will Call _____

CONTRACTOR'S NAME: Thomas Wright

ADDRESS: Cliff Island

TEL.: 766-2625

MASTER LICENSE NO.: 634 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

Cliff Bond

173230

13.7.37

Geometrie

0-2-81

6-21-83
JN

Libby

Register Page No. 108

PROGRESS INSPECTIONS: _____ / _____ / _____

DATE 6-21-83

DATE _____

REMARKS:

PERMIT # 001390

Please fill out any part which applies to job. Proper plans must accompany form.

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT #

Owner: Suzanne Rieth

Address: 708 Harman Cove, Cliff Island, Mo.

LOCATION OF CONSTRUCTION: Fishermans Cove, Cliff Island

CONTRACTOR: Joe Marcionette SUBCONTRACTORS: 766-2046

ADDRESS: same

Est. Construction Cost: \$200

Part Use: Type of Use: Store House

Building Dimensions: L: Sq. Ft. Stories: Lot Size:

Is Proposed Use: Seasonal: Conversion: Explain: To put store house onto foundation as per

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Plans. per

Residential Buildings Only: # Of Dwelling Units: # Of New Dwelling Units:

Foundation:

1. Type of Soil:
2. Set Backs - Front: Rear: Side(s):
3. Footings Size:
4. Foundation Size:
5. Other:

Floor:

1. Sills Size:
2. Girder Size: Sills must be anchored.
3. Lally Column Spacing: Size: Spacing 16" O.C.
4. Joists Size: Size: Spacing 16" O.C.
5. Bridging Type: Size: Spacing 16" O.C.
6. Floor Sheathing Type: Size: Spacing 16" O.C.
7. Other Material: Size: Spacing 16" O.C.

Exterior Walls:

1. Studding Size: Spacing:
2. No. windows: Spacing:
3. No. Doors: Spacing:
4. Header Size: Span(s):
5. Bracing: Yes: No: Span(s):
6. Corner Posts Size: Span(s):
7. Insulation Type: Size: Spacing 16" O.C.
8. Sheathing Type: Size: Spacing 16" O.C.
9. Siding Type: Size: Spacing 16" O.C.
10. Masonry Materials: Weather Exposure:
11. Metal Materials: Weather Exposure:

Interior Walls:

1. Studding Size: Spacing:
2. Header Size: Span(s):
3. Wall Covering Type: Span(s):
4. Fire Wall if required: Span(s):
5. Other Materials: Span(s):

For Official Use Only

Date: November 2, 1988

Inside Fire Limits: Subdivision: Yes / No

Blgd Code: Name:

Time Limit: Lot:

Estimated Cost: \$200 Block:

Value/Structure: Permit Expiration: 1988

Fee: \$25.00 Ownership: Public / Private

Ceiling:

1. Ceiling Joists Size:
2. Ceiling & Spacing Size: Spacing:
3. Type Ceiling:
4. Insulation Type:
5. Ceiling Height: Size: 19' 6" 8' 7"

Roof:

1. Truss or Rafter Size: Span: Size NOV 14 1988
2. Sheathing Type: Span: Size NOV 14 1988
3. Roof Covering Type: Span: Size NOV 14 1988
4. Other: Span: Size NOV 14 1988

Chimneys:

Type: Number of Fire Places: City Of Portland

Heating:

Type of Heat: Number of Fire Places: City Of Portland

Electrical:

Service Entrance Size: Smoke Detector Required: Yes: No:

Plumbing:

1. Approval of soil test if required: OK: 2c: No:
2. No. of Tubs or Showers: OK: 2c: No:
3. No. of Flushes: OK: 2c: No:
4. No. of Lavatories: OK: 2c: No:
5. No. of Other Fixtures: OK: 2c: No:

Swimming Pools:

1. Type: Square Footage:
2. Pool Size: Square Footage:
3. Must conform to National Electrical Code and State Law.

Zoning:

District: 7B Street Frontage Req. Provided: Side: Side:

Review Required:

Required Setbacks: Front: Back: Side: Side:

Zoning Board Approval: Yes: No: Date: Date:

Planning Board Approval: Yes: No: Date: Date:

Conditional Use: Variance: Site Plan: Subdivision:

Shore and Floodplain Mgmt. Special Exception: Subdivision:

Other (Explain): Special Exception: Subdivision:

Date Approved: 11/2/88

Permit Received By: Nancy Grossman

Signature of Applicant: 11/2/88

Signature of CEO: 11/2/88

Inspection Dates: Date:

White-Tax Assessor

Yellow-GPCOG

White-Tax CEO

Copyright GPCOG 1987

PLOT PLAN

N
↑

FEES (Breakdown From Front)

Base Fee \$ 25.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type

Inspection Record

Date

Completed
 C. J. [Signature]
 11/2/88

COMMENTS

Signature of Applicant

Joseph A. Marseo
 as agent for owner

Date

11/2/88