

BEACH ROAD CLIFF ISLAND
109E-A-4 109-A-20 109B-B-11
109-C-A-21

109E-A-20 CLIFF ISLAND 9/30/11 M601
20' X 30' ADDITION 1 STORY

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - NEW

✓ Zone Location - R-2

✓ Interior or corner Lot -

✓ 40 ft. setback area (Section 21) - NO

✓ Use - STORAGE SHED

~~Sewage Disposal -~~

✓ Rear Yards - 10' - 3' REQ.

✓ Side Yards - 18' - 10' REQ.

✓ Front Yards - 23' - 20' REQ.

✓ Projections - NONE

✓ Height - 1 STORY

✓ Lot Area - 12,000^{sq}' - 17,500^{sq}' MIN

✓ Building Area - 850^{sq}' - 2,400^{sq}' MAX.

~~Area-per Family -~~

✓ Width of Lot - 100' - 80' MIN.

✓ Lot Frontage - 100' - 50' MIN.

Off-street Parking - YES



R2 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 1 1971

195

CITY of PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, Sept. 27, 1971

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 Lot 109E-A-20 Cliff Island (Rear - Beach Rd) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Benjamin O'Reilly, 2222 Cliff Island Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Storage shed No. families _____
 Last use _____ " " _____ No. families _____
 Material _____ No stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1,000. Fee \$ 5.00

General Description of New Work

To construct 20' x 30' addition to existing shed as per plan

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

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 sewerage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 _____
 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 _____
 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 _____, 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:

9/30/71 ZONING OK M.C.O.
OK 9-30-71 - AD

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.

Ben O'Reilly Jr.

CS 301

INSPECTION COPY

Signature of owner By: _____

Permit No. 711/1195

Location

Chitt. Selam

Owner

Rayman O'Reilly

Date of permit

10/1/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

~~Statement of Work~~

0227

Form Check Notice

NOTES

-28-72 Completed

X



R2 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
795
AUG 13 1968
CITY of PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, August 12, 1968

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 part of 109B-11, Off Church Road, Cliff Island (109B-B-11) Within Fire Limits? _____ Dist. No. _____
Owner's name and address Benjamin H O'Reilly, Cliff Island Maine Telephone _____
Lessee's name and address _____ Telephone 766-766-4470
Contractor's name and address Benjamin H O'Reilly Jr. Cliff Island Maine Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families 1
Last use _____ " _____ No. families 1
Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 3.00
Estimated cost \$ 500.00

General Description of New Work

To construct 1-story frame addition(s) attached to right side of dwelling.
125' to side lot line.

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

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
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 9' Height average grade to highest point of roof 12'
Size, front 12' depth 24' No. stories 1 below grade? solid or filled land? solid earth or rock? both
Material of foundation Concrete at least 4' Thickness, top _____ bottom _____ cellar _____
Kind of roof shed to ledge. Rise per foot 4 1/2" Roof covering Asphalt Class C Und. Label.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber--Kind hemlock Dressed or full size? dressed Corner posts 4x6 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 2x8, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 12'
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

APPROVED:

O.K. 8-12-68 FA

Benjamin H O'Reilly Sr.
Benjamin H O'Reilly Jr.

CS 301

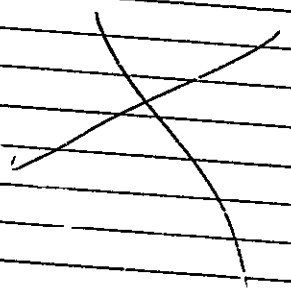
INSPECTION COPY

Signature of owner by: N.F.O.

FM

NOTES

8-14-68 Foundation
in + some framing
up



Permit No. 68/295

Location 1101 W. 1st St. S. W.

Owner W. Bergman 1101 W. 1st St. S. W.

Date of permit 8/13/68

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

109-E-A-4

City of Portland, Maine
Board of Appeals
-ZONING-

Sustained
10/12/51

5/23

To the Board of Appeals:

.....September 24,....., 19 51

Your appellant, Benjamin O'Reilly, who is the owner of property at Beach Road, Cliff Island, Maine, 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.

Permit for installation of one 500 gallon underground storage tank for gasoline and one pump on land of Benjamin O'Reilly on Beach Road, Cliff Island to be used for the sale of gasoline is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use of land is not permissible 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.

Benjamin H. O'Reilly
Appellant

After public hearing held on the 12th day of October, 1951, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property 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.

Frank L. ...
William ...
Edward J. Colley
William N. O'Brien
BOARD OF APPEALS

DATE: October 12, 1951

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF BENJAMIN O'REILLY

AT CLIFF ISLAND

Public hearing on above appeal was held before the BOARD OF APPEALS.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
MR. GETCHELL	(X)	()	
MR. COLLEY	(X)	()	
MR. O'BRIEN	(X)	()	
MR. LUTHE	(X)	()	
MR. COLE	(X)	()	
	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

NO OPPOSITION

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer to file AP Beach Road, Cliff Island-I
(Assessors Lot No. 109E-A-4) Department of Building Inspection

CITY OF PORTLAND, MAINE

FU

September 21, 1951

Mr. Benjamin O'Reilly
Beach Road
Cliff Island, Maine
Harbor Supply Oil Company
Attn: Mr. MacLean
42 Portland Pier

Copy to Corporation Counsel

Gentlemen:

Building permit intended to cover installation of 1-500 gallon underground storage tank for gasoline and one pump on Mr. O'Reilly's land on Beach Road, Cliff Island (Assessors Lot No. 109E-A-4) to be used for the sale of gasoline, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where such a use of land is not allowable according to Section 6A of the Zoning Ordinance.

Mr. MacLean has indicated that you desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure.

I am told that you are already conducting this business there, storing the gasoline in drums, no doubt because you are unaware of the requirements of the Zoning Ordinance. Under those circumstances it is important that you get a decision from the Zoning Board of Appeals at the earliest possible date. To do that, Mr. O'Reilly's appeal should be filed at the office of Corporation Counsel before the close of business on September 26, 1951.

Very truly yours,

Warren McDonald
Inspector of Buildings

W McD/G

Enclosure to each addressee: Outline of appeal procedure

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 2, 1951

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 12, 1951 at 10:30 a. m. to hear the appeal of Benjamin O'Reilly requesting exception to the Zoning Ordinance to permit installation of one 500 gallon underground storage tank for gasoline and one pump on his property on Beach Road, Cliff Island, Maine.

This permit is presently not issuable because this property is located in an Apartment House Zone where such a use of land is not allowable.

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

Helen C. Frost

Chairman

M

9/26/51

Appeal of Benjamin O'Reilly vs Beach Road, Cliff
Island (Assessors List Nos 109E-A-4)

Beach Road, Assessors List Nos. - 109E-A-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 14, 15, 16, 17, 18, 19

Appeal of Benjamin O'Reilly at Beach Road, Cliff Island (Assess No. 108-E-A-4) 9/16/51

Beach Road

108-E-A-2	Bickford, Alma E.	Cliff Island
-3	Hall, Benjamin & Adelaide M. TR	Marble Mt. N.H.
-4	O'Reilly, Benjamin & Priscilla O.S.	Cliff Is.
-6	Dup.	
-7	"	
-8	"	
-9	Jones, Archibald W.	Cliff Island
-10	Dup	
-11	Triner, Edward Fullon & Miriam Canolens TR	So. Weychester MASS
-11	McLeod, Thelma R.	Cliff Is.
-16	Dup	
-17	Dup	
-18	Dup	



R2 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
JUL 5 1960
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, July 1, 1960

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 Off Church Road Cliff Island Within Fire Limits? no Dist. No. _____
 Owner's name and address part of 109E-A-4 Johannes Vontling, Cliff Island Me. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Benjamin O'Reilly, Cliff Island Me. Telephone no phone
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Storage Use of Boats and fisherman's gear. No. families _____
 Last use _____ " " " " No. families _____
 Material frame _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To move boat house 15' x 30' from Island Avenue 109E-B-11 Cliff Island to off Church Road part of 109E-A-4 -to move building by water. Now 109E-A-4-C1.

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? _____ 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? yes
 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 9" sonotubes Thickness, top _____ bottom _____ cellar _____
 Material of underpinning graced 7 1/2" down 4' or to ledge Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Corner posts _____ Sills 6x8
 Framing Lumber-Kind _____ Dressed or full size? _____
 Size Girder 6x8 Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partition) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____
 If one story building with masonry walls, thickness of walk? _____

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
 Johannes Vontling
 Benjamin O'Reilly

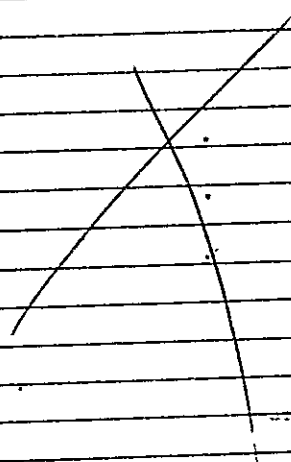
APPROVED:
OK - 7/5/60 - CJG

Signature of owner

Benjamin O'Reilly Jr.
FM

NOTES

7/6/60 - No imp made E & R



Permit No. 601839
 Location W. O. Street & Grand Ave. Albany
 Owner W. O. O'Connell
 Date of permit 7/5/60
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Saking Out Notice _____
 Form Check Notice _____

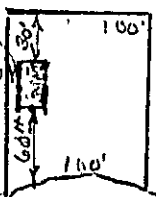
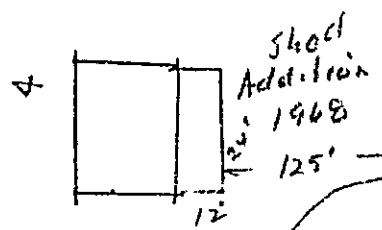
City of Albany
 Department of Public Works
 Division of Inspection
 100 State Street
 Albany, N.Y. 12242

121B-B-11
Island Ave

109E-A

THELMA
MCLEOD

BENJ. O'REILLY SR



CASCO BAY

RECEIVED
JUL 1 1960
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



0714 (A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
 02023

OCT 13 1951

Class of Building or Type of Structure Installation

Portland, Maine, Sept. 13, 1951

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~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 Beach Road, Cliff Island 109A-A-4 Within Fire Limits? no Dist. No. _____
 Owner's name and address Benjamin O'Reilly, Beach Road, Cliff Island Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Harbor Supply Oil Co., 42 Portland Pier Telephone _____
 Architect _____ 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 \$ 1.00

General Description of New Work

To install 1-500 gallon gasoline storage tank for private and public use. Tank will be 2' underground and painted with asphaltum. Tank bears Underwriters label. One electric pump to be installed. 1 1/2" piping from tank to pump.

(Gasoline has formerly been stored in drums on this property)

INSPECTION NOT COMPLETED 6-2-52-86

BEFORE Covering Tank and any Piping **APPROVAL** of FIRE DEPT. Required.

Appeal sustained 10/12/51

Sent to Fire Dept. 7/13/51

Rec'd from Fire Dept. 9/14/51

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** Harbor Supply Oil Co.

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 _____ 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:

Benjamin O'Reilly

CHIEF OF FIRE DEPT.

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

Benjamin O'Reilly
 Harbor Supply Oil Co.

Signature of owner by: Harbor Supply Oil Co.
H. W. Miller

INSPECTION COPY

Permit No. 51/2026

Location Beach Rd, Cliff Island

Owner Benjamin O'Reilly

Date of permit 10/12/51

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

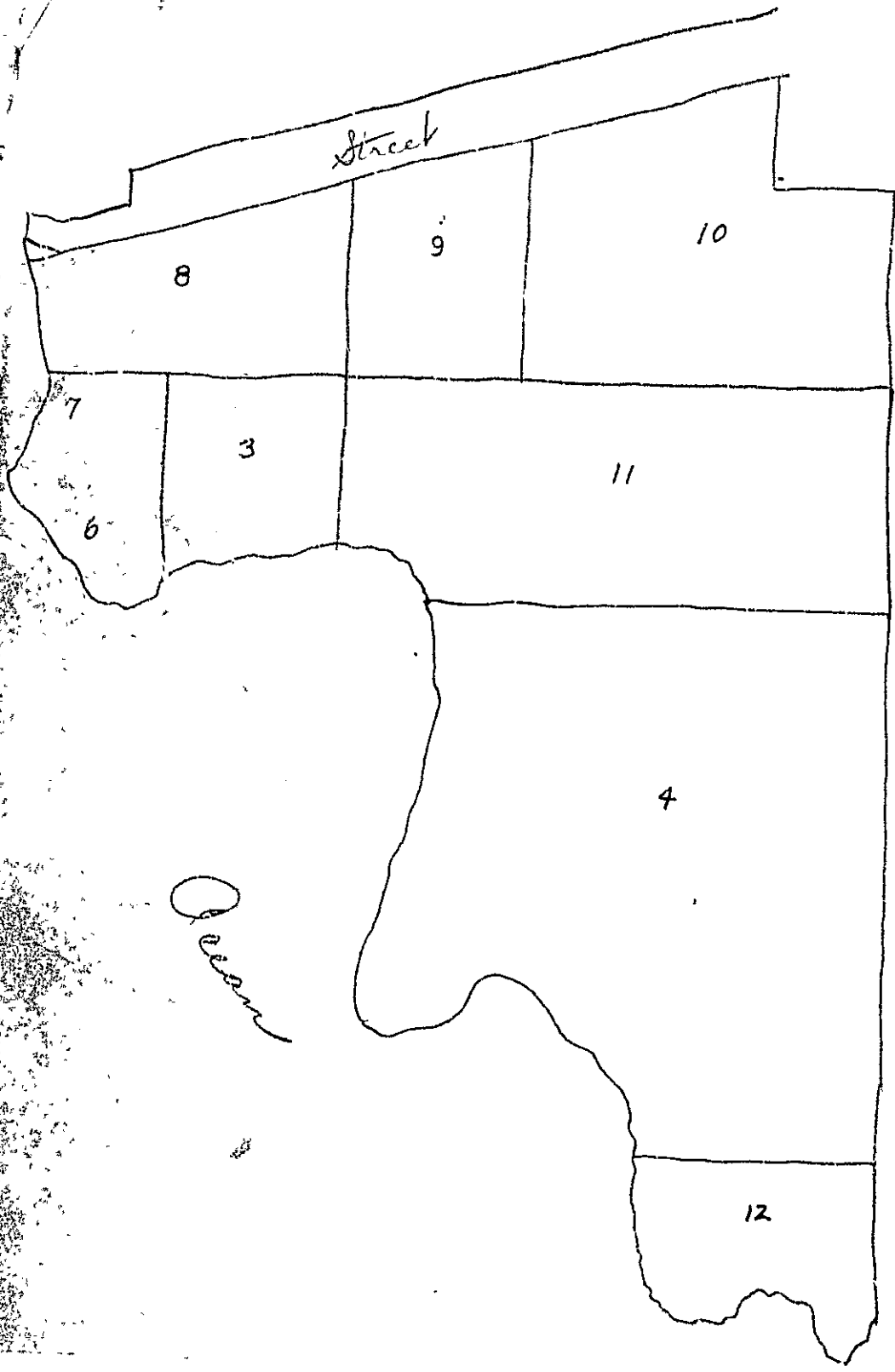
NOT A SECTION NO: COMPLETE

NOTES

Vertical lines for notes and additional information.

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AP 9E-A-4



Street

8

9

10

7

3

11

6

4

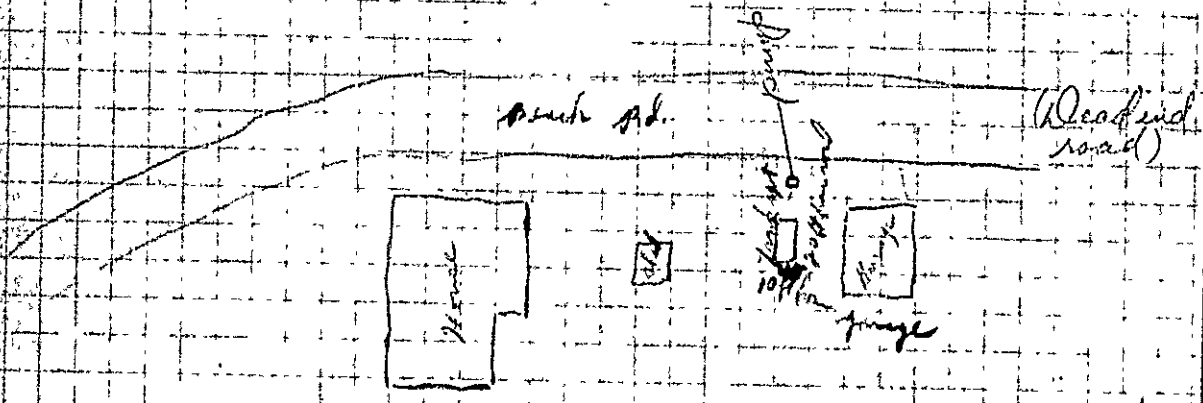
Creek

12

Tank 500 gal

Dim. 4ft x 9ft.

Tank is 50' from road
" " 10' " garage



427 59
125
378 42

Memorandum from Department of Building Inspection, Portland, Maine

Beach Road, Cliff Island--Installation of 1-500 gallon gasoline tank for Benjamin O'Reilly by Harbor Supply Oil Company, installers

Before tank and piping is covered from view, installer is required to notify Fire Department Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Department.

This tank of 500 gallons capacity is required to be of steel or wrought iron no less in thickness than No. 14 gauge and before installation is required to be protected against corrosion, even though galvanized, by two preliminary coats of red lead and heavy coat of hot asphalt, or equivalent.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

5
CC: Mr. Benjamin O'Reilly
Beach Road, Cliff Island

Oliver T. Sanborn, Chief
of the Fire Department

(Signed) Warren McDonald
Inspector of Buildings

AP Beach Road, Cliff Island-I
(Assessors Lot No. 109E-A-4)

September 21, 1951

Mr. Benjamin O'Reilly
Beach Road
Cliff Island, Maine
Harbor Supply Oil Company
Attn: Mr. MacLean
42 Portland Pier

Copy to: Corporation Council

Gentlemen:

Building permit intended to cover installation of 1-500 gallon underground storage tank for gasoline and one pump on Mr. O'Reilly's land on Beach Road, Cliff Island (Assessors Lot No. 109E-A-4) to be used for the sale of gasoline, is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where such a use of land is not allowable according to Section 8A of the Zoning Ordinance.

Mr. MacLean has indicated that you desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure.

I am told that you are already conducting this business there, storing the gasoline in drums, no doubt because you were unaware of the requirements of the Zoning Ordinance. Under these circumstances it is important that you get a decision from the Zoning Board of Appeals at the earliest possible date. To do that, Mr. O'Reilly's appeal should be filed at the office of Corporation Council before the close of business on September 26, 1951.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

Enclosure to each addressee: Outline of appeal procedure

AP Beach Road,
Cliff Island-I
(Assessors Lot No. 109E-A-4)
9/26/51/WMcD

September 18, 1951

Mr. Benjamin O'Reilly
Beach Road
Cliff Island, Maine
Harbor Supply Oil Company
42 Portland Pier

Copy to: Oliver T. Sanborn
Chief of the Fire Department

Gentlemen:

With reference to the application for a permit by Harbor Supply Oil Company to install a 500 gallon gasoline storage tank for private and public use on Beach Road, Cliff Island (Assessors Lot No. 109E-A-4), I am unable to issue the permit for this installation until satisfactory evidence is given that it is allowable under the Zoning Ordinance, since the property is located under the Zoning Ordinance in an Apartment House Zone where any such business as the sale of gasoline to the public could lawfully be started since December, 1938, when the Zoning Ordinance became effective.

A note on the application says "gasoline has formerly been stored in drums on this property". More important is the question of when the sale of gasoline was commenced on the property and whether or not the location of the proposed gasoline storage tank and pump will be precisely the same as the dispensing equipment and storage tank or drums since December 1938, if, indeed, the practice has been carried on that long.

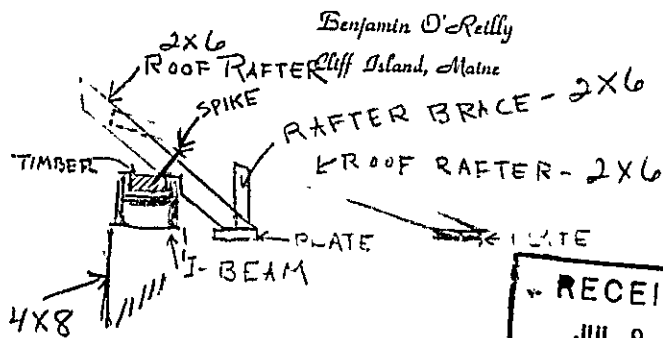
It is important that one or both of you certify to this office in writing before September 26 as to when this business of selling gasoline was established; also whether or not gasoline has been sold continuously at this spot or may have been discontinued for a continuous period of two years or more since 1946; or whether the proposed tank and pump will be in the same location as the former storage and dispensing equipment.

If this business has not been carried on continuously since December 1938, or if it has been discontinued for any continuous two years or more since 1946, or if the proposed equipment is not to be in the same spot as the old, I am unable to issue the permit. In such a case the owner would have appeal rights, and, if that is the situation and what he desires and he will notify us that he wants to file an appeal, we will send to him a letter of certification.

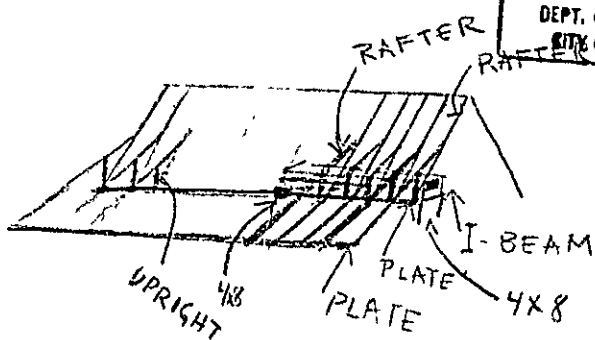
Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G



RECEIVED
 JUL 9 1959
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND



- ① The above sketches show the installation of the I-beam. I hope this is satisfactory.
- ② Chimney is constructed of cement chimney blocks, with tile flue lining. It is corbelled thru the wall. It has a cast iron cleanout door. The foundation extends to ledge.

- ③ Shake shingle finish on outside walls.
- ④ Asphalt shingles on roof
- ⑤ Concrete piers extend to ledge.

I hope this is satisfactory as an explanation, and that the sketches are clear. The I-beam is stronger than any lumber could possibly be.

Yours truly
Benjamin O'Reilly

CITY OF PORTLAND, MAINE

DEPT. OF BUILDING INSPECTION



ALBERT J. SEARS
INSPECTOR

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

AP-Beach Road, Cliff Island (109E-A-4)

July 7, 1959

Mr. Benjamin O'Reilly
Cliff Island
Maine

Dear Mr. O'Reilly:

Examination of plans filed with application for a belated permit for construction of a single family dwelling 20 feet by 23 feet at the above named location and inspection of the premises discloses a number of variances from Building Code requirements which must be cared for before a permit can be issued. These are as follows:

1. The 8 inch steel beam which has been installed flatways for support of the roof over a ten foot wide opening does not figure out. Some way of providing a support over this opening that will figure out needs to be devised.
2. Of what construction is the chimney? Does it have tile flue lining? Is it corbelled through the wall of the building where smokepipe enters it, as required? Does it have a cast iron cleanout door? Does its foundation extend at least 4 feet below grade or to ledge?
3. What type of weather boarding is to be provided on walls?
4. What is type of covering on roof?
5. Do concrete piers supporting building extend at least 4 feet below grade or to ledge?

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/jg

189 E-A-4

Mrs. Benjamin O'Reilly
Cliff Island, Maine

CLIFF ISLAND
(MAIN PART)

BEACH
ROAD

RIGHT OF WAY

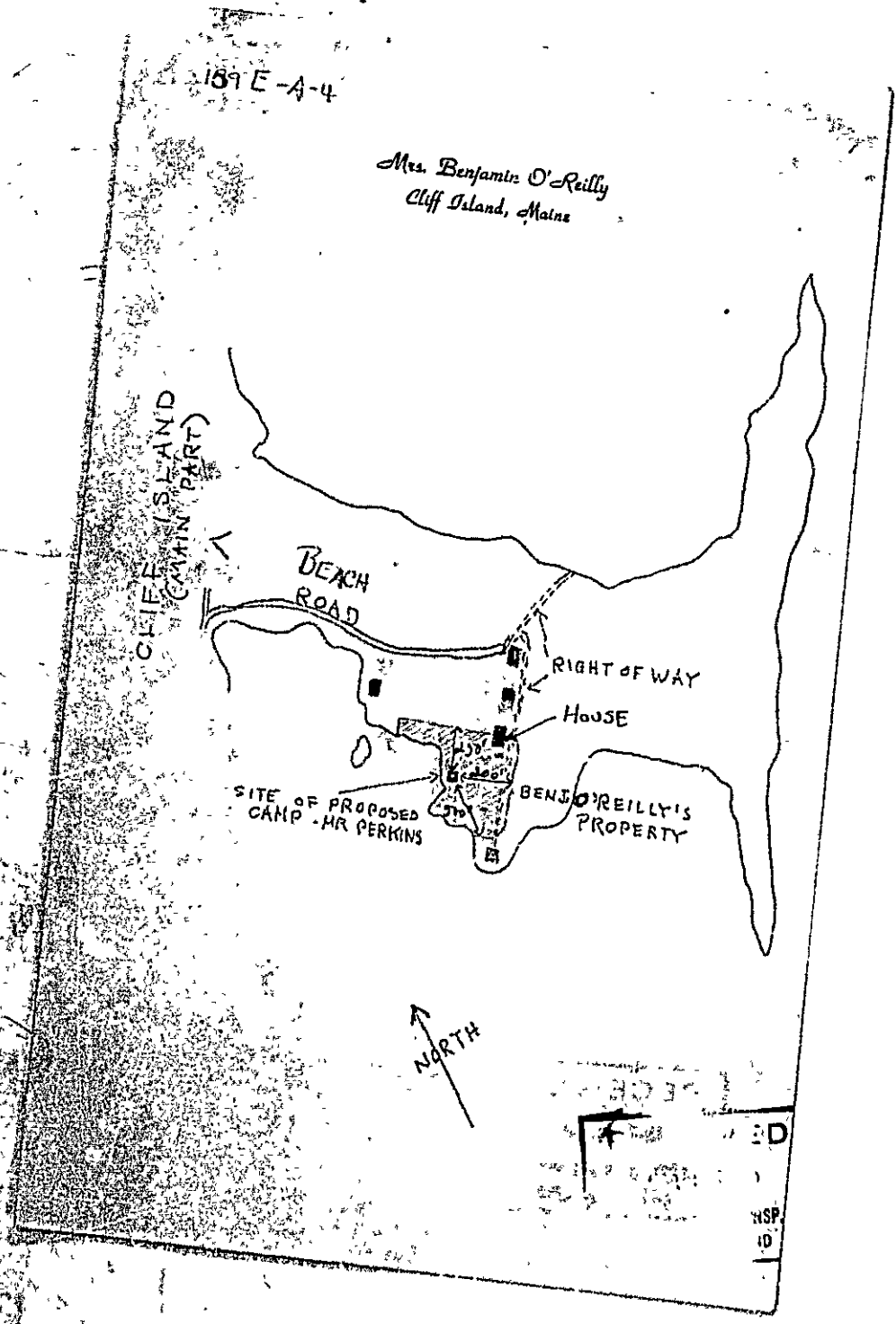
HOUSE

SITE OF PROPOSED
CAMP - MR PERKINS

BENJ O'REILLY'S
PROPERTY

NORTH

ED
NSP
ID



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July 7, 1959

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Cliff Island
Maine

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Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties (date) June 24, 1959

Location Beach Road, Cliff Island Me. Description New dwelling

Assess. Lot No. 109E-A-4

Owner and Address Benjamin O'Reilly, Cliff Island Me.

Contractor and Address owner

Architect or Engineer and Address _____

Actual Area of Lot 141,737 Sq. Ft. Zone R-2 residence

Area required by Zoning Ord. if sewer were available 8000 sq.ft.

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

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

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

Albert J. Sears
Inspector of Buildings

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is OK minutes. On this basis area required by Zoning

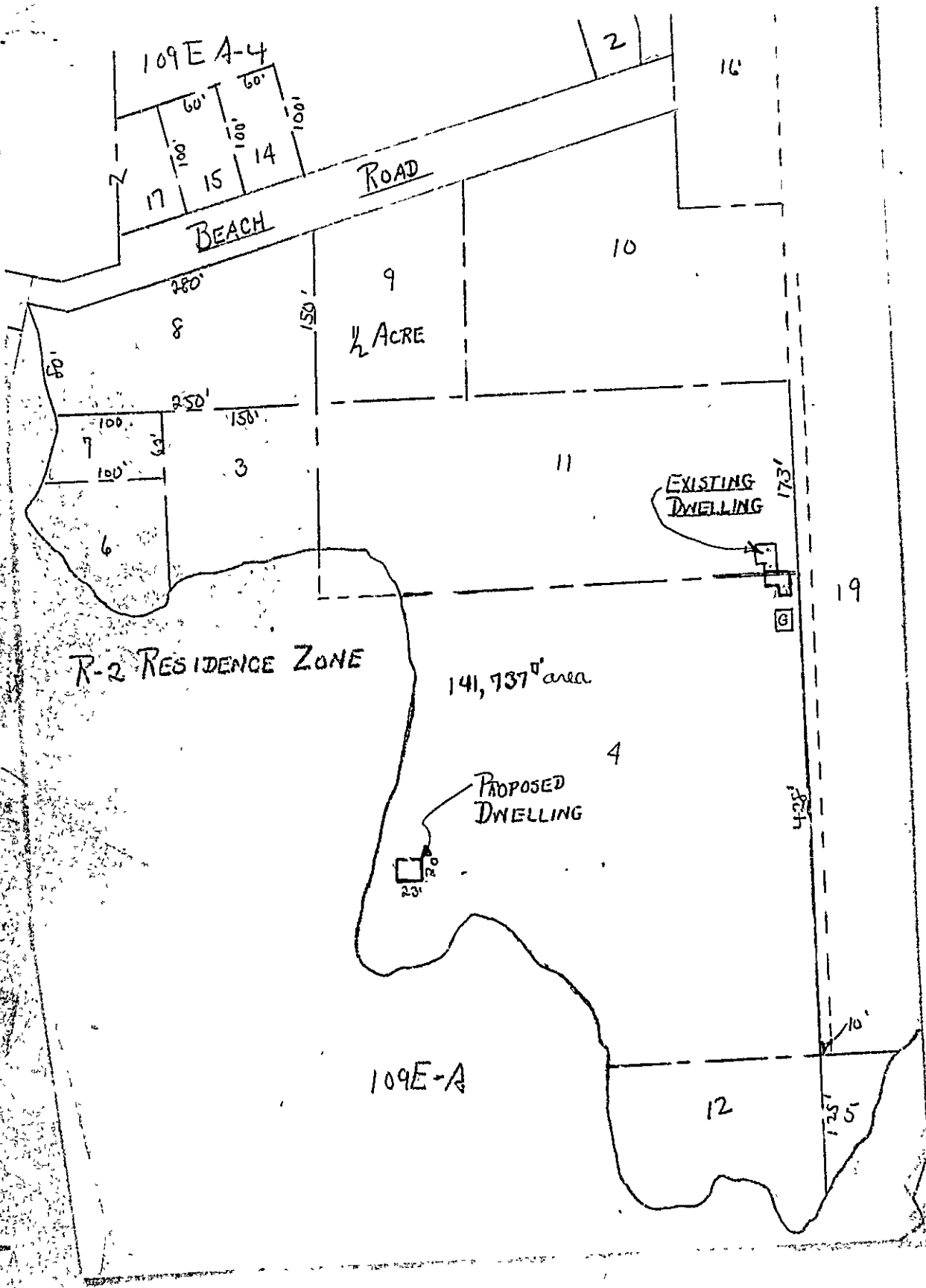
Ordinance is _____ sq. ft.

Comments in event zoning appeal is filed: _____

Sewage disposal OK.

Donald W. Brown
Director of Health

FW



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 MAR 31 1959
 DEPT. OF BLD'G. INSP.
 CITY OF HAWAII

RIDGE BOARD
 1" X 8"

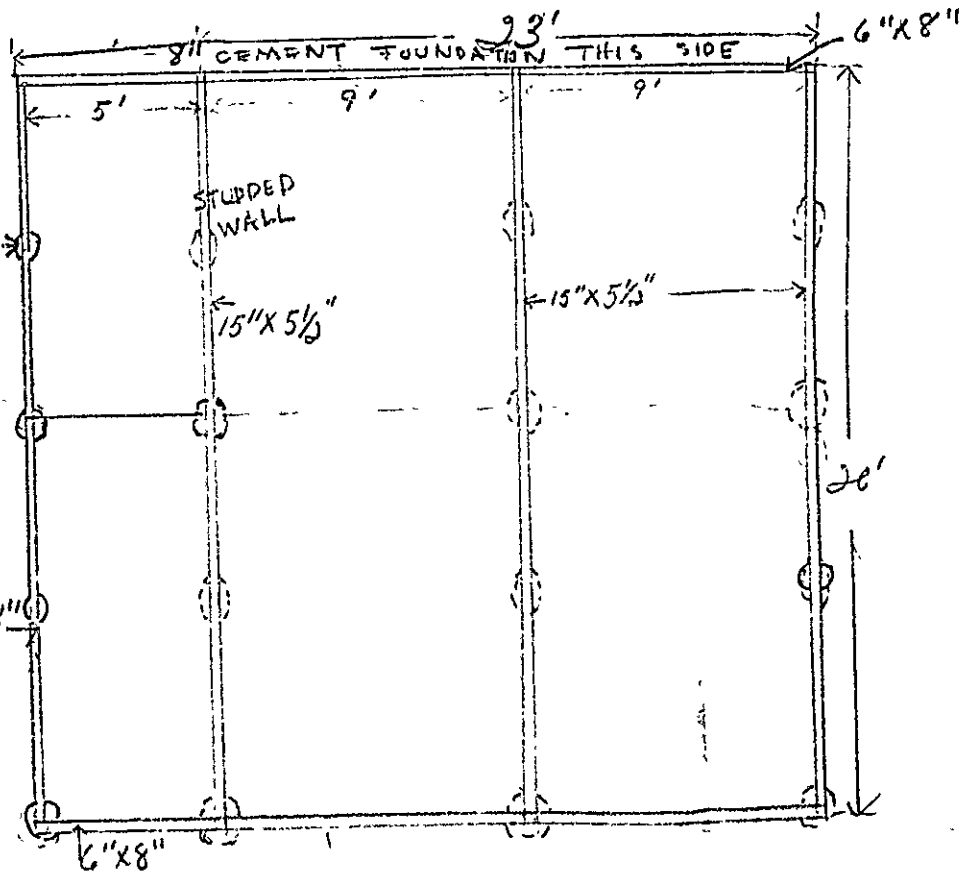
2" X 6" roof timbers
 18" on center

8" cement posts
 DOUBLE 9" X 4" plate

9" X 4" studding
 16" on center
 4" X 4" on corners

9" X 8" Floor timbers
 18" on center 6" X 8"
 5 1/2" X 15" SILLS

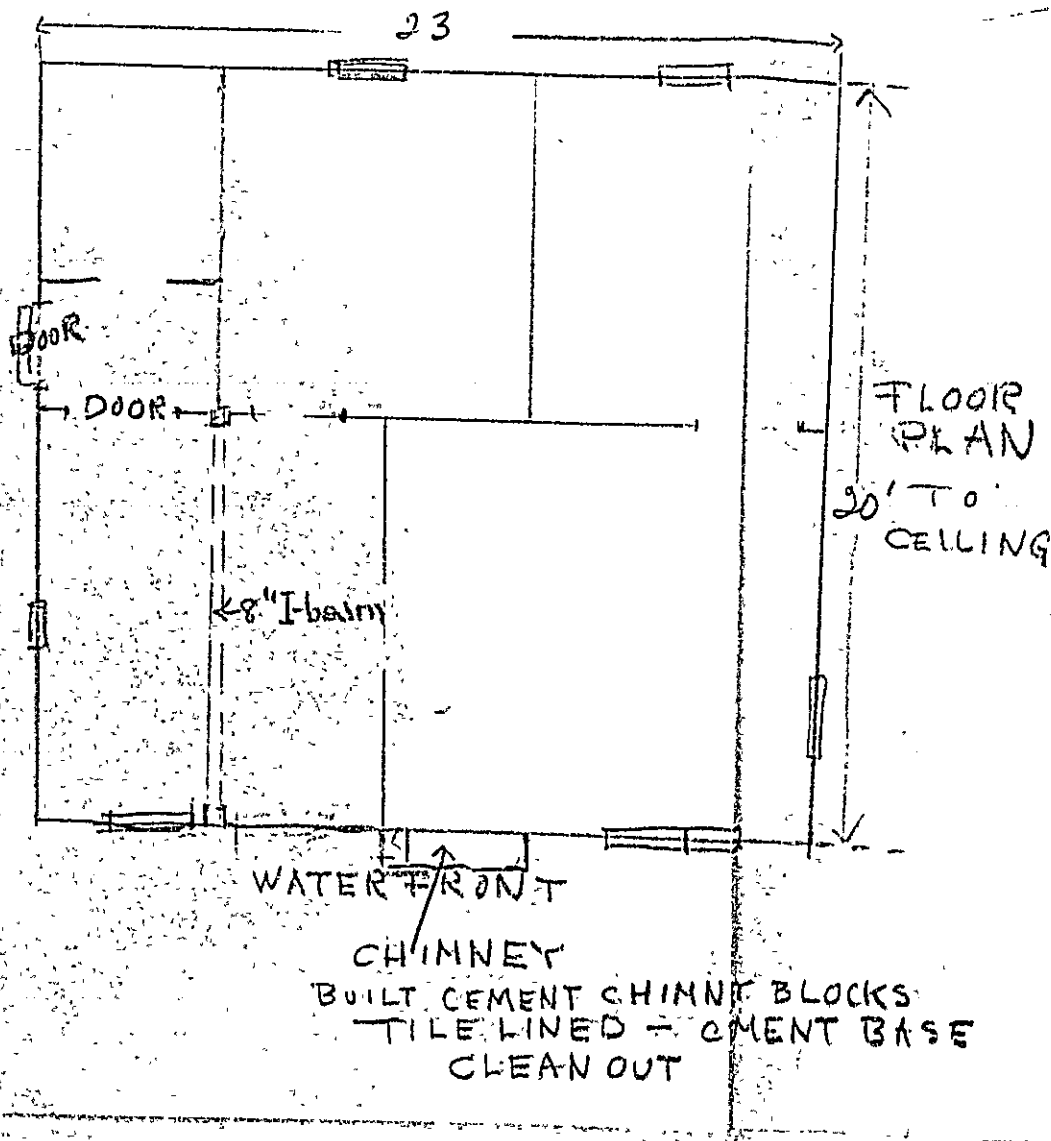
8" cement post



RECEIVED

MAR 31 1959

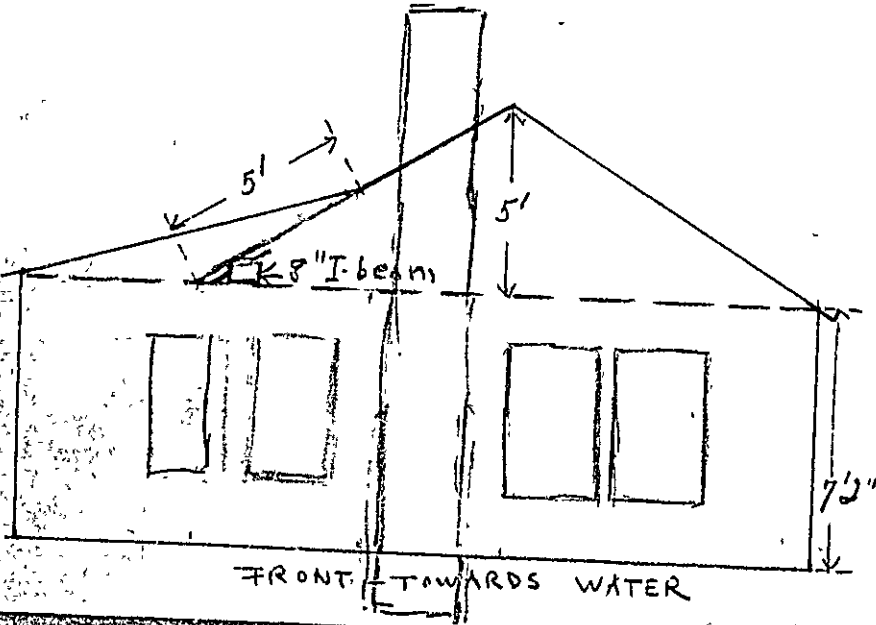
DEPT. OF BLD'G. INSP.
CITY OF OAKLAND



RECEIVED

MAR 31

DEPT. OF BL
CITY OF PA



Beach Road Cliff Island (109 E. A-4)

5-29-59

8" I Flat 10' span
Spay 18.4"

5x 10x 47	2350
5x 10x 30	1500
10x 10x 10	1000
	<hr/>
	4850

$M = \frac{1}{8} W L^2$

$$\frac{4850 \cdot 10 \cdot 12}{8} = 72750$$

$$\frac{4850}{15} = 323.33$$

$$\frac{323.33 \cdot 10 \cdot 12}{8} = 4850$$

$$72750 + 4850 = 77600$$

Stiff $\frac{72750}{120000} = 3.6$

Sactual 1.9 ?



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 31, 1959

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 Beach Road Cliff Island Me. (109E-1-4) Within Fire Limits? NO Dist. No.

Owner's name and address Benjamin O'Reilly, Cliff Island Maine Telephone

Lesse's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans yes No. of sheets 3

Proposed use of building Dwelling No. families 1

Last use No. families

Material frame No. stories 1 Heat Style of roof Roofing

Other building on same lot Dwelling Fee \$ 5.00

Estimated cost \$ 1000.00

General Description of New Work

To construct 1-story frame dwelling house 23' wide 20' long. as per plan.

1/17/61 - Never able to issue this belated permit because of failure to get adequate information. Building was erected without a permit. - [Signature]

Sent to Health Dept. 2/24/59
Rec'd from Health Dept. 7/1/59

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**

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? NO If not, what is proposed for sewage? septic tank

Has septic tank notice been sent? Form notice sent?

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 Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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?

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 observed? yes

Benjamin O'Reilly

APPROVED:

[Signature area for approval]

Signature of owner by:

Benjamin O'Reilly

INSPECTION COPY

Permit No.

591

Location

Beach Road Off Island

Owner

Benjamin O'Reilly

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

PERMIT NO. 591
LOCATION: BEACH ROAD OFF ISLAND
OWNER: BENJAMIN O'REILLY
DATE OF PERMIT: _____
NOTIFICATION OF CLOSING-IN: _____
INSPECTION OF CLOSING-IN: _____
FINAL NOTIFICATION: _____
FINAL INSPECTION: _____
CERTIFICATE OF OCCUPANCY ISSUED: _____
STAKING OUT NOTICE: _____
FORM CHECK NOTICE: _____

NOTES