

16-18 BELKNAP ST.

SHAW-WALKER  
4020210

(R) RESIDENCE ZONE - 6

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, April 10, 1953

PERMIT ISSUED

02021  
OCT 30 1953

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~also to be constructed~~ the following building ~~and to be constructed~~ 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 16-18 Belknap St. Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Mr Lucy Mardigan, 22 Belknap St. Telephone 3-6695  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address W. W. Wiles, 12 Cragmere Ave., So. Portland Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building 2-car garage No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot dwelling house  
Estimated cost \$ 1,600. Fee \$ 5.00

General Description of New Work

To construct 2-car frame garage 28' x 24'.

Permit Issued with Letter

Appeal sustained 5/1/53

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 work 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 concrete at least 4" below grade or to ledge Thickness, top 8" bottom 10" cellar no  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof pitch-xxx hip Rise per foot 6" Roof covering Asphalt Class C Und Lab  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind hemlock Dressed or full size? dressed  
Corner posts 4x4 Sills 4x6 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 concrete, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
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 0, to be accommodated 2 number commercial cars to be accommodated 0  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

with letter by JGS

Miscellaneous

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

INSPECTION COPY

Signature of owner Soren Mardigan

Permit No. <sup>1-17 2-15</sup> 53/2021 <sup>283</sup> off Stoupons Ave

Location 16-18 Belknap St.

Owner Lucy Mardigan

Date of permit 10/30/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4-30-54 MJC

Cert. of Occupancy issued

NOTES

5-22-53 - No work going on. Top soil only has been removed. WJM

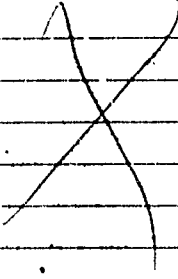
11/25/53 - Storage started out at 12-6" from the street line in in line with the house which it is being built adjacent to. WJM

11/25/53 Excavation done. WJM

12/10/53 Some O.P. work

1/15/54 No further work done. WJM

4-30-54 Job completed. WJM



At 16-18 Bellmap St.

October 30, 1953

Mr. Sooren Mardigan  
22 Bellmap St.

Copy to: Mr. W. W. Wiles  
12 Cragmare Ave.  
South Portland, Me.

Dear Mr. Mardigan:-

The appeal under the Zoning Ordinance having been sustained, building permit for construction of a two-car wood frame garage 24 feet by 28 feet on the lot at 16-18 Bellmap St. is issued herewith based on the plan and information furnished with the application for permit, but subject to the following conditions:-

1. It is understood that the building is to be supported on a concrete trench wall at least eight inches thick on the top and 10 inches thick on the bottom. The bottom of this wall is to rest on ledge or else is to extend not less than four feet below the surface of the ground adjacent to it.
2. The height of the building above the ground in front of the doors to a point halfway between the ridge of the roof and the plate on top of the walls is not to exceed 12 feet.
3. Some work should be started on this building immediately in order to retain the rights granted by the appeal, which will expire on November 1, 1953.
4. It should be noted that Zoning Ordinance requirements limit to one the number of commercial motor vehicles which may be stored in the building.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/O

AP 16-18 Belknap St.,

June 3, 1953

Mrs. Lucy Mardigan  
22 Belknap St.,

Copy to: Mr. W. W. Wilkes  
12 Cragmere Ave.,  
Cape Elizabeth, Me.,

Dear Mrs. Mardigan:

Although your appeal under the Zoning Ordinance was sustained some time ago, we have been unable to issue a permit for construction of a two car garage 24 feet by 28 feet on the vacant lot at 16-18 Belknap St. because the location of the proposed building has never been staked out on the ground for checking by this department.

It was our understanding that Mr. Mardigan was to have the earth removed from the ledge at the site of the proposed building so that he could determine the best location and size for the building to be constructed, to have this location clearly marked on the ground by stakes, and then to notify this office for checking of it. So far we have received no word that this has been done and therefore have been unable to proceed further with the checking of the application for permit.

Since the building is apparently to be supported on ledge, a question arises as to whether you still plan to use the concrete foundation wall indicated in the application. We would like information as to what you plan in this regard.

We would also like to call to your attention the fact that the special rights granted by the appeal will expire if no work is started upon the project within six months from the date on which the appeal was sustained. It is therefore necessary that the permit be issued and some work started on the building before November 1, 1953 if you are not to lose the rights so granted. If this should happen, it would be necessary to go through the same appeal procedure again before a permit could then be issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/B

AP 16-18 Belknap St.

April 13, 1953

Mrs. Lucy Mardigan  
22 Belknap St.,

Copy to: Corporation Counsel

Dear Mrs. Mardigan:

Building permit is not issuable under the Zoning Ordinance to authorize construction of a one story, two-car garage, about 28 feet by 24 feet, on the vacant lot at 16-18 Belknap St., because the garage would not be located on the same lot with the habitation to which it would be an accessory use contrary to Section 15A2 of the Ordinance, ~~and use the front of the garage would be closer to the street line (inside edge of sidewalk) of Belknap St., than the front wall of the dwelling house on the adjoining lot contrary to Section 15A6 and Section 16 of the Ordinance.~~ s applied to the General Residence C Zone where the property is located.

You have 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 action by the Board at the earliest possible date, the appeal should be filed at the office of Corporation Counsel no later than the close of business on Thursday, April 16.

I am not sure of the second item about the front of the proposed garage being closer to the street line of Belknap St., than the existing dwelling house on the adjoining lot, but from scaling our Atlas it would appear that your garage would be proposed closer to the street line than this dwelling house. You have indicated that you propose to set the front of the garage 20 feet from the street line. Please measure the distance from the street line to this house on the adjoining lot before you come in to file the appeal, or perhaps Mr. Mardigan can do it for you. If it turns out that the house on the adjoining lot is 20 feet or less from the street line then the second item of your appeal could be eliminated. If there is any doubt about it, Mr. Mardigan would do well to take these measurements and then come in here before going to the Corporation Counsel's office to file the appeal.

Mr. Mardigan has said with the application for the permit that the location of the proposed garage would be staked out on the lot and that the lot line between the vacant lot and your dwelling house would be staked out also, and that this office would be notified. In this connection your sketch with the application shows that the proposed garage would be eight feet from your dwelling house. The dimensions shown should be from the proposed garage to the lot line, not to your dwelling. Please have shown on this sketch the actual distance that the garage would be from the lot line and the distance that the lot line would be from your dwelling. All of this should be done well in advance of the required public hearing. You have also omitted the height of the garage above the ground. These figures should be indicated on the plan as the height from the ground in front of the proposed doors to the eaves and the height from that same spot to the highest point of the roof.

P. S. I find on the back of your plan that you have shown the elevations of the garage ~~very~~ truly yours,  
apparently to scale. This probably gives the accurate height of the garage but it would be better also to give the heights in figures. WMcD/B  
Warren McDonald  
Inspection of Buildings

Enc: Outline of appeal procedure

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 car garage ;  
at 16-18 Belknap St. Date April 10, 1953

1. In whose name is the title of the property now recorded? Lucy Mardigan
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? fence
3. Is the outline of the proposed work now staked out upon the ground? will call  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? \_\_\_\_\_
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Susan Mardigan

*New form*  
City of Portland, Maine  
Board of Appeals  
—ZONING—

*Sustained  
5/1/53  
53/29*

To the Board of Appeals:

April 17, 1953

Your appellant, Lucy Mardigan, who is the owner of property at 16-18 Belknap Street, 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 construction of a one-story, two-car garage, about 28 feet by 24 feet, on the vacant lot at 16-18 Belknap Street, is not issuable under the Zoning Ordinance because the garage would not be located on the same lot with the habitation to which it would be an accessory use contrary to Section 15A2 of the Ordinance as applied to the General Residence C Zone where the property is located.

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 and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

*Soreen Mardigan*  
Appellant

After public hearing held on the 1st day of May, 1953, 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.

*Edward J. Colley*  
*Steen C. Frost*  
*William H. O'Brien*  
*John W. Lake*  
*Harry K. Torrey*  
BOARD OF APPEALS



City Board of Appeals  
Zoning Ordinance

DATE: MAY 1, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF LUCY MARDIGAN  
AT 16-18 BELKNAP STREET

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	
EDWARD T. COLLEY	(X)	( )	
HELEN C. FROST	(X)	( )	
WILLIAM H. O'BRIEN	(X)	( )	
JOHN W. LAKE	(X)	( )	
HARRY K. TORREY	(X)	( )	
	( )	( )	
	( )	( )	

Record of Hearing:  
NO OPPOSITION

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

April 28, 1953

Mrs. Lucy Mardigan  
22 Belknap Street  
Portland, Maine

Re: 16-18 Belknap Street

Dear Mrs. Mardigan:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, May 1, 1953 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

April 11, 1953

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, May 1, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of Lucy Mardigen requesting exception to the Zoning Ordinance to authorize construction of a one-story, two-car garage about 28 feet by 24 feet, on the vacant lot at 16-18 McKean Street.

This permit is presently not issuable under the Zoning Ordinance because the garage would not be located on the same lot with the habitation to which it would be an accessory use contrary to Section 15A2 of the Ordinance as applied to the General Residence C Zone where the property is located.

This appeal is taken under Section 13E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chairman

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