

50-58 COYLE STREET



Full cut • 920R - Half cut • 9202R - Third cut • 9203 - Full cut • 9205R

City of Portland, Maine  
Board of Appeals  
ZONING

June 25, 19 51

To the Board of Appeals:

Your appellant, Ralph H. Heifetz, who is the owner of property at 58 Coyle 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 for construction of a roof 7' x 19' over flagstone terrace on the westerly side of the dwelling at 58 Coyle Street is not issuable because there will be only about 3' from the new structure to the side lot line, whereas a clear distance of at least 11' is required in Residence AA Zone where this 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.

After public hearing held on the 29th day of June, 19 51, the Board of Appeal 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

Helen C Frost  
William H. Frost  
Joseph W. Lake  
Robert C. Lake  
William H. Frost  
BOARD OF APPEALS

DATE: June 29, 1951

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DR. SALPH REIFETZ

AT 58 Coyle 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	
Mrs. Frost (x)	( )	
Mr. Getche (x)	( )	
Mr. Lake (x)	( )	
Dr. Holt (x)	( )	
Mr. O'Brien (x)	( )	
( )	( )	
( )	( )	
( )	( )	
( )	( )	

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

June 28, 1951

Mr. Stanley F. Hanson  
62 Coyle Street  
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 29, 1951 at 10:30 a. m. to hear the appeal of Ralph H. Heifetz requesting exception to the Zoning Ordinance to permit construction of a roof 7' x 19' over the flagstone terrace on the westerly side of the dwelling at 58 Coyle Street.

This permit is presently not issuable because there will be only about 3' from the new structure to the side lot line, whereas a clear distance of at least 11' is required in the Residence AA Zone where this property is located.

If you wish to be heard either for or against this appeal, please be present or be represented at this hearing.

Very truly yours,

Board of Appeals

Helen C. Frost

Chairman

M

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file AP 58 Coyle Street-I

FU

CITY OF PORTLAND, MAINE  
Department of Building Inspection

June 14, 1951

Dr. & Mrs. Ralph H. Heifetz  
58 Coyle Street  
Portland, Maine

Copies to: Corporation Counsel

Mr. Herbert Cail  
51 Maplewood Street

Dear Madam & Sir:

As you have previously been informed, we are unable to issue a building permit for construction of a roof 7' x 19' over a flagstone terrace on the westerly side of your dwelling at 58 Coyle Street because there will be only a 5' from the new structure to the side lot line, whereas a clear distance of at least 11' is required from any new work to the lot line on this side of the dwelling by the Zoning Ordinance in the Residence AA Zone where the property is located. This 11-foot distance is the difference between the minimum sum of side yard distances of 16' set by the Ordinance for this zone and the existing 5-foot side yard distance on the easterly side of your building. You have expressed a desire to exercise your appeal rights concerning this matter and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Zoning Appeals. Steps should be taken to file this appeal as soon as possible in order to have it considered by the Appeal Board at the earliest opportunity.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

Enclosure: Outline of appeal procedure

C  
O  
P  
Y



(RAA) RESIDENCE ZONE, AA

## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 13, 1951

PERMIT 109900  
01230  
JUL 9 1951  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~building~~ ~~structure~~ ~~equal~~ ~~to~~ ~~the~~ following building structure ~~equal~~ ~~to~~ ~~the~~ 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 58 Coyle Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Mr. & Mrs. Ralph H. Heifetz, 58 Coyle Street Telephone 5-0595  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Herbert Gail, 52 Maplewood Street Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building dwelling house No. families 1  
Last use \_\_\_\_\_ " " No. families \_\_\_\_\_  
Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 700. Fee \$ 4.00

### General Description of New Work

To construct 1-story open <sup>terrace hood</sup> ~~xxxxx~~ 19' x 7' on side of dwelling, as per plan.

Permit Issued with Letter

Appeal number 6/29/51

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. 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? \_\_\_\_\_  
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 \_\_\_\_\_ " \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" C C. Bridging in \_\_\_\_\_ 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:

OK with letter by AGF  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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

Bernice H. Heifetz

4/30

Permit No. 2/1250

Location

58 Taylor St

Owner

Alfred J. Murphy

Date of permit

7/19/51

Not closing in

Inspr. closing in

Final Notif.

Final Insp.

7/19/51

Cert. of Occupancy issued

7/19/51

NOTES

9/19/51 - 1202 close, weather  
for inspection given 22

AP 58 Coyle Street-I

July 9, 1951

Dr. & Mrs. Ralph H. Seifetz  
58 Coyle Street  
Portland, Maine

Copy to: Mr. Herbert Cail  
52 Maplewood Street

Dear Madam & Sir:

Your appeal under the Zoning Ordinance having been sustained, the building permit for construction of a roof 7' x 19' over a flagstone terrace on the westerly side of your dwelling at 58 Coyle Street is issued herewith based on the plan filed with the application but subject to the following:

1. If 9" diameter Sonotubes are used for forms for the concrete piers supporting the roof, footings at least 6" deep and having an area at least equal to the 10" x 10" minimum bottom dimension for concrete piers specified by the Building Code are required--otherwise least cross-sectional dimension of pier at bottom is required to be 10 inches. Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G



Handwritten: *copy*

June 14, 1951

Mr. J. L. Ralph L. Radtke  
52 Doyle Street  
St. Louis, Mo.

Copies to: Corporation Counsel

Mr. Herbert Gill  
52 Maplewood Street

Dear Madam & Sir:

As you have previously been informed, we are unable to issue a building permit for construction of a roof 7' x 12' or more in area on the westerly side of your building at 52 Doyle Street because there will be only about 2' from the new structure to the side lot line, whereas a clear distance of at least 11' is required by the Ordinance in the absence of any other provision. This 11-foot distance is the difference between the minimum side yard distance of 11' set by the Ordinance for this zone and the existing 5-foot side yard distance on the easterly side of your building. You have expressed your intention to exercise your appeal rights concerning this matter and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Health. It is suggested that you should be taken to file the appeal as soon as possible in order to have it considered by the Appeal Board at the earliest opportunity.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

Enclosure: Outline of appeal procedure

INQUIRY BLANK

ZONE RAA

FIRE DIST. 16m

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date: 5/16/51

Verbal  
By Telephone

LOCATION 55 Caryl Street OWNER Hufely

MADE BY Mr. Ralph Hufely TEL. 5 0545

ADDRESS 55 Caryl Street

PRESENT USE OF BUILDING Single family dwelling

CLASS OF CONSTRUCTION Third NO. OF STORIES 1

REMARKS: Only 5' from the side of dwelling to lot line and 10' on side where porch is proposed. Com- mune driveway between two dwellings on side of lot where porch is planned.

INQUIRY: 1- Can a building permit be issued for construction of an open porch about 7' wide on the westerly side of the dwelling? The lot is 11 1/2' wide. Side of porch would be about 3' from side lot line.

ANSWER: 1- Not without authorization of Board of Appeals. Some of side yards is required to be 16', is now only 15', and would be after porch is built only 8'.

DATE OF REPLY 5/17/51

REPLY BY C. J. J.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED  
Permit No. \_\_\_\_\_

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, August 9, 1939

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 58 Coyle Street Use of Building dwelling house No. Stories 2 1/2 New Building Existing  
Name and address of owner of appliance L. G. Warren, 62 Coyle St.  
Installer's name and address Portland Seabago Ice Co., 502 Commercial St. Telephone 3-2911

## General Description of Work

To install Oil Burning Equipment in connection with steam heat

### IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel oil  
Material of supports of appliance (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, \_\_\_\_\_  
from top of smoke pipe \_\_\_\_\_ from \_\_\_\_\_ of appliance \_\_\_\_\_ from sides or back of appliance \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to \_\_\_\_\_

### IF OIL BURNER

Name and type of burner Herman Nelson Labeled and approved by Underwriters' Laboratories? yes  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) pressure  
Location oil storage basement No. and capacity of tanks 1 - 275 gal.  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? \_\_\_\_\_  
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of Installer By Portland Seabago Ice Co.

5032C

Permit No. 39/1219

Location 58 Cope St.

Owner L. G. Wagoner

Date of permit 9/7/39

Permit Card set

Moist. for inspn.

Approved Tag issued 9/7/39

Oil Burner Check List (check) 9/7/39

1. Kind of heat Steam

2. Label ☒

3. Anti-siphon ☒

4. Oil storage ☒

5. Tank distance ☒

6. Vent Pipe ☒

7. Fuel Pipe ☒

8. Charge ☒

9. Rigidity ☒

10. Cold safety ☒

11. Pipe slope and material ☒

12. Control valve ☒

13. Ash pit vent ☒

14. Temp. or pressure safety ☒

15. Instruction card ☒

16. ☒

NOTES



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

AUG 9 1939

Portland, Maine, August 9, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooling or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 58 Coyle Street Use of Building dwelling house No. Stories 2 New Building ☒ Existing ☐  
Name and address of owner of appliance Leslie Warren, 62 Coyle St.  
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas fired incinerator

Outlet of flue to be covered with double copper screens with mesh no larger than 1/16" square

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel gas  
Material of supports of appliance (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 4'  
from top of smoke pipe 3' from front of appliance no woodwork from sides or back of appliance no woodwork  
Size of chimney flue 12x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner \_\_\_\_\_ Labeled and approved by Underwriters Laboratories? \_\_\_\_\_  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) \_\_\_\_\_  
Location of storage \_\_\_\_\_ No. and capacity of tanks \_\_\_\_\_  
Will all tanks be more than seven feet from any flame? \_\_\_\_\_ How many tanks fireproofed? \_\_\_\_\_

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)  
Portland Gas Light Co.

INSPECTION COPY

Signature of Installer

Arthur Sanborn

5240

Permit No 39/1214  
Location 58 Cuyler St.  
Owner Leslie G. Warren  
Date of Permit 8/9/39  
Post Card sent  
Notif. for insp.

Approval Tag issued 12/22/39

Oil Burner Check List (date)

1. Kind of heat

2. Label

3. Anti-siphon

4. Oil storage

5. Tank distance

6. Vent Pipe

7. Fill Pipe

8. Gauge

9. Rigidity

10. Feed safety

11. Pipe sizes and material

12. Control valve

13. Ash pit vent

14. Temp. or pressure safety

15. Instruction card

16.

NOTES

9/7/39 - Screen not yet  
on top of chimney flue  
A.G.S.

10/2/39 -  
10/22/39 -  
also it has  
12/22/39 - Mr. Warren  
says screen is not  
A.G.S.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 10341

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 31, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, M.E.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 58 Coyle Street Use of Building dwelling house No. Stories 2 New Building Existing "  "  
Name and address of owner of appliance L. G. Warren, 62 Coyle St.  
Installer's name and address Oscar F. Hansen, 52 Franklin St. Telephone 2-3932

General Description of Work

To install steam heating system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story    Kind of Fuel oil  
Material of supports of appliance (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 2'  
from top of smoke pipe 30" from front of appliance over 4' from sides or back of appliance 3'  
Size of chimney flue 8x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner    Labeled and approved by Underwriters' Laboratories?     
Will operator be always in attendance?    Type of oil feed (gravity or pressure)     
Location oil storage    No. and capacity of tanks     
Will all tanks be more than seven feet from any flame?    How many tanks fireproofed?     
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)  
Signature of Installer Oscar F. Hansen

INSPECTION COPY

see 39/157  
Permit No. 39/1140  
Location 58 Cypre St.  
Owner L. G. Warner  
Date of Permit 9/31/39

Post Card sent

Notif. for insp.

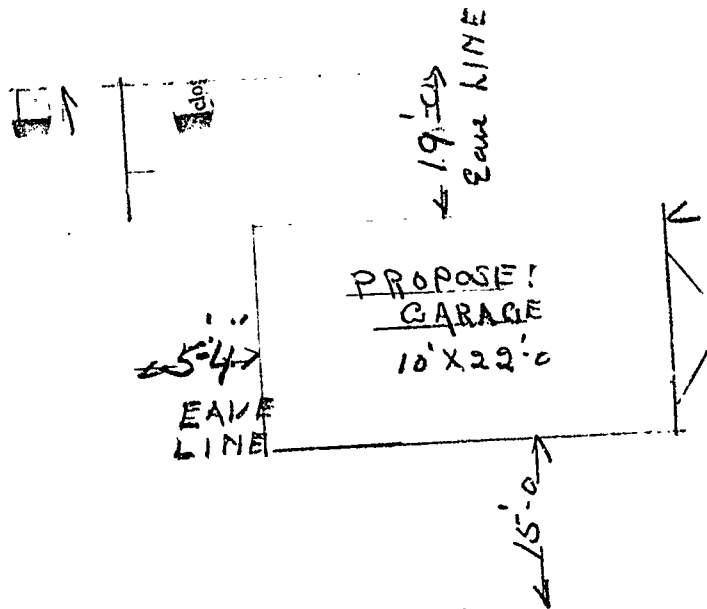
Approval Tag issued 9/7/39

Oil Burner Check List (date)

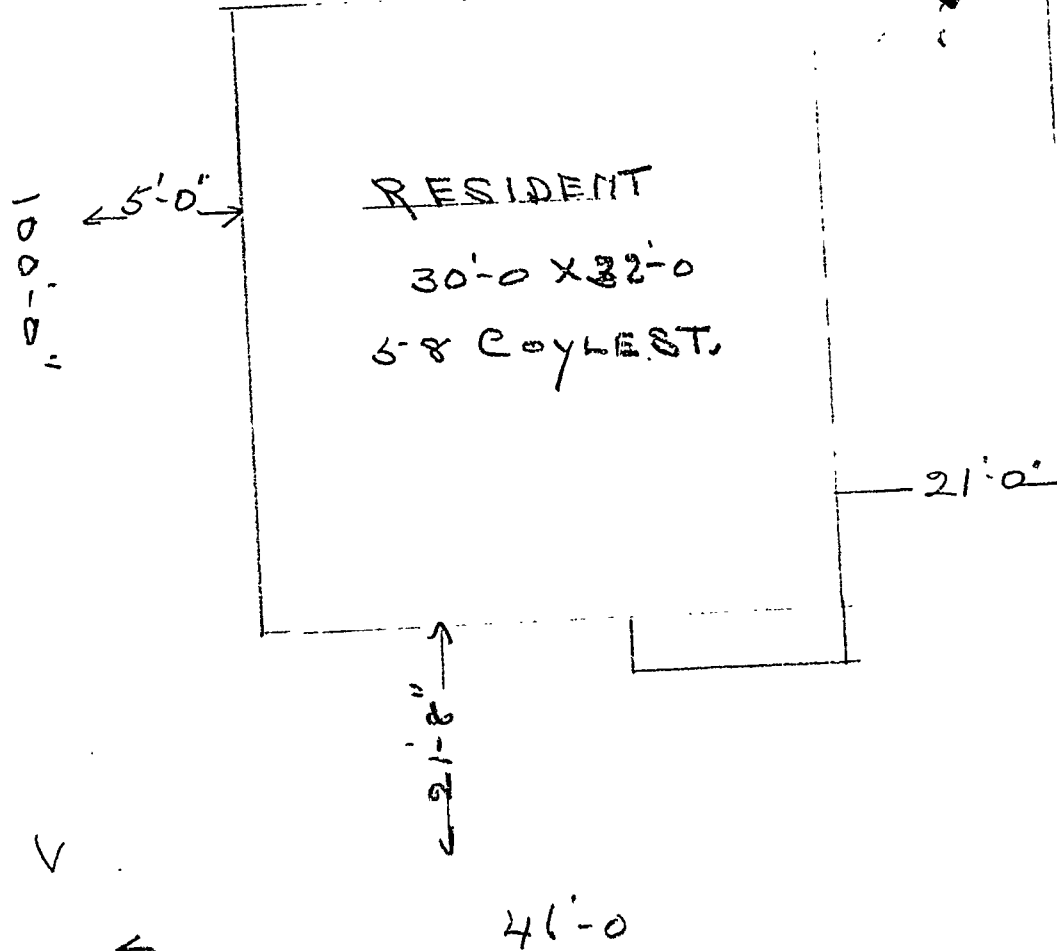
1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES





RECEIVED  
JUL 10 1939  
DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one car garage  
at 58 Coyie Street

Date 11/10/39

1. In whose name is the title of the property now recorded? *L. J. Warren*
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? *yes* 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? *8"*
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 or application must be submitted to this office before the changes are made? *yes*

*Lester S. Warren*



(S.A) SINGLE RESIDENCE ZONE - A  
APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 100003

Class of Building or Type of Structure Third Class JUL 12 1929  
Portland, Maine, July 10, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~improve~~ the following building ~~structure~~ <sup>equipment</sup> 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 58 Coyle Street  
Owner's or Lessee's name and address L. G. Warren, 62 Coyle Street Telephone 2-2291  
Contractor's name and address P. A. Nashland, 237 Kussow St., Portland Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
Proposed use of building 1 car garage No. families \_\_\_\_\_  
Other buildings on same lot 1 family dwelling house Fee \$ .75  
Estimated cost \$ 200.  
Description of Present Building to be Altered  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_

General Description of New Work

To erect one car frame garage 10' x 22'

NOTIFICATION BEFORE  
OR CLOSING-IN IS WAIVED

CERTIFICATE OF COMPLIANCE  
REQUIREMENTS OF THE CITY OF PORTLAND  
IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

Details of New Work

Size, front 10' depth 22' No. stories 1 Height average grade to top of plate 2'  
To be erected on solid or filled land? solid Height average grade to highest point of roof 14'  
Material of foundation concrete trench wall earth or rock? earth and rock  
Kind of underpinning \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof pitch Rise per foot 14" Roof covering Asphalt roofing Class C Ind. Lab.  
No. of chimneys no Material of chimneys \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of heat no Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing Lumber—Kind hemlock Dressed or Full Size? dressed  
Corner posts 4x4 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ 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.  
Joists and rafters: 1st floor concrete, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, height? \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot none, to be accommodated 1  
Total number commercial cars to be accommodated none  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

Signature of owner L. G. Warren

INSPECTION COPY

Permit No. 39)998 39/757-

Location 58 Cuyler St.

Owner L. G. Hansen

Date of permit 7/12/39

Notif. closing-in

Insp. g-in

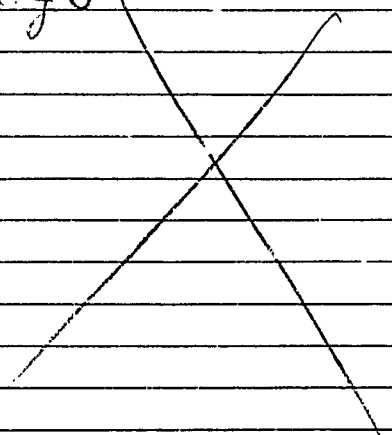
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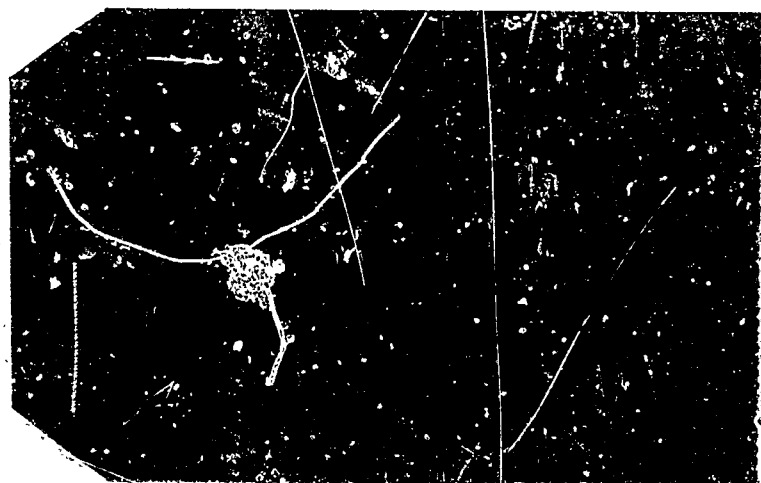
Final Inspn. 7/7/39

Cert. of Occupancy issued None

NOTES

7/10/39 Section as  
shown by excavation  
for bench wall OK-  
C. G. S.





Rept. 45030-I

June 7, 1933

Mr. L. G. Warren,  
62 Coyle Street,  
Portland, Maine

Dear Sir:

We are issuing to your contractor P. A. Washland the building permit to cover construction of a single family dwelling house at 58 Coyle Street.

The location of this proposed house presents some unusual features of which you ought to be advised.

The zoning ordinance provides that no lot shall be reduced in such a way as to reduce in size any yards, courts or other open spaces to less than the sizes required by the zoning ordinance.

You are building this new dwelling house on what was formerly two lots, each having a frontage of 60 feet and each with a depth of 100 feet, and there is a dwelling house and garage now existing on the property.

The requirement of the zoning ordinance for aggregate side yard widths for the new dwelling house is 16 feet, and you are establishing one side yard at the minimum of five feet. Thus, the other side yard would have to be at least 11 feet wide.

This letter is to advise you that if you ever intend to divide this property, the zoning ordinance requires that the dividing line at right angles to Coyle Street shall not be closer than 11 feet to the dwelling house which you are now proposing to build.

Very truly yours,

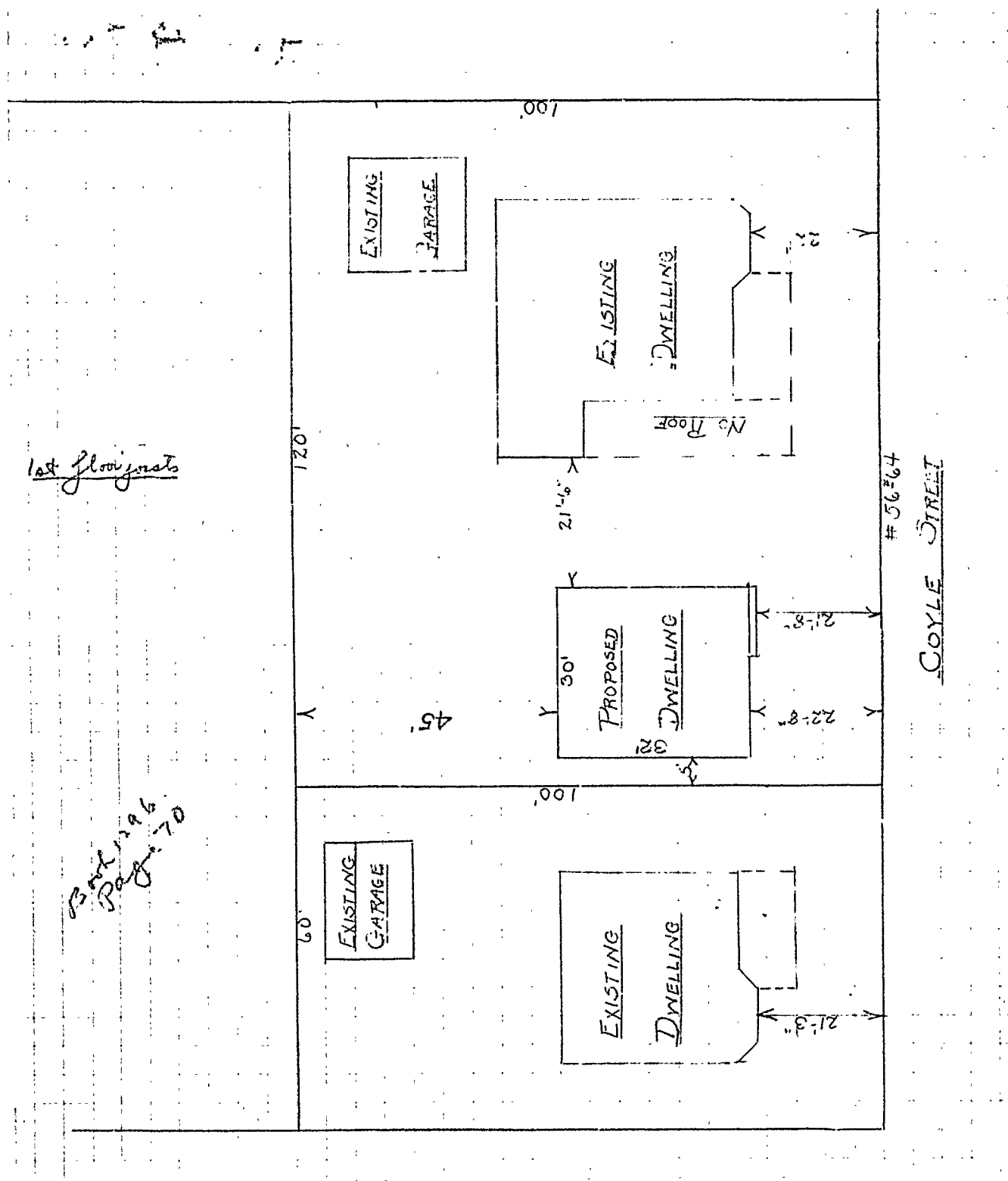
WMacD/H

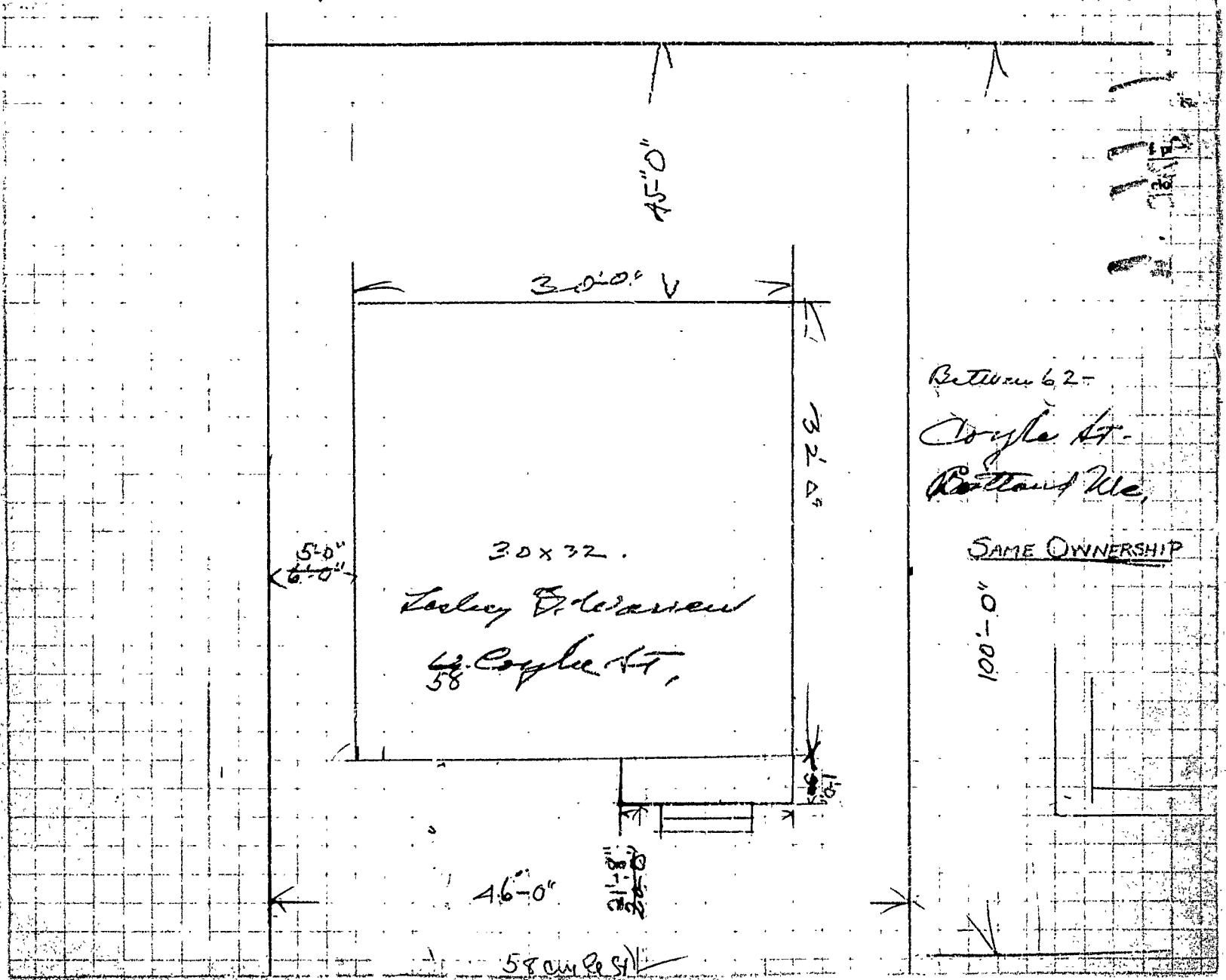
Inspector of Buildings

P.S. This limitation in future width of the lot must necessarily appear on the certificate of occupancy, which, according to State law, must be issued from this office before the new dwelling house is occupied.

1st floor plans

Book 1296  
Page 70







STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

For dwelling house  
Coyne Street

Date 6/5/39

Lesley S. Warren

1. In whose name is the title of the property now recorded? *By Decker*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Yes*
3. Is the outline of the proposed work not staked out upon the ground? *Yes*  
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? *10"*
5. Do you assume full responsibility for the correctness of the location and of 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*

*Witnessed*



## APPLICATION FOR PERMIT

PERMIT ISSUED

Class Building or Type of Structure Third ClassPortland, Maine, June 5, 1929

JUN 7 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ construct 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 58 Cove Street Within Fire Limits? NO Dist. No. \_\_\_\_\_  
Owner's or lessor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address P. A. Hasland, Hussey St. So. Portland Telephone 3-31313  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
Proposed use of building dwelling house No. families 1  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 6,000. Fee \$ 2.35

## Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_

## General Description of New Work

To erect one family frame dwelling house.

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

yes Height average grade to top of plate 16'  
Size, front 20' depth 32' No. stories 2 Height average grade to highest point of roof 26'  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation concrete Thickness, top 10" bottom 12" cellar yes  
Material of underpinning to fill Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof pitch Rise per foot 8" Roof covering asphalts - x-ray glass & lead. Lab.  
No. of chimneys 1 Material of chimneys brick of lining tile  
Kind of heat steam Type of fuel oil Is gas fitting involved? yes  
Framing Lumber—Kind hemlock Dressed or Full Size? dressed  
Corner posts 4x6 Sills 4x8 Girt or ledger board? girt Size 2x4  
Material columns under girders lally column Size 1" Max. on centers 5'  
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. 4x4-16" y-n-o corner  
Joists and rafters: 1st floor 2x10, 2nd 2x10, 3rd 2x6 inf., roof 2x6  
On centers: 1st floor 16", 2nd 16", 3rd 2', roof 2'  
Maximum span: 1st floor 18', 2nd 12'6", 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 above work require removal or disturbing of any shade tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner L. G. Warren  
P. A. Hasland

INSPECTION COPY

Permit No. 39/757

Location 58 Cyle St.

Owner H. G. Warren

Dage mit 617 B9.

No.      Log-in 7/20/20

Inspn. closing-in 11-21-11

Final Post 11-11

Final Inspn. 9/7/37 - C.H.

✓ Cert. of Occupancy issued 9/11/39

## NOTES

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*City of Portland  
Office of the Mayor and Council  
Portland, Maine*

*Councilors*

*Linda E. Abramson  
Edward J. Bernstein  
Joseph L. Corsale  
Esther B. Clenott  
Robert L. Lee  
Cheryl A. Leeman  
J. Donald MacWilliams  
Pamela P. Plumb*

*Ronald J. Parker  
Mayor*

February 4, 1987

Mr. James B. Pickett  
58 Coyle Street  
Portland, ME 04101

Dear Mr. Pickett:

I received your letter of January 26, 1987, concerning 66 Coyle Street and the fact that it is now a three-family dwelling. Apparently, you felt it was in violation of the City Zoning Ordinance since the R-3 Zone is zoning for single-family houses. Therefore, I asked our Building Inspections for a report on the dwelling at 66 Coyle Street.

Walter Turner, the City's Zoning Enforcement Inspector, investigated the matter and I have enclosed a copy of the memorandum he wrote. The building at 66 Coyle Street was, in fact, converted to a 3-unit apartment house back in 1948 when the Zoning Ordinance in effect at that time did not prohibit such apartment houses on Coyle Street. (This took place before you moved to your present location 18 years ago.) Based on this, the house is grand-fathered under the present Zoning Ordinance, adopted in 1958, and is not in violation.

In closing, I hope that this answers your concerns. Please let me know if you have further questions or problems.

Sincerely,

*Esther B. Clenott*

ESTHER B. CLENOTT  
City Councilor

EBC/ljn

cc: Robert B. Ganley, City Manager

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*City Hall 389 Congress Street Portland, Maine 04101 (207) 775-5451 Ext. 340*

