

56-60 BERKELEY STREET

SHAW-WALKER
9203-1R

60 Berkeley Street

June 10, 1971

Robert J. McCarthy
60 Berkeley Street

cc to: Corporation Counsel

Dear Mr. McCarthy:

This office is unable to issue a building permit for construction of a roof over the existing rear patio because of the closeness to the rear lot line. The Zoning Ordinance in this instance requires 20' clearance between the rear lot line and the proposed construction. Your plot plan submitted with your application indicates 1' clearance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine

June 9 1971

PERMIT ISSUED

JUN 21 1971

CITY OF PORTLAND

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 60 Berkeley St.

Owner's name and address Robert J McCarthy, 60 Berkeley St. Within Fire Limits? _____ Dist. No. _____

Lessee's name and address _____ Telephone 772-8880

Contractor's name and address owner Telephone _____

Architect _____ Telephone _____

Proposed use of building _____ Specifications Dwelling & Patio Plans yes No. of sheets 1

Last use _____ " _____ No. families 1

Material frame No. stories _____ Heat _____ Style of roof _____ No. families 1

Other buildings on same lot _____ Roofing _____

Estimated cost \$ 500.00 Fee \$ 3.00

General Description of New Work

To construct 19' x 14 1/2' Roof over existing rear patio.

This application is preliminary to get settled the question of zoning appeal.

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 **Appeal sustained** 6/17/71

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? _____

Height average grade to top of plate 7 1/2' Height average grade to highest point of roof 11'

Size, front 14 1/2' depth 19' No. stories 1 solid or filled land? _____ earth or rock? _____

Material of foundation (2)-9" sonotubes at least 4" below grade bottom _____

Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Und Label. cellar _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind hemlock; Dressed or full size? dressed Corner posts 4x6 Sill 4x6

Size Girder _____ Columns under girders _____ Size _____ Max. on center _____

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 24"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 9'

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. E.S.S. 6/18/71

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

CS 301

INSPECTION COPY

Signature of owner by:

Robert J McCarthy

NOTES

7/14/71 WORK NOT STARTED
M.G.W.

8/20/71 WORK NOT STARTED
M.G.W.

10/11/71 SOME WORK IN
WITHOUT AN INSP.
WORK GOING ON AT
A VERY SLOW RATE. M.G.W.

11/22/71 SAME AS
ABOVE M.G.W.

1-3-72 Same as
above M.G.W.

7-10-72 Work about
completed M.G.W.

8-16-72 Work
completed. M.G.W.

711 744

Location On Beak Rd

Owner Richard J. Mott

Date of permit: 9/21/71

Notif. closing-in _____

Inspn. closing-in _____

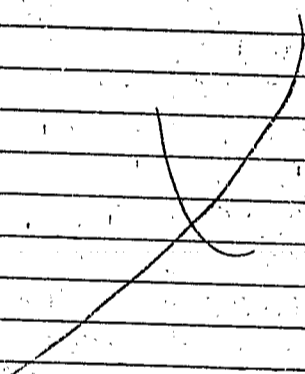
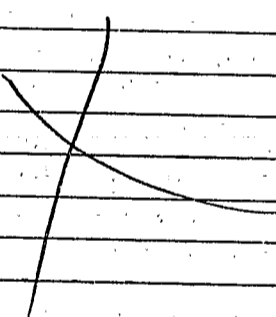
Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Sealing Out W.A.N.S.

Form Check Notice _____



Berkeley St

*\$500 pd. 6/9/71
Granted 6/17/71*

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Robert J. McCarthy, owner of property at 60 Berkeley Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: construction of a roof
over existing rear patio. This permit is not issuable under the Zoning Ordinance
because it will be located only 1' from the rear property line instead of 20'
as required in the B-5 Residential Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Robert J. McCarthy
APPELLANT

DECISION

After public hearing held June 17, 1971, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

James G. Halley
W. B. Kullback
W. Earl Carlson

60 Berkeley Street

June 10, 1971

Robert J. McCarthy
60 Berkeley Street

cc to: Corporation Counsel

Dear Mr. McCarthy:

This office is unable to issue a building permit for construction of a roof over the existing rear patio because of the closeness to the rear lot line. The Zoning Ordinance in this instance requires 8' clearance between the rear lot line and the proposed construction. Your plot plan submitted with your application indicates 1' clearance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 14, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, June 17, 1971 at 4:00 p.m. to hear the appeal of Robert J. McCarthy requesting an exception to the Zoning Ordinance to permit the construction of a roof over existing patio at 60 Berkeley St.

This permit is presently not issuable under the Zoning Ordinance because it will be located only 1' from the rear property line instead of 20' as required in the R-5 Residential Zone in which the property is located.

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

BOARD OF APPEALS
Franklin G. Hinckley
Chairman

Original to Robert J. McCarthy
cc to:
Richard C. & M. Jeannette Dillihunt
Thomas J. & Mary M. LaPointe
~~XXXXXXXXXX~~
Ralph D. Caldwell Mem. Corp.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 14, 1971

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, June 17, 1971 at 4:00 p.m. to hear the appeal of Robert J. McCarthy requesting an exception to the Zoning Ordinance to permit the constructing of a roof over existing patio, at 60 Berkeley St.

This permit is presently not issuable under the Zoning Ordinance because it will be located only 1' from the rear property line instead of 20' as required in the R-5 Residential Zone in which the property is located.

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

BOARD OF APPEALS

Franklin G. Hinckley
Chairman



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Me. April 7, 1949

PERMIT ISSUED 00434 APR 9 1949 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 56-60 Berkeley Street Use of Building Dwelling No. Stories 1 1/2 New Building Existing Name and address of owner of appliance Osmon Plumer, 258 Stevens Avenue Installer's name and address Charles B. Hannaford, Jr., Gorham, Maine Telephone

General Description of Work

To install forced warm air heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete If wood, how protected? Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace plenum chamber 4" with shield From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x12 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Lennox Permit Issued with Memo Will operator be always in attendance? Labeled by underwriter's laboratories? yes Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Location of oil storage cellar Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Permit Issued with Memo

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED

0.15. 208 4/8/49

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 Installer C. B. Hannaford Jr.

Memorandum from Department of Building Inspection, Portland, Maine

56-60 Berkeley Street—Installation of heating system for Osmon Plumer
by Charles B. Hannaford, Jr., installer—4/9/49

Inasmuch as the application indicates that the top of the plenum chamber of the furnace is to be only four inches below combustible material above, with a shield provided, thus taking advantage of an allowance of the Building Code applicable in the case of plenum chambers of warm air furnaces where the movement of warm air through the ducts is actuated by mechanical means thermostatically controlled, please note that the shield is to be of rigid asbestos board at least 3/16" in thickness or equivalent, that the shield is to extend at least two inches beyond the edges of the plenum chamber all-around and is to be suspended about half way between the top of the plenum chamber and the combustible woodwork above on non-burnable hangers.

WMD/g

CC: Mr. Osmon Plumer
258 Stevens Avenue

(Signed) Warren McDonald
Inspector of Buildings



RC RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 18, 1943

PERMIT ISSUED
02371
DEC 23 1943
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter, repair, or install the following building structure ~~and~~ 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 56-60 Ferkeler Street
Owner's name and address Osmon Plumer, Plumer, 258 Stevens Avenue Within Fire Limits? no Dist. No. _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Sidney Hamilton, 111 Alba Street Telephone _____
Architect _____ Specifications _____ Plans yes Telephone 3-6756
Proposed use of building Dwelling house No. of sheets 4
Last use _____ No. families 1
Material _____ No. stories Heat Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 11,000 Fee \$ 11.00

General Description of New Work

To construct one-story frame dwelling house 46' x 35'.

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** Sidney Hamilton

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Height average grade to top of plate 10' Height average grade to highest point of roof 19'
Size, front 46' depth 35' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 18" below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning " to sill Height _____ Thickness _____
Kind of roof Fitch Rise per foot 10" Roof covering Asphalt Class C Und Lab
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat air fuel oil
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills box Girt or ledger board? _____ Size _____
Girders yes Size 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 9'
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 2x8, 3rd _____, roof 2x6
On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16"
Maximum span: 1st floor 14', 2nd 16', 3rd _____, roof 16'
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. - 12/23/43 - agj

Signature of owner by: Sidney M. Hamilton

NOTES

12/30/48. Location - East
 12/31/48 - Talked over with
 morning with Mr. Plummer and
 Mr. Hamilton and they decided OK
 to build as planned. Allen had
 explained to them the possible
 contingencies which might arise.

1/3/49. Work started East
 1/14/49 - Rough excavation
 made. East stop East

2/9/49 - No notice for rough ground. Translation
 No. 1000 ground & partially strip East
 to check lines closely because of snow. East
 etc. as was East East

2/25/49 - Working well along East
 to get into East
 3/21/49 - Unable to leave G.T. because East
 columns were East.

3/24/49. Left G.T. to close in with East
 ground beneath will East
 and East East East

5/24/49^{AM} East columns bridging to be
 needed. Close off hole beneath East
 5/24/49^{PM} The front supports have not been
 constructed according to plan. Single East
 for joint runs parallel to wall of lower
 and is East through the supporting beams
 into the end of the East of the joint East
East East East

Mr. Hamilton East that East
East to double East East East
 surface edge of the rock & it would be
 all right.

He does not plan to make East
East

5/29/49 - patches have not been changed East
East

certificates can be issued. East

Permit No. 48/2377
 Location 61 Redden St
 Owner James O. Plummer
 Date of permit 1/23/49
 North closing-in 3/21/49
 In. in closing at 3/1/49
 North. East Inspector James O. Plummer
 Final No. 6/13/49
 Final 1 sp. 6/13/49
 Cert. of Occupancy issued 6/13/49

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Date of Issue June 3, 1949

Issued to Osmon B. Plumer

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~under Building Permit No. 48/2371~~ at 56-60 Berkeley Street
under Building Permit No. 48/2371, has had final inspection, has been found to conform substan-
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

One-family Dwelling House

Limiting Conditions:
Details of framing of small rear and side
porches not in compliance with Building Code

This certificate supersedes
certificate issued

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.
None to owner when property changes hands.

WARNING !!!

THIS BUILDING PERMIT IS ISSUED
SUBJECT TO SPECIAL CONDITION:

THAT NO CONCRETE SHALL BE POURED IN FOUNDATION FORMS AND NO
LAYING OF UNIT MASONRY IN FOUNDATION WALLS SHALL BE STARTED UNTIL
NOTICE HAS BEEN GIVEN AT THE DEPARTMENT OF BUILDING INSPECTION OF
READINESS TO START ACTUAL MASONRY WORK, AND UNTIL RE-CHECK OF
LOCATION HAS BEEN MADE BY INSPECTOR.

* * *

Original markings of corners of lot and especially stakes on
street line set by Dept. of Public Works must be kept intact and
easily accessible for re-check--not covered by excavated earth
or building materials. Otherwise the "go-ahead" cannot be given.
Dept. of Public Works cannot re-set their stakes.

* * *

Obviously the notice for re-check must be given at such a time
as to allow reasonable opportunity to make re-check.

Warren McDonald
Inspector of Buildings

111 P 56-60 Berkeley Street

Mr. Osman B. Plumer
253 Stevens Avenue
Mr. Sidney M. Hamilton
111 Alba Street

December 20, 1948

Subject: Application for permit
for construction of new dwellings
at 56-60 Berkeley Street.

Gentlemen:

While we are ready to issue the permit for the above building, there are several angles of the application of the Zoning Ordinance in regard to the proposed garage to be built in the future in the position shown on the location plan that we feel you should know about before work is started on the building. These relate to the question of whether we should be able to issue a permit for this attached garage without authorization being given by the Board of Appeals and to the complications which might arise should you get ready to build the garage either of the adjoining lots before you get ready to make clear in a letter. As all these questions are rather difficult to make clear in a letter, we would appreciate talking over the situation with either one or both of you at this office before issuance of the permit.

Very truly yours,

Inspector of Buildings.

AJS/B

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Dwelling house Date 12/13/43
at 56-60 Berkeley Street

1. In whose name is the title of the property now recorded? Osmon Flumer
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
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? _____
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

Sidney M. Hamilton