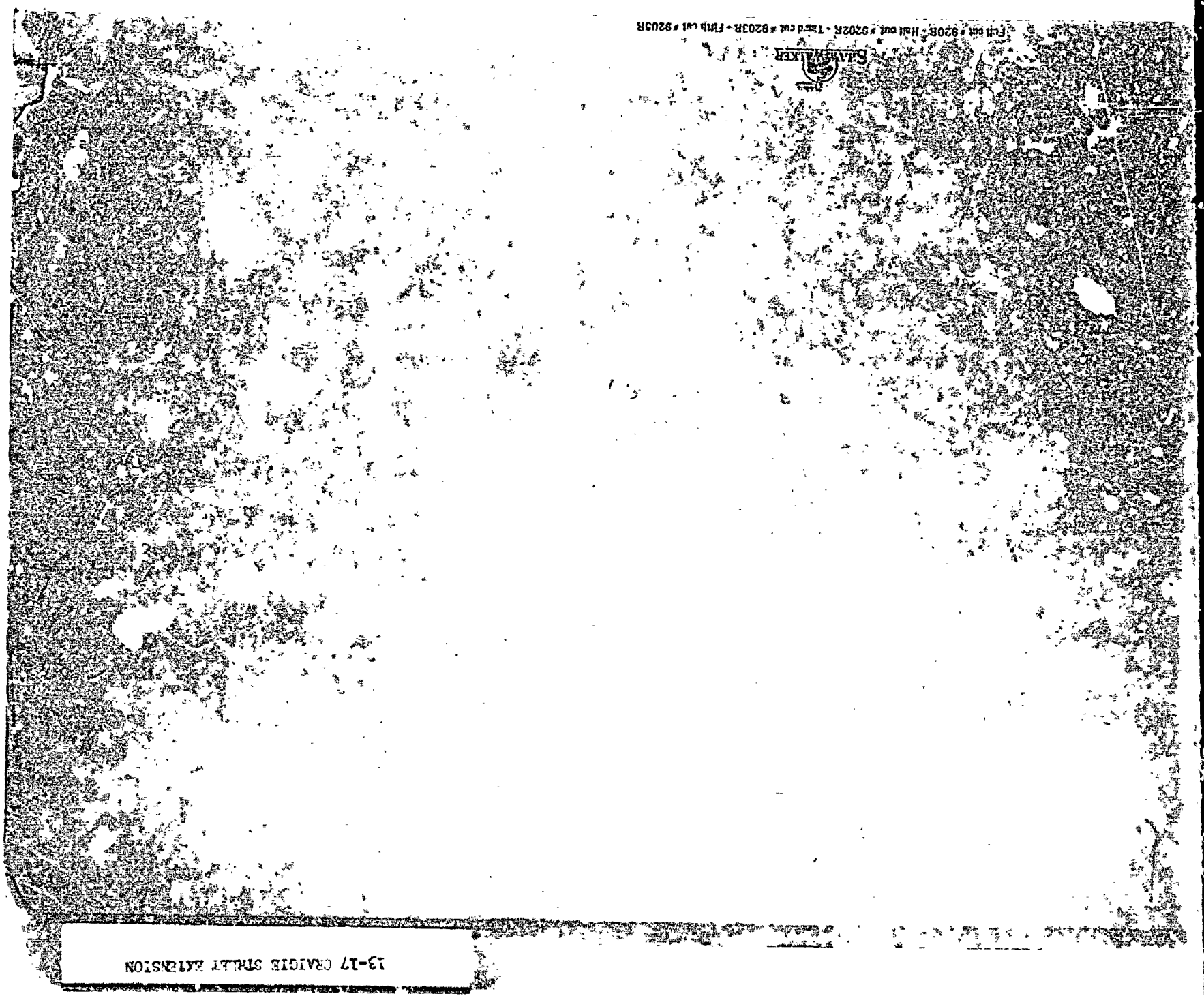


13-17 CRAIGIE SHALE EXTENSION

Granted 10/3/58
58/114

DATE OCTOBER 3,1958

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF GRAFTON J. NUNES

AT 15 Craigie Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS	VOTE Yes	No
Franklin G. Hinckley	(✓)	( )
Harry M. Shwartz	(✓)	( )
Ralph L. Young	(✓)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Sept. 25, 1958

MISCELLANEOUS APPEAL

Grafton J. Nunes, owner of property at 15 Craigie Street under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a partially enclosed porch about 18 feet by 19 feet and a garage about 14 feet by 20 feet attached to the dwelling house. This permit is not issuable under the Zoning Ordinance because the porch would reduce the aggregate width of side yards to 26 feet instead of the 28 feet minimum stipulated by Sec. 4B2 of the Ordinance applying in the R-3 Residence Zone where the property is located; and because the proposed garage would be an unlawful encroachment upon the side yard at the left of the dwelling, as referred to in Sec. 18 of the Ordinance, in that the garage would be 5 feet 6 inches from the left side lot line instead of the 14 feet required by Sec. 4B2 of the Ordinance.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Grafton J. Nunes
APPELLANT

DECISION

After public hearing held October 3, 1958, the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is therefore, determined such permit should be issued.

Franklin G. Hinckley
Harry H. Smith
[illegible]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 30, 1958

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, October ^, 1958, at 3:30 p.m. to hear the appeal of Grafton J. Nunes requesting an exception to the Zoning Ordinance to permit construction of a partially enclosed porch about 18 feet by 19 feet and a garage about 14 feet by 20 feet attached to the dwelling house at 15 Craigie Street.

This permit is not issuable under the Zoning Ordinance because the porch would reduce the aggregate width of side yards to 26 feet instead of the 28 feet minimum stipulated by Section 4B2 of the Ordinance applying in the F-3 Residence Zone where the property is located; and because the proposed garage would be an unlawful encroachment upon the side yard at the left of the dwelling, as referred to in Section 18 of the Ordinance, in that the garage would be 5 feet 6 inches from the left side lot line instead of the 14 feet required by Section 4B2 of the Ordinance.

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

cc: Anthony J. & Shirley Martin - 21 Craigie Street
Johnston E. & Alberta J. Heskett - 18-20 Edwards St.
Marjorie P. Conley - 11 Craigie Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Sept. 30, 1958

Mr. Grafton J. Nunes
15 Craigie Street
Portland, Maine

Dear Mr. Nunes:

The Board of Appeals will hold a public hearing on Friday, October 3, 1958, at 3:30 p.m. in the Council Chamber of the City Hall, Portland, Maine, to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

s

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

Sept. 24, 1958

AP- 15 Craigie St.
Garage and partially enclosed porch proposed to be attached to dwelling house and zoning appeal relating thereto

Mr. Crafton J. Nunes
15 Craigie St.

cc to: Corporation Counsel ✓

Dear Mr. Nunes:

Building permit intended to authorize construction of partially enclosed porch about 18 feet by 19 feet and a garage about 14 feet by 20 feet attached to the dwelling house at 15 Craigie Street is not issuable under the Zoning Ordinance because the porch would reduce the aggregate width of side yards to 26 feet instead of the 28 feet minimum stipulated by Sec. 482 of the Ordinance applying in the R-3 Residence Zone where the property is located, and because the proposed garage would be an unlawful encroachment upon the side yard at the left of the dwelling (as one faces it from the street), as referred to in Sec. 18 of the Ordinance, in that the garage would be 5 feet 6 inches from the left side lot line instead of the 12 feet required by Sec. 482 of the Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals. Such an appeal is to be filed at office of Corporation Counsel, Room 208, City Hall, where you will find a copy of this letter.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD:m

PERMIT ISSUED
01412
OCT 7 1958
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 22, 1958

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 15 Craigie Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Grafton J. Nunes, 15 Craigie St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Carl I. Holmes, 77 Woodford St. Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Dwelling and 1 car garage No. families 1

Last use Dwelling No. families 1

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

Other buildings on same lot _____

Estimated cost $ 1500. Fee $ 5.00

General Description of New Work

To construct 16' x 19' open porch (front corner walls to be enclosed) and 14' x 24' attached garage

The inside of the garage will be ~~xxx~~ covered where required by law with sheets of asbestos board - solid wood core door 1 3/4" thick

Appeal sustained 10/3/58

4x6
2-2x4 plate - 6' span

Note* Garage is to be 5'-1" from side lot line and of 5'-6" [illegible]

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 sewage? _____

Has septic tank notice been sent? _____ Form notice sent? Yes

Height average grade to top of plate porch 9' gar. 8' Height average grade to highest point of roof porch 14' gar. 15'

Size, front 14' depth 24' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation 9" porch Sonotubes gar. concrete wall at least 4' below grade Thickness, top 8" bottom 8" cellar no

Material of underpinning 6' O.C. Height _____ Thickness _____

Kind of roof pitch Rise per foot 8" Roof covering asphalt roofing 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

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.

					porch	gar.
Joists and rafters:	1st floor 2x6	2nd	3rd	roof	2x6	2x6
On centers:	1st floor 16"	2nd	3rd	roof	16"	16"
Maximum span:	1st floor 10'	2nd	3rd	roof	10'	12'

If one story building with masonry walls, thickness of walls? _____ height 12'

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:
With letter 10-7-58 TTR

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 Grafton J. Nunes

Permit No. 58/1412

Location 15 Craggie St.

Owner Grafton J. Reuner

Date of permit 10/7/58

Notice closing-in

Inspn. closing-in

Final Notice

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice 10/14/58 12 00

NOTES

October 7, 1958

AP-15 Craigie Street

Drafton J. Hunes
15 Craigie Street
Carl I. Holmes
77 Woodford Street

Gentlemen:

Your appeal under the Zoning Ordinance having been sustained, building permit to construct open porch 18'x19' and attached garage 14'x24' at the above location is issued herewith, but subject to the condition that before notice is given this department for a check of forms the following information will be furnished:

Adapture 2X6 - [illegible]

1. We are unable to determine from information furnished thus far just how roof of open porch is to be framed. A plan indicating how you propose to do this is required. Two by six rafters 24" on centers on a 10' span will not figure out if the roof pitch is to be less than 4" per foot.

4X6

2. What size plate on the 6' span is to be provided to support rafters. Double 2x4 plate indicated on permit application will not figure out.

Very truly yours,

Theodore T. Rand
Deputy Inspector of Buildings

TTR/jk

Sept. 24, 1958

AP- 15 Craigie St.
Garage and partially enclosed porch proposed to be attached to dwelling house and zoning appeal relating thereto

Mr. Grafton J. Nunes
15 Craigie St.

cc to: Corporation Counsel

Dear Mr. Nunes:

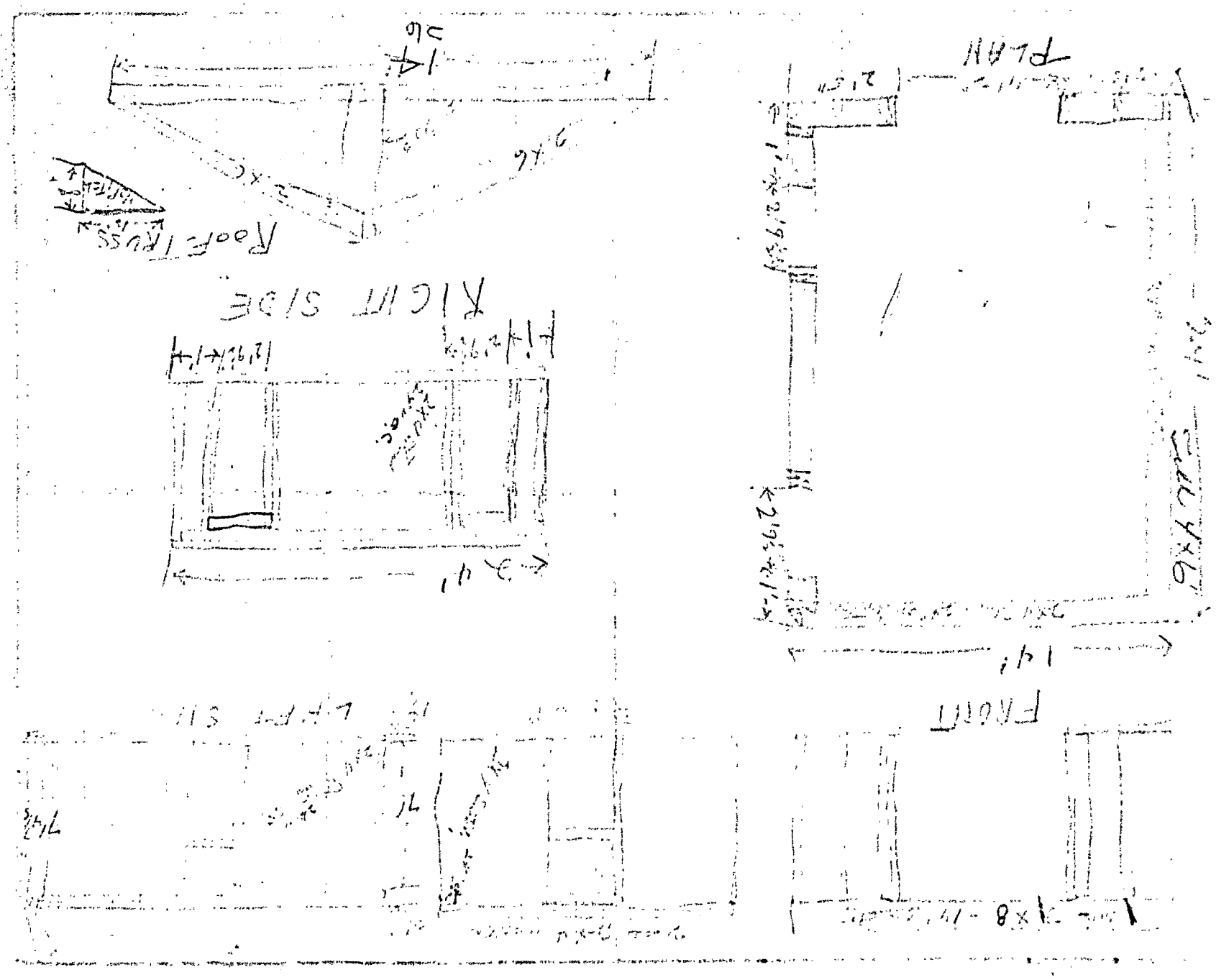
Building permit intended to authorize construction of a partially enclosed porch about 18 feet by 19 feet and a garage about 14 feet by 20 feet attac[illegible] to the dwelling house at 15 Craigie Street is not issuable under t[illegible] Ordinance because the porch would reduce the aggregate width of side yards to 26 feet instead of the 28 feet minimum stipulated by Sec. 482 of the Ordinance applying in the R-3 Residence Zone where the property is located; and because the proposed garage would be an unlawful encroachment upon the side yard at the left of the dwelling (as one faces it from the street), as referred to in Sec. 18 of the Ordinance, in that the garage would be 5 feet 6 inches from the left side lot line instead of the 14 feet required by Sec. 482 of the Ordinance.

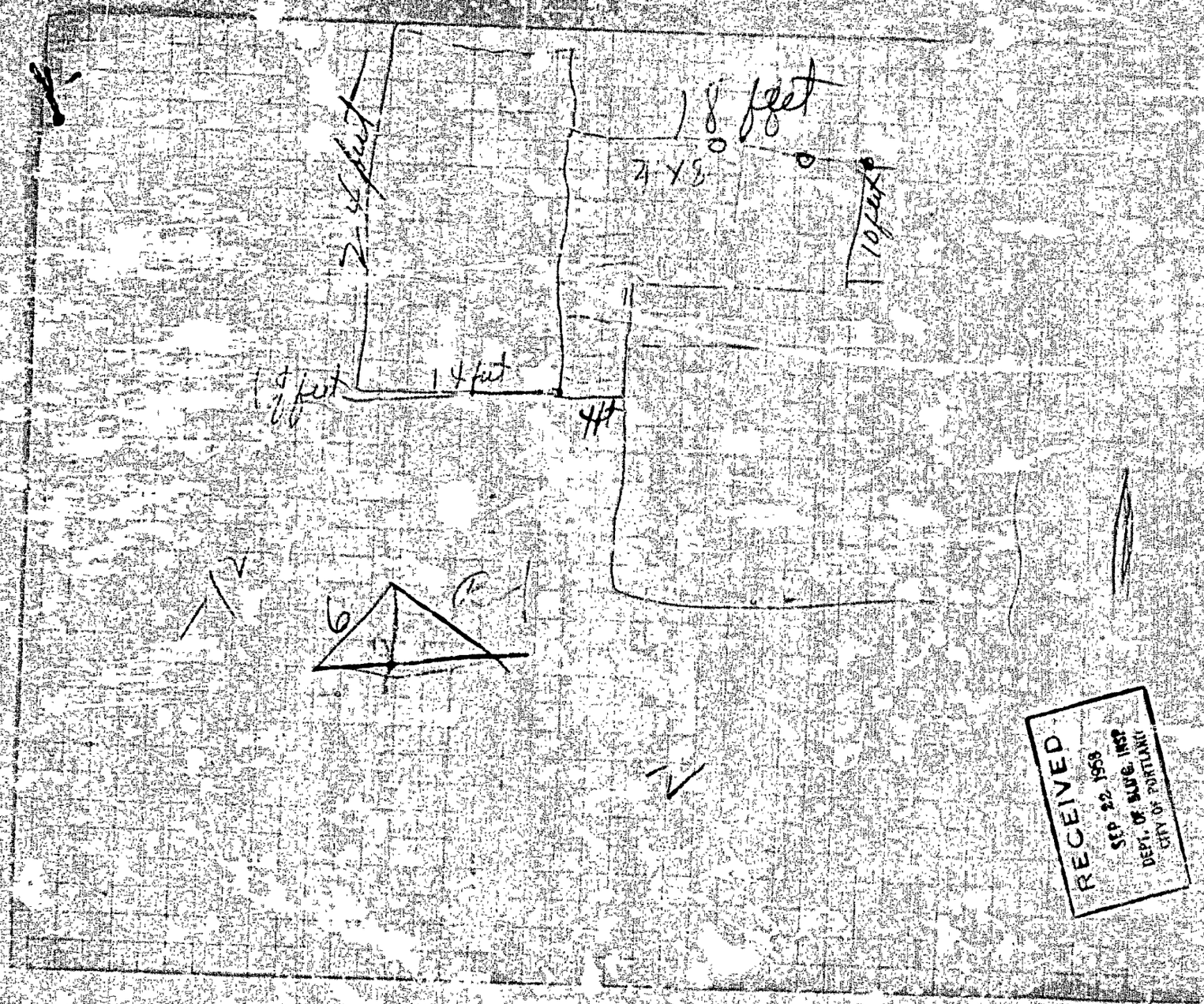
You have indicated your desire to seek an exception from the Board of Appeals. Such an appeal is to be filed at office of Corporation Counsel, Room 208, City Hall, where you will find a copy of this letter.

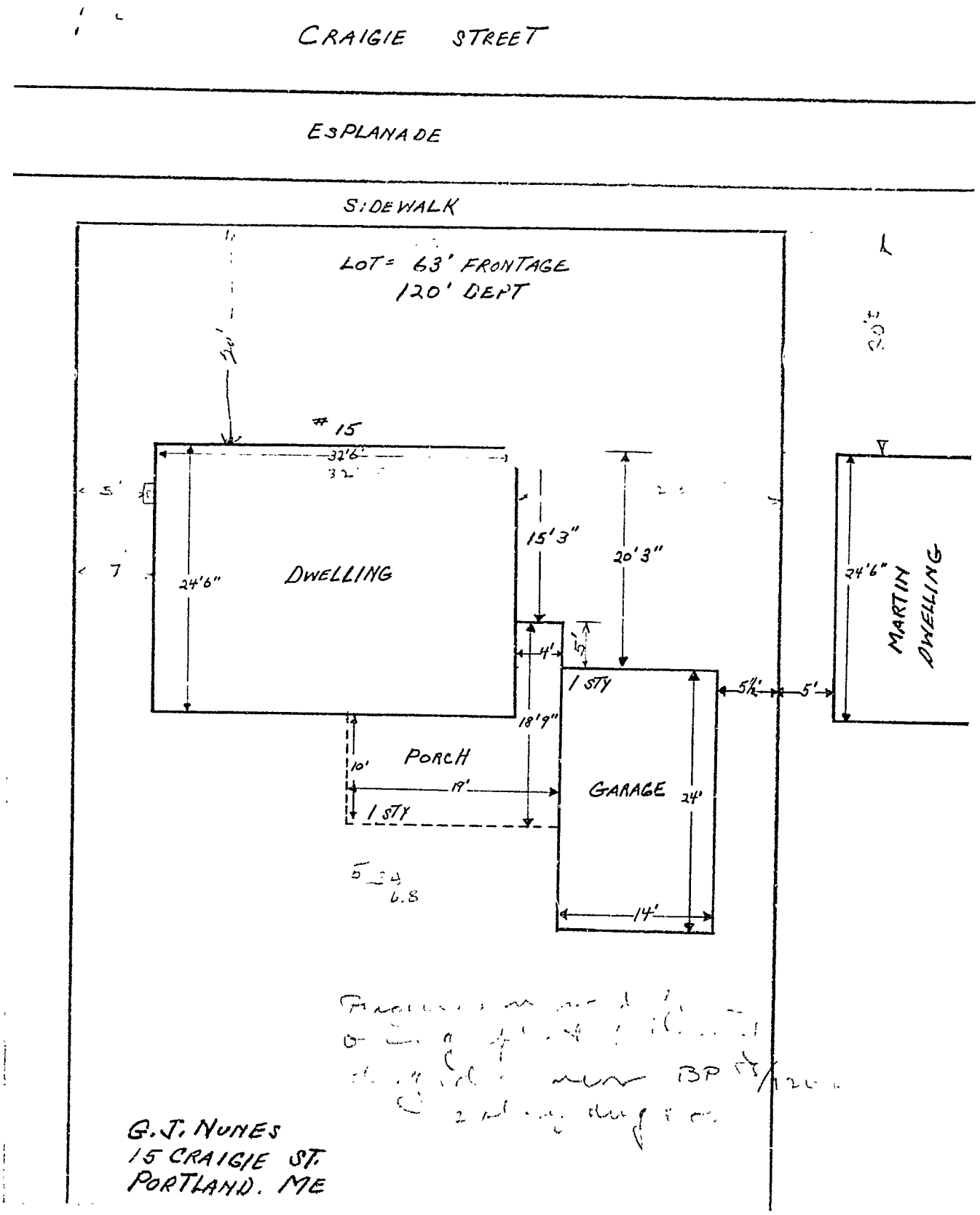
Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD:m


PLAN
FRONT
RIGHT SIDE
ROOF TRUSS




CRAIGIE STREET
ESPLANADE
SIDEWALK
LOT = 63' FRONTAGE
120' DEPT
#15
32'6"
24'6"
DWELLING
15'3"
20'3"
4'
5'
1 STY
18'9"
PORCH
10'
19'
1 STY
GARAGE
24'
14'
5½'
5'
24'6"
MARTIN DWELLING
G.J. NUNES
15 CRAIGIE ST.
PORTLAND. ME

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
NOV 1 1955
CITY of PORTLAND

Portland, Maine, Nov. ., 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 13-17 Craigie St. Ext. Use of Building dwelling No. Stories New Building ~~Existing~~ "

Name and address of owner of appliance The Minat Corp., 34 Preble St.

Installer's name and address Pallotta Oil Co., 112 Exchange St. Telephone 4-2671

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 36"

From top of smoke pipe 20" From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Delco Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1¼"

Location of oil storage basement Number and capacity of tanks 1-275 gal.

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to 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? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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:

OK - 11-2 55 MZC

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

Pallotta Oil Co.

Signature of Installer by: Gerald J. Pallotta

INSPECTION COPY

C17-254-1M-MARRS

Permit No. 55/2063

Location 13-17 Craigie St. Ex.

Owner Ice Meridale Corp.

Date of permit 11/14/55

Approved

1 Fill Pipe

2 Vent Pipe

3 Kind of Heat

4 Burner Rigidity & Supports

5 Name & Label

6 Stack Control

7 High Limit Control

8 Remote Control

9 Piping Support & Protection

10 Valves [illegible]

11 Cap[illegible]

12 T[illegible] & Supports

[illegible]

[illegible]

Instruction Card

16 Low Water Cut-off

NOTES

2-20-56 No remote control switch & plate. MED

2-21-56 Completed MED

(RC) RES ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 3, 1955

012.00

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 28 Craigie Street. Within Fire Limits? no Dist. No.

Owner's name and address The Minat Corp., 220 Cumberland Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address owners Telephone

Architect Specifications Plans yes No. of sheets 3

Proposed use of building Dwelling No. families 1

Last use No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost $ 10,000 Fee $ 10.00

General Description of New Work

To construct 2-story frame dwelling house 24'x32'

Notice Sent

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*** owners

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer yes . If not, what is proposed for sewage?

Height average grade to top of plate 16' Height average grade to highest point of roof 26'

Size, front 32' depth 24' No. stories 2 solid or filled land? solid earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes

Material of underpinning " to sill Height Thickness

Kind of roof pitch-gable Rise per foot 6" & 10" Roof covering asphalt roofing Class C Und. Lab.

No. chimneys 1 Material of chimneys brick of lining tile Kind of heat h.w. fuel oil

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x6 Sills box Girt or ledger board? Size

Girders yes Size 8x8 hemlock Columns under girders Lally Size 3½" Max. on centers 7'7"

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 stairway	2x6	, roof	2x8
On centers:	1st floor	16"	, 2nd	16"	, 3rd	21"	, roof	24"
Maximum span:	1st floor	12'	, 2nd	12'	, 3rd		, roof	

If one story building with masonry wall thickness of walls? height?

If a Garage

No. cars now accommodated on same lot , to be accommodated number of cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in proposed building?

APPROVED:

EN-8/4/55-CJS

ous

Will work require disturbing of a 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.

The Minat Corp.

INSPECTION COPY *Signature of owner* By: C. Minat

(13-17)

Permit No. 55/12260

Location 1 Ext 28 Changing Ext.

Owner Minnie Cohen

Date of permit 8/4/55

Notif. closing-in 10/24/55 8/1/55

Inspn. closing-in 11-28-55 [illegible]

Final Notif. 2/7/56

Final Inspn. 2-21-56 [illegible]

Cert. of Occupancy issued 7/23/56

NOTES

[illegible] 1/20/56 [illegible]
8/29/56 - Gas supplied of form
[illegible] - Clear
[illegible] 26 55 [illegible] to Close in [illegible]
2-29-56 Sub main carrying
beam in basement
2 21-56 Completed [illegible]

(COPY)

C8-154-5C—Marks

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 13-17 Craigie St.

Issued to The Minat Corp. Date of Issue Feb. 23, 1956

This is to certify that the building, premises, or part thereof, at the above location, built—altered under Building Permit No. 55/1260, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	One-family Dwelling House

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
2/21/56 Nelson F. Cartwright
(Date) Inspector

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.