

91-95 DOROTHY STREET (LOT #60)

10/8/74
called Mr Spugnarda
He has abandoned the
idea.
RPR

91-95 Dorothy Street

July 18, 1974

Roy Spugnarda
93 Dorothy Street

cc to: Corporation Counsel

Dear Mr. Spugnarda:

Building permit to construct a 40' x 16'8" one story frame addition on the rear of the existing dwelling at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.B.1, the requirement is, that the distance between the proposed addition and the rear lot line shall not be less than 25' instead of the 13' as shown.
2. Section 602.4.B.2 requires an 8' side yard rather than the 6' as shown.
3. The area of this addition is 804 sq. feet which will bring the total area of buildings on this lot to about 2,004 sq. feet, which would be in excess of the maximum of 1,780 sq. feet allowed under Section 602.4.B.6.

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. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MSW:m



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-3 PORTLAND, MAINE, July 16, 1974.

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 93 Brothy Street

1. Owner's name and address Roy Spugnarda, same

2. Lessee's name and address

3. Contractor's name and address ... owner

4. Architect

Proposed use of building

Last use

Material

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr. Ray

GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg. To add 2 room and 2 bath addition on first floor as per plan

Metal Bldg. This application is preliminary to get settled question of appeal.

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front depth

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber—Kind

Size Girder

Studs (out side walls and carrying partitions) 2x 4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor

On centers: 1st floor

Maximum span: 1st floor

If one story building with masonry walls, thickness of walls?

IF A GARAGE

No. cars now accommodated on same lot

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Roy Spugnarda Phone #

Type Name of above Roy Spugnarda

FIELD INSPECTOR'S COPY

Other and Address

91-93 Dorothy Street

July 18, 1974

cc to: Corporation Counsel

Roy Spugnarda
93 Dorothy Street

Dear Mr. Spugnarda:

Building permit to construct a 48' x 16'9" one story frame addition on the rear of the existing dwelling at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.B.1, the requirement is, that the distance between the proposed addition and the rear lot line shall not be less than 25' instead of the 13' as shown.
2. Section 602.4.B.2 requires an 8' side yard rather than the 6' as shown.
3. The area of this addition is 804 sq. feet which will bring the total area of buildings on this lot to about 2,004 sq. feet, which would be in excess of the maximum of 1,760 sq. feet allowed under Section 602.4.B.6.

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. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Kird
Plan Examiner

MGW:m

45 pd - 7-18-74

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Roy Spagnarda, owner of property at 91-95 Dorothy 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 the construction of a 48' x 16'8" one-story frame addition on the rear of the existing dwelling at the above named location. This permit is not issuable under the Zoning Ordinance for the following reasons.
(1) The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.B.1, the requirement is that the distance between the proposed addition and the rear lot line shall not be less than 25' instead of the 13' as shown. (2) Section 602.4.B.2 requires an 8' side yard rather than the 6' as shown. (3) The area of this addition is 804 sq. feet which will bring the total area of buildings on this lot to about 2,004 sq. feet, which would be in excess of the maximum of 1,760 sq. feet allowed under Section 602.4.B.6.

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.

Roy Spagnarda
APPELLANT

DECISION

After public hearing held August 1, 1974, 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
W. Allen Shulkin
Jacqueline White
[Signature]

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 26, 1974

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday August 1, 1974 at 4:00 p.m. to hear the appeal of Roy Spugnarda requesting an exception to the Zoning Ordinance to construct a 48' x 16'8" one-story frame addition on the rear of the existing dwelling at 91-95 Dorothy Street.

This permit is not issuable for the following reasons. (1) The property is located in an R-3 Residential Zone where under the provisions of Section 602.4.B.1, the requirement is that the distance between the proposed addition and the rear lot line shall not be less than 25' instead of the 13' as shown. (2) Section 602.4.B.2 requires an 8' side yard rather than the 6' as shown. (3) The area of this addition is 804 sq. feet which will bring the total area of buildings on this lot to about 2,004 sq. feet, which would be in excess of the maximum of 1,760 sq. feet allowed under Section 602.4.B.6.

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

BOARD OF APPEALS

W. Earle Eskilson
W. Earle Eskilson
Chairman

Abutters:

- 97-117 Dorothy St. - Paul R. & Pauline I. Dumont, 113 Dorothy St. 04103
- 119-121 Dorothy St. - Richard D. & Mary B. Griffin, 119 Dorothy St.
- 4-8 DiBiase St. - Clara L. Prescott, 6 DiBiase St., 04103
- 10-14 DiBiase St. - Francis P & Dorothy A. Denahue, 12 DiBiase St.

July 25, 1974

Roy Spugnarda
93 Dorothy Street
Portland, Me.

RE: 91-95 Dorothy Street

112

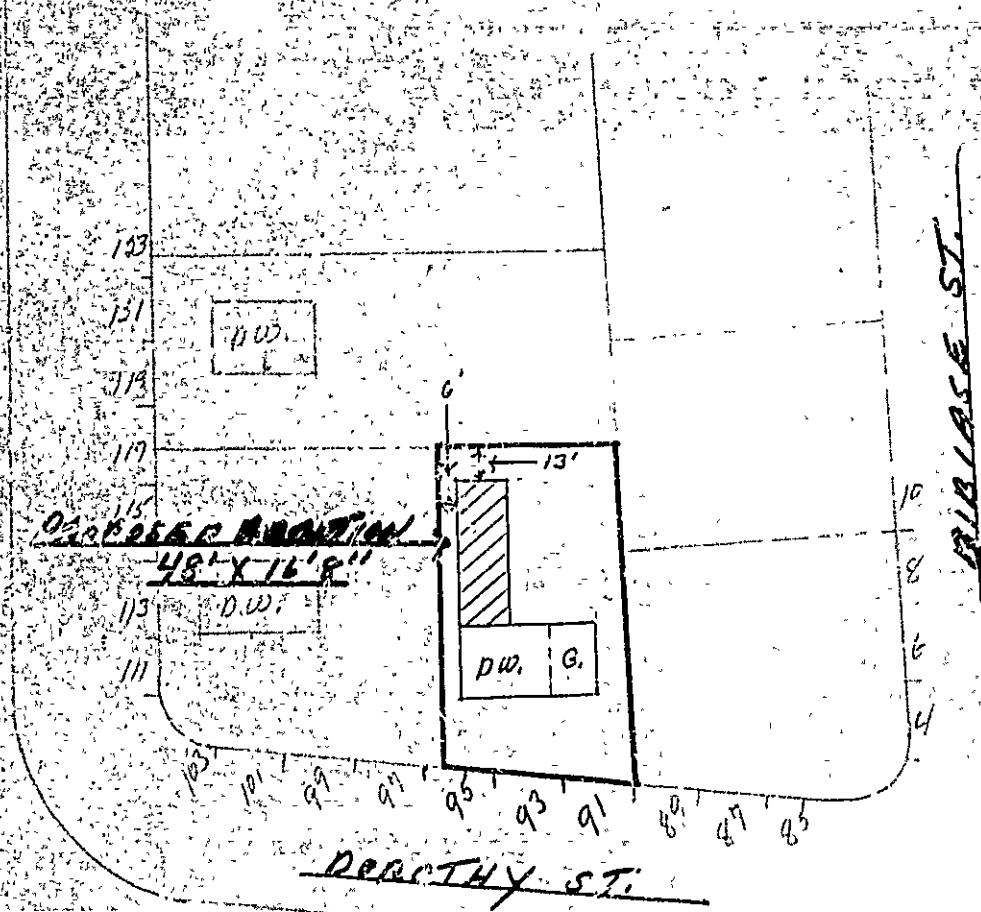
August 1, 1974

91-95 MOROTHY ST.

897-B-2

7/19/74 M.S.C.

NO. 112



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. **57644**
 Issued **3/21/69**
 7/21/69

Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Min num Fee, \$1.00)

Owner's Name and Address **C Sam DiBisce** Tel.
 Contractor's Name and Address **Peter Ladini** Tel.
 Location **Lot 60 Novakny St** Use of Building

Number of Families . . . Apartments .. . Stores . . . Number of Stories
 Description of Wiring: New Work . . . Additions . . . Alterations
 .. **Temp. service**

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: .No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P Amps Volts Starter

HEATING UNITS: Domestic (Oil) No Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts and Feeds (Size and No.)
 Elec. Heaters Watt:
 Miscellaneous Watts . . . Extra Cabinets or Panels

Transformers . . . Air Conditioners (No. Units) . . . Signs (No. Units) ..
 Will commence 19 **1** Ready to cover in . . . 19 .. Inspection **4/21 1969**
 Amount of Fee \$ **1.00**

Signed **Peter Ladini**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER					
	1	2	3	4	5	6
VISITS:	1	2	3	4	5	6
	7	8	9	10	11	12

REMARKS:

INSPECTED BY **F. W. [Signature]**

Temp.

LOCATION *Dorothy St dat 60*
INSPECTION DATE *3/24/69*
WORK COMPLETED *3/24/69*
TOTAL NO. INSPECTIONS *1*

REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets \$ 2.00
31 to 60 Outlets 3.00
Over 60 Outlets, each Outlet .05
(Each twelve feet fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet)

SERVICES

Single Phase
Three Phase

MOTORS

Not exceeding 50 H.P.
Over 50 H.P.

HEATING UNITS

Domestic (Oil)
Commercial (Oil)
Electric Heat (Each Room)

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Dryers, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit

MISCELLANEOUS

Temporary Service, Single Phase 1.00
Temporary Service, Three Phase 2.00
Circuits, Carnivals, Fairs, etc. 10.00
Meters, relocate 1.00
Distribution Cabinet 1.00

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. **5769-1**
 Issued **4-11-69**
 Apr 11 1969

Portland, Maine

To the City Electrician Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be *completely filled out* - Minimum Fee \$1.00)

Owner's Name and Address **C. S. Dibiase** Tel. _____
 Contractor's Name and Address **Peter Lattini** Tel. _____
 Location **60 Dorathy St** Use of Building _____
 Number of Families **1** Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets **12** Plugs **22** Light Circuits **1** Plug Circuits **2**
FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
SERVICE: Pipe _____ Cable Underpound _____ No. of Wires **2** Size **2-2/1-4**
METERS: Rel. ated _____ Added _____ Total No. Meters _____
MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) **5** _____
APPLIANCES: No Ranges **1** Watts _____ Brand Feeds (Size and No) _____
 Elec. Heaters **1-50** Watts _____ **disposal** _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No Units) _____
 Will commence _____ Ready to cover in _____ Inspection _____
 Amount of fee \$ **8.75**

2.15
1.50
3.75
8.75

Signed **Peter Lattini**

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4
7	8	9	10
REMARKS:			11
			12

INSPECTED BY

[Signature]

(OVER)

LOCATION *Dorothy St 120*
 INSPECTION DATE *4/16/69*
 WORK COMPLETED *4/16/69*
 TOTAL NO. INSPECTIONS
 REMARKS

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets		\$ 2.00
31 to 60 Outlets		3.00
Over 60 Outlets, each Outlet		.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Refrigerators, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit		1.50
MISCELLANEOUS		
Temporary Service, Single Phase		1.00
Temporary Service, Three Phase		2.00
Circuses, Carnivals, Fairs, etc.		10.00
Meters, relocate		1.00
		1.00

2/5
3/9/5

PERMIT TO INSTALL PLUMBING

Date Issued 4/17/69
 Portland Plumbg Inspector
 By: ERNOLD R. GOODWIN

App. First Insp.
 Date 7/18/69
 By: WALTER H. WALLACE
~~Plumbing Inspector~~
 App. Final Insp.
 Date 7/18/69
 By: WALTER H. WALLACE
~~Plumbing Inspector~~
 Type of Bldg.

- Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Address <u>Lot 60 Dorothy Street</u>		PERMIT NUMBER <u>215</u>			
Installation For <u>Dwelling</u>					
Owner of Bldg: <u>C. Sam DiBlase</u>					
Owner's Address <u>173 West Bridge Street, Westbrook, Maine</u>					
Plumber: <u>Walter H. Walker</u>		Date <u>4/17/69</u>			
NEW	REPT	QTY	UNIT	PRICE	TOTAL
1			SINKS		
1			LAVATORIES	2.00	2.00
1			TOILETS	2.00	2.00
1			LATH TUBS	2.00	2.00
1			SHOWERS	2.00	2.00
			DRAINS FLOOR SURFACE		
1	(Blow.)		HOT WATER TANKS	2.00	2.00
			TANKLESS WATER HEATERS		
1			GARBAGE DISPOSALS	.60	.60
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS		
1			AUTOMATIC WASHERS	.60	.60
			DISHWASHERS		
			OTHER		
				TOTAL	11.20

Building and Inspection Services Dept.; Plumbing Inspection

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION Lot 60 Dorothy Street

Issued to **Non Disease Homes Inc.**

Date of Issue **September 23, 1969**

173 East Bridge St.
This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **69/149**, 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 with attached garage.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

[Signature]
Inspector of Building

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.

AP - Lot 60 Dorothy Street

March 7, 1969

Sam DiBiase Homes, Inc.
473 East Bridge St.
Westbrook, Maine

Gentlemen:

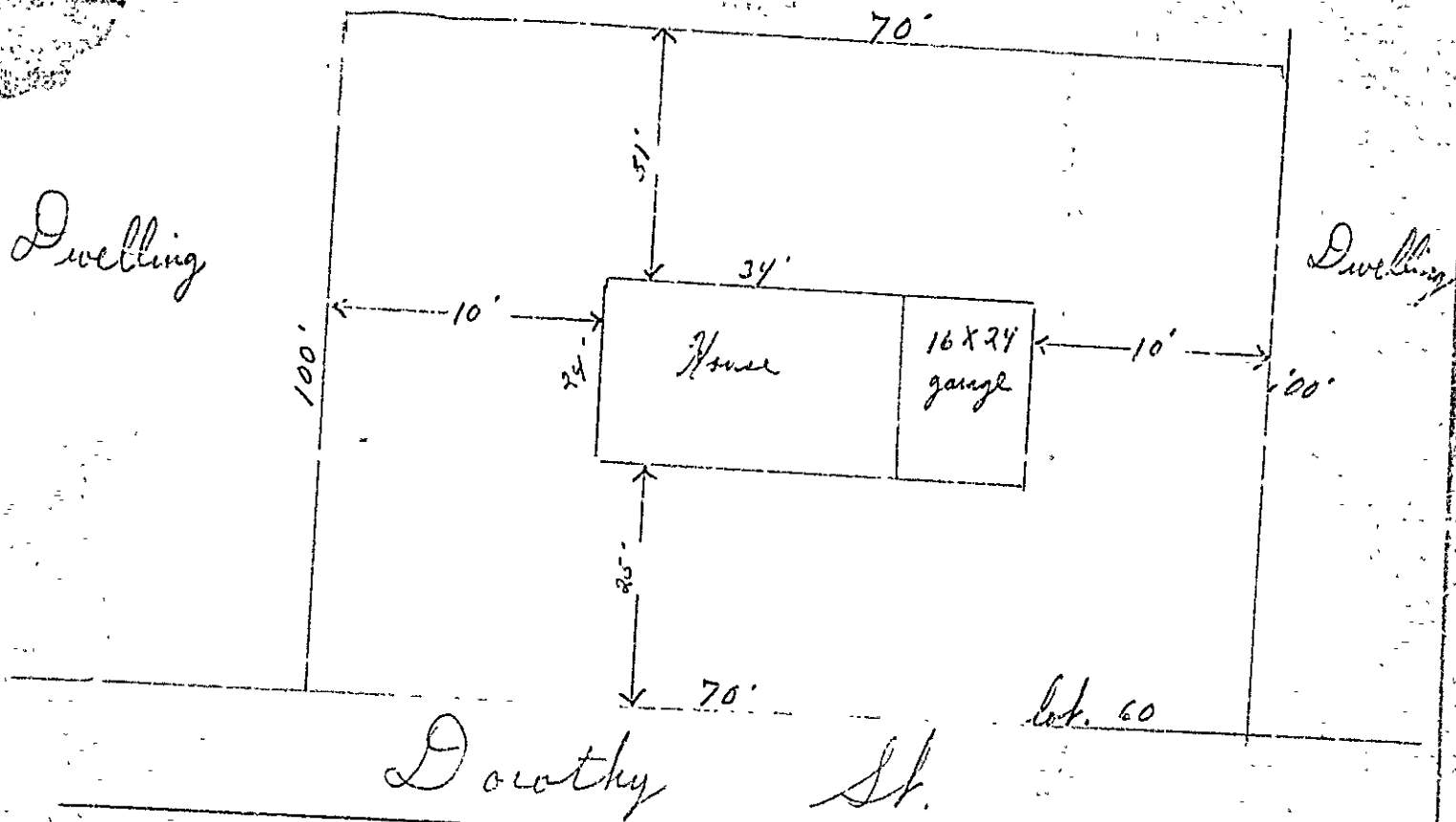
Permit is issued herewith to construct a one-story frame dwelling with attached one-car garage at Lot 60 Dorothy Street subject to the following requirements:

1. A full size 6x8 carrying timber is to be used in the basement.
2. Upright member of box sill is to be doubled where it runs parallel to the floor joists.
3. It is understood there is to be no basement and that frost wall will extend four feet below grade or to ledge. This is to be a straight 10" wall as per plan.
4. No framing of outside porches shown. Outside platforms are required to be framed with 4x6 outline sill all one piece in cross section with 2x6 floor timbers 16 inches on center notched over 2x3 nailing strips.

Very truly yours,

Earle Smith
Plan Examiner I

ESS/h



Boundary markings are based on survey by Carl Emory and survey plan is available.

Applicant takes full responsibility for accuracy of lot boundary markings.



**R3 RESIDENCE ZONE
APPLICATION FOR PERMIT**

Class of Building or Type of Structure Third Class
Portland, Maine, March 7, 1969

PERMIT ISSUED
149
1969
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 Lot 60 Dorothy Street Within Fire Limits? _____ Dist No. _____
 Owner's name and address Sam DiBiase Homes Inc. 473 East Bridge St. Westbrook Me. Telephone 797-2303
 Lessee's name and address _____ Telephone: _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 9
 Proposed use of building Dwelling & 1-car garage No. families 1
 Last use _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 12,000 Fee \$ 24.00

General Description of New Work

To construct 1-story frame dwelling 34' x 24' with attached 1-car garage 16' x 24'.

The inside of the garage wall be covered where required by law with 5/8" sheetrock. Solid core door 1 3/4" thick-self-closing.

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? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 Height average grade to top of plate 10' Height average grade to highest point of roof 15'
 Size, front 16' depth 24' No. stories 1 solid or filled land? solid earth or rock? ledge
 Material of foundation rust wall to ledge thickness, top 10" bottom 10" cellar _____
 Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Uni Label.
 No. of chimneys ± Material of chimneys brick of lining _____ Kind of heat electric fuel _____
 Framing Lumber—Kind spruce Dressed or mill size? dressed Corner posts 4x6 Sills 2x8 box
 Site Girder 6x8 fir Columns under girders lally Size 3 1/2" Max. on centers 8'6"
 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-conc-gar, 2nd truss-ceiling timb., 3rd _____, roof truss-see plan
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof for-both
 Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof _____

If a Garage

No. cars now accommodated on same lot 0 to be accommodated 1 number commercial cars to be accommodated no
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? none

APPROVED:
Zoning Dept. 7/10/69
O.K. P.S.S. 3/7/69

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

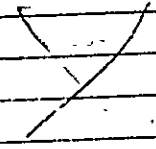
Sam DiBiase Homes Inc.

by: Sam DiBiase

NOTES

3-28-69 Form 50.4. as
 to 3750 location
 all on blower ledge
 crawl space *FD*
 4-18-69 OK to
 Mass in *FD*
 9-19-69 To fix door
 closer + garage fire
 door + shield vent
 garage to under house *FD*

9-22-69 Completed *FD*



Permit No. 69/198
 Location 2160 South St
 Owner S. Paul Howard
 Date of permit 3/7/69
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 9/23/69
 Staking Out Notice
 Form Check Notice

Elec Heat.

Plumber
 Sent to Health Dept.
 Rec'd from Health Dept. 9/23/69