





A.P.- 247 Allen Ave.

May 6, 1968

George E. Christy  
Box 132  
North Windham

cc to: Joseph N. Villacci  
310 Gray Road  
Falmouth, Maine

Dear Mr. Christy:

Permit to change use of building at the above location from 2-family dwelling to 4-family apartment building with alterations as per plans is being issued subject to the following:

Toilets are to be vented as required by the Plumbing Inspector of the City of Portland.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of  
Building & Inspection Services

AAS:m

EB  
me  
my



#15-pd 3/21/68  
Granted 4/11/68  
68/22

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Joseph N. Villacci, owner of property at 245-251 Allen Ave.  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
hereby respectfully petitions the Board of Appeals for a variance from the provisions of  
said Ordinance to permit: changing the use of dwelling from 2-families to 4-families  
with two apartments on the first floor and one each on the second and third floors.  
This permit is presently not issuable under the Zoning Ordinance because the property  
is located in an R-5 Residence Zone where the proposed use is not allowable under the  
provisions of Section 6-A of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds  
that the strict application of the provisions of the Ordinance would result in undue  
hardship in the development of property which is inconsistent with the intent and purpose  
of the Ordinance; that there are exceptional or unique circumstances relating to the  
property that do not generally apply to other property in the same zone or neighborhood,  
which have not arisen as a result of action of the applicant subsequent to the adoption  
of this Ordinance whether in violation of the provisions of the Ordinance or not; that  
property in the same zone or neighborhood will not be adversely affected by the granting  
of the variance; and that the granting of the variance will not be contrary to the intent  
and purpose of the Ordinance.

Joseph N. Villacci  
APPELLANT

DECISION

After public hearing held April 11, 1968, the Board of Appeals finds that  
all of the above conditions do exist with respect to this property and that a  
variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance  
should be granted in this case.

William B. Whitfield  
Harry M. Sawyer  
Joseph N. Villacci  
BOARD OF APPEALS

245-251 Allen Ave.

March 15, 1968

Joseph N. Villacci  
310 Gray Road  
Falmouth, Maine

cc to: George E. Christy  
Box 15, North Windham  
cc to: Corporation Counsel

Dear Mr. Villacci:

Building permit and certificate of occupancy for changing use of dwelling at the named location from 2-families to 4-families, with two apartments on the first floor and one each on the second and third floors, are not issuable under the Zoning Ordinance because the property is located in an R-5 Residence Zone where the proposed use is not allowable under the provisions of Section 6-A of the ordinance.

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 \$15.00 shall be paid at this office at the time the appeal is filed.

Before the time of the public hearing on the appeal, it is necessary that you furnish a plot plan showing parking for at least four vehicles.

Very truly yours,

A. Allan Soule  
Acting Building Inspector

AAS:m

**Mark Stimson**



OFFICE: 813 WASHINGTON AVE., PORTLAND, ME. 04103

PHONE 774-6141 - RESIDENCE PHONE 781-4652

March 23, 1968

Portland Zoning Board  
City Hall  
389 Congress Street  
Portland, Maine

Dear Sirs:

This is to inform you that we do not wish to contest the zoning variance applied for at 254 Allen Avenue, Portland, Maine. We understand this zoning variance will allow the contractor, George Christy, to make the present two(2) family into four(4) small apartments.

We are aware that our presence will be welcome at a Public hearing April 11, 1968 at 4 PM, City Hall, regarding this matter.

NAME

ADDRESS

Charles G Cobb	254 Allen Ave
Elizabeth A Woods	24 Allen Ave
Frances C. Bards	260 Allen Ave.
Lieutenant A. Merrill	255 Allen Ave.
Elizabeth S. Dore	267 Allen Ave.
Jerry N. Horing	246 Allen Ave.

DATE: April 11, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Joseph Villacci

AT 245-251 Allen Ave.

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

BOARD OF APPEALS

	YES	VOTE		NO
Franklin G. Henekiey- William B. Kirkpatrick	(x)			( )
Ralph L. Young	(x)			( )
Harry M. Schwartz	(x)			( )

Record of Hearing



4/11/8

38

Appal  
245-251 Allen ave

Allen ave  
203-297 ✓  
174-292 ✓

Pennell ave  
1-25 ✓  
2-28 ✓

Short St ✓  
Entire

Maplewood St  
37-53 ✓  
40-54 ✓

White Birch Lane ✓  
Entire

Knight St  
Entire

Meadow Lane  
owna mental copy

- ✓ Allen ave.
- ✓ Pennell ave
- ✓ Short St
- ✓ Maplewood St
- ✓ White Birch Lane
- ✓ Knight St.

Appeal 245-251 Allen Avenue 3/18/68

Page I

203-297 Allen Avenue

33

- 201-207 Curtis W. Fickett, Etals - 205 Allen Avenue ✓  
209-213 Julius O. Karsol - 211 Allen Avenue ✓  
215 (Dup) ✓  
217-225 Josephine Karsol - 221 Allen Avenue ✓  
227-231 Chester E. & Mary St. Davis - 235 Allen Ave ✓  
233-239 Joseph Montefusco - 1041 Washington Ave ✓  
241-243 Franklyn Fish & Elizabeth Woods - 247 Allen Ave ✓  
245-251 Joseph V. & Anna D. Villacci - 310 Gray Road, Falmouth ✓  
253-255 Albert H. Merrill - 255 Allen Avenue ✓  
257-263 Charles A. Cobb - 257 Allen Avenue ✓  
265-267 Herbert A. & Elizabeth O. Day - 267 Allen Ave ✓  
269-273 Virginia H. Douglas - 8 White Birch Lane ✓  
277-281 Walter A. & Mary R. Pettengill - 2 Knight Street ✓  
283-287 Christian George Nielsen - 285 Allen Ave ✓  
295 Flora A. Cook - 295 Allen Avenue ✓

174-292 Allen Avenue

- 174-210 Samuel Clark, Jr. - Exempt - NONE -  
Home for Aged Couples, Inc.)  
212-240 Henry M. & B. Lanke B. Moring - 246 Allen Ave ✓  
242-248 (Dup) ✓  
250-254 (Dup) ✓  
256-260 Frances C. Baade - 260 Allen Ave ✓  
262-264 (Dup) ✓  
270-272 Harold E. Furlong - 7 Pennell Ave ✓  
276-278 James J. & Michelina S. Maietta - 278 Allen Ave ✓  
280-282 Joseph Caminita, Deas - 43 E. Elmwood Street ✓  
284-286 Leo A. & Barbara M. Tibbetts - 33 Hicks Street ✓  
288-292 (Dup.) Tibbetts

1-25 Pennell Avenue

- 3-9 (Dup.) (Furlong)  
11 (Dup) ✓  
13-15 Wallace G. & Jeanne & Janette C. Moore P/W/P - 19 Pennell Ave ✓  
17-19 ✓  
21-25 Charles R. & Georgiana M. Young - 23 Pennell Ave ✓

2-28 Pennell Avenue

- 4-8 (Dup) (Baade)

Appraisal 245-51 Allen Avenue  
Page II  
2-28 Pennell Ave (Contd)

10-12 Stephen W. Sawyer - 20 Pennell Avenue ✓  
14-16 (Dup) " " " " ✓  
20 (Dup) " " " " ✓  
22-24 (Dup) Moving " " " " ✓  
28-30 Edward G. ? Elizabeth C. Liberty - 28 Pennell Ave ✓

Short Street (Entire)

344-E-26 (Dup.) (young) " " " " ✓  
344-E-27-28 J. Betty Christ - Short Street ✓

344-E-20 Fred Samuel Houston - <sup>by 29-33 Pennell Ave.</sup> 35 Pennell Avenue ✓  
344-E-22 Robert F. Bodin - Short Street ✓

37-53 Maplewood Street

~~44-3~~ Frank & Irene M. Bridges - 41 Maplewood St ✓  
45-47 Dorothea C. Blanchard - (10 Knight Street) Dup ✓  
49-53 Dorothea C. Blanchard } - 10 Knight Street ✓  
+ Eva S. Pridie

41-54 Maplewood Street

40 Robert H. & Maipue S. Johnson - 40 Maplewood Street ✓  
46-48 George H. MacDonald - 46 Maplewood Street ✓  
50-52 Beatrice H. & Herbert H. Coil - 52 Maplewood Street ✓  
R. 50-52 (Herbert H. Coil) - (52 Maplewood Street) - Dup.

White Birch Lane (Entire)

1-11 Adolbert H. Merrill - (Dup) <sup>by 17-23 Knight Street</sup> ✓

2-10 (Dup) Douglass " " " " ✓  
12 (Dup) " " " " ✓

Knight Street (Entire)

1-11 (Dup) Douglass " " " " ✓  
13-17 (Dup) " " " " ✓  
19-23 (Dup) Merrill " " " " ✓

2-6 (Walter and Mary R. Pattengill) - (Dup.) None ✓  
8-12 (Blanchard) (Dup) " " " " ✓  
437-A-37 (Dup.) Douglass " " " " ✓  
437-A-38 (Dup.) " " " " ✓

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 1, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, April 11, 1968 at 4:00 p.m. to hear the appeal of Joseph N. Villacci requesting an exception to the Zoning Ordinance to permit changing the use of the 2-family dwelling at 245-251 Allen Avenue to a 4-family apartment house.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residence Zone where the proposed use is not allowable under the provisions of Section 6-A of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

n

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 1, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, April 11, 1968 at 4:00 p.m. to hear the appeal of Joseph N. Villacci requesting an exception to the Zoning Ordinance to permit changing the use of the 2-family dwelling at 245-251 Allen Avenue to a 4-family apartment house.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residence Zone where the proposed use is not allowable under the provisions of Section 6-A of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

n

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 1, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, April 11, 1968 at 4:00 p.m. to hear the appeal of Joseph N. Villacci requesting an exception to the Zoning Ordinance to permit changing the use of the 2-family dwelling at 245-251 Allen Avenue to a 4-family apartment house.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residence Zone where the proposed use is not allowable under the provisions of Section 6-A of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

April 1, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, April 11, 1968 at 4:00 p.m. to hear the appeal of Joseph N. Villacci requesting an exception to the Zoning Ordinance to permit changing the use of the 2-family dwelling at 245-251 Allen Avenue to a 4-family apartment house.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residence Zone where the proposed use is not allowable under the provisions of Section 6-A of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance; whether in violation of the provisions of the Ordinance or this Ordinance, in the same zone or neighborhood will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to **George E. Chisty**  
**Box 132, North Windham Maine**

LOCATION #247 Allen Ave.

Date of Issue **January 29, 1969**

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. **68/393**, 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

**Entire**

Limiting Conditions:

APPROVED OCCUPANCY

**Four family apartment building.**

This certificate supersedes certificate issued

Approved:

(Date)

*Carl Smith*  
Inspector

*[Signature]*  
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.





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2  
Portland, Maine, September 17, 1968

**PERMIT ISSUED**  
SEP 17 1968  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. \_\_\_\_\_ pertaining to the building or structure comprised in the original application 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 247 Allen Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Joseph V. Villacci, 310 Gray Rd., Falmouth Telephone \_\_\_\_\_  
Lessee's name and address George C. Christy, Box 132, North Windham Telephone \_\_\_\_\_  
Contractor's name and address Christy Plans filed no. \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Architect \_\_\_\_\_ No. families 4  
Proposed use of building Dwelling No. families 4  
Last use \_\_\_\_\_ Additional fee 2.00  
Increased cost of work 300.

### Description of Proposed Work

To construct 2nd story over 1-story addition rear of dwelling

### Details of New Work Christy

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 \_\_\_\_\_ of lining \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Corner posts \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: \_\_\_\_\_

Signature of Owner George C. Christy  
Approved: [Signature] Inspector of Buildings

ACTION COPY



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, August 7, 1968

PERMIT ISSUED

AUG 13 1968

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 68/293 pertaining to the building or structure comprised in the original application 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 247 Allen Ave. Within Fire Limits?  Dist. No.         

Owner's name and address Joseph V. Villacci, 310 Gray Road Falmouth Maine Telephone         

Lessee's name and address George C Christy, Box 132 North Windham Maine Telephone 892-6877

Contractor's name and address owner Telephone         

Architect          Plans filed  No. of sheets 2

Proposed use of building Apartment Building No. families 4

Last use Dwelling No. families 2

Increased cost of work 1000.00 Additional fee 1.00

## Description of Proposed Work

To construct 1-story frame addition 12' x 13' on rear of dwelling (first floor).

## Details of New Work

Is any plumbing involved in this work?  no Is any electrical work involved in this work?  yes permit to George E. Christy

Height average grade to top of plate 9' Height average grade to highest point of roof 12'

Size, front 13' depth 12' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top          bottom         

Material of underpinning concrete blocks with poured concrete 6x10 Height          Thickness         

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

No. of chimneys          Material of chimneys          of lining         

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x6 Sills 2x8 box Girt or ledger board?          Size         

Girders          Columns under girders          Size         

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         , 3rd          roof 2x6

On centers: 1st floor 16", 2nd         , 3rd          roof 16"

Maximum span: 1st floor 12', 2nd         , 3rd          roof 8'

Approved: J.K. - 8/13/68 - all

Signature of Owner George E. Christy

Approved: [Signature] Inspector of Buildings

A.P.- 247 Allen Ave.

May 6, 1968

George E. Christy  
Box 132  
North Windham

cc to: Joseph N. Villacci  
310 Gray Road  
Falmouth, Maine

Dear Mr. Christy:

Permit to change use of building at the above location  
from 2-family dwelling to 4-family apartment building with altera-  
tions as per plans is being issued subject to the following:

Toilets are to be vented as required by the Plumbing  
Inspector of the City of Portland.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of  
Building & Inspection Services

AAS:m

245-251 Allen Ave.

March 15, 1968

Joseph H. Villacci  
310 Gray Road  
Falmouth, Maine

cc to: George E. Christy  
Box 132, North Windham  
cc to: Corporation Counsel

Dear Mr. Villacci:

Building permit and certificate of occupancy for changing use of dwelling at the named location from 2-families to 4-families, with two apartments on the first floor and one each on the second and third floors, are not issuable under the Zoning Ordinance because the property is located in an R-5 Residence Zone where the proposed use is not allowable under the provisions of Section 6-A of the ordinance.

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 \$15.00 shall be paid at this office at the time the appeal is filed.

Before the time of the public hearing on the appeal, it is necessary that you furnish a plot plan showing parking for at least four vehicles.

Very truly yours,

A. Allan Soule  
Acting Building Inspector

AAS:m

247 Allen Ave.

March 11, 1968

George E. Christy  
Box 132  
North Windham, Maine

cc to: Joseph Villacci  
310 Gray Road, Falmouth, Maine

Dear Mr. Christy:

In checking your application to change use of building from 2-family dwelling to 4-family apartment building with alterations at the above named location we find that we are unable to continue processing your permit until further information is provided as follows:

1. We will need a new set of neat floor plans drawn with straight lines so that they can be easily readable with new work (such as new partitions) shown and each room shall be labelled as shown on the original plans filed with the application. Plans may be scaled or sizes shown for each room.
2. We will need a new plot plan showing the building and parking for at least 4 cars.
3. An inspection of this building will need to be made by this department before any appeal date is set.

Very truly yours,

A. Allan Soule  
Acting Building Inspector

AAS:m

247 Allen Ave. -

3/11/68 -

Allen

Change of use

2-family to 4-family apartment house

RS

CHECK AGAINST ZONING ORDINANCE

✓ Date - House before 6/15/5 -

✓ Zone Location - RS

✓ Interior or corner lot -

40 ft setback area? (Section 21)

→ Use - 4-family - appeal

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

✓ Lot Area - 21,692 sq'

Building Area -

✓ Area per Family - Reg. 10,000 sq' - Have 21,692 sq'

Width of Lot -

Lot Frontage -

✓ Off-street Parking - 0.4



R5 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 8 1968

PERMIT ISSUED 393
MAY 6 1968
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 247 Allen Ave. Within Fire Limits? Dist. No.
Owner's name and address Joseph V Villacchi, 310 Gray Road Falmouth Maine Telephone
Prospective owner George E Christy, Box 132 North Windham Maine Telephone 892-6877
Lessee's name and address
Contractor's name and address Omer Telephone
Architect Specifications Plans Yes No. of sheets 3
Proposed use of building Apartment Building No. families 4
Last use Dwelling No. families 2
Material frame No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 3500.00 Fee \$ 8.00
fee paid 5-3-68

General Description of New Work

TO CHANGE USE OF BUILDING FROM 2-FAMILY DWELLING TO 4- FAMILY APARTMENT BUILDING WITH ALTERATIONS, AS PER PLANS TO BE SUBMITTED.

This application is preliminary to get started the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal sustained 4/11/68

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 George E. Christy.

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 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
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
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" G. C. Bridging in every 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:

C.W.-5/6/68 - add w/letter

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

George E Christy

Signature of owner by George E. Christy

CS 301

INSPECTION COPY

Signature of owner by

7M

247 Allen Ave.

March 11, 1968

George E. Christy  
Box 132  
North Windham, Maine

cc to: Joseph Villacci  
310 Gray Road, Falmouth, Maine

Dear Mr. Christy:

In checking your application to change use of building from 2-family dwelling to 4-family apartment building with alterations at the above named location we find that we are unable to continue processing your permit until further information is provided as follows:

1. We will need a new set of neat floor plans drawn with straight lines so that they can be easily readable with new work (such as new partitions) shown and each room shall be labelled as shown on the original plans filed with the application. Plans may be scaled or sizes shown for each room.
2. We will need a new plot plan showing the building and parking for at least 4 cars.
3. An inspection of this building will need to be made by this department before any appeal date is set.

Very truly yours,

A. Allan Soule  
Acting Building Inspector

AAS:R



Memorandum from Department of Building Inspection, Portland, Maine  
247 Allen Avenue - Permit to cover installation of oil burning equipment for Jennie I. Mount-  
fort by A. E. Moody, installer - 1/27/44

To Owner of Appliance and Installer:

This permit to install oil burning equipment does not include the right to use the building for any other use but a dwelling house. I do not know whether Jennie I. Mountfort is the tenant in the building and owner of the proposed oil burner or is a new owner.

On October 2, 1943, I wrote to Freeland A. Knight, former owner, advising him that the building had been used illegally under the Zoning Law and Building Law as a lodging house or apartment house; and warning him, the house then being vacant, that it was not again to be used for anything but a dwelling house. If Jennie I. Mountfort is a new owner of the building or if she is a tenant, it would be well for her to understand the contents of this letter in event she may have in mind using the building for anything but a dwelling house. If she will communicate with the office, a copy of the letter will be sent to her.

(Signed) Warren McDonald  
Inspector of Buildings

Form 3821  
Rev. 1-4-30

## RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1

(Signature or name of addressee)

(Postmaster's and Insurer's use—Agent should enter addressee's name on (the RPT) check)

Place of delivery

194

U. S. POSTAL SERVICE 19-12611

(RC) GENERAL RESIDENCE ZONE - C  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-4310P



INSPECTION COPY

COMPLAINT

Date received October 1, 1949

Location 245-247 Allen Avenue Use of Building \_\_\_\_\_  
Owner's name and address Travland A. Knight, 247 Allen Avenue Telephone \_\_\_\_\_  
Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Complainant's name and address MoD Telephone \_\_\_\_\_

Description: Two family dwelling converted to guest house, lodging house or apartment house since 1926 (occupant for last three years Millard F. & Clare F. Rollins who used it as above)

Vertical lines for notes or inspection details.

INSPECTION NOT COMPLETED

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES  
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location ALLEN-AVE-245-251 Date investigation commenced 11-15-43
2. References: Complaints C-43-108 Appl. BP \_\_\_\_\_ Inq. \_\_\_\_\_
3. Present Owner and Address KNIGHT-FREELAND-A 245-251 ALLEN-AVE.
4. Present Lessee and Address \_\_\_\_\_
5. Building Permit Record: Last Permit 39/766 5/23/38- P.P.F

Assessors' Record

6. Survey 1924: Owner BISBEE ANNA-A :No. tenants \_\_\_\_\_  
No. rooms 12 ; Class of Use TWO FAMILY
7. Assessors' change record since 1924 \_\_\_\_\_
8. Change of Owners, 1924 to date ANNA K. BISBEE - 1931 FREELAND A. KNIGHT

9. City Directory Record

ALMON S. BISBEE	1926	Mrs EMMA KNIGHT	1936	FREELAND A. KNIGHT	WILLIAM E AMLAW
ALMON S. BISBEE	1927	CHARLES W. ZIMBLEY	1937	KNIGHT-FREELAND-A	MILLARD F. ROLLINS
NO ONE LISTED IN DIRECTORY	1928	ON THIS DATE	1938	Freeland A. Knight	EVERETT O. LITTLE
REV. ALMON S. BISBEE	1929	HARLEN L. EMERY	1939	FREELAND A. KNIGHT	EVERETT O. LITTLE
REV. ALMON S. BISBEE	1930	EMERY MERRITHEW	1940	FREELAND A. KNIGHT	
REV. ALMON BISBEE	1931	CHARLES H. SCOTT	1941	FREELAND A. KNIGHT	
1932	REV. ALMON BISBEE	1942	MILLARD F. ROLLINS		
1933	REV. ALMON BISBEE	1943	MILLARD F. ROLLINS		
247 ALLEN AVE	1934	GEORGE J. DUNCAN	1944	(247) Vacant (Miss Emma M. Knight)	
247 ALLEN AVE	1935	WILLIAM E. AMLAW	1945		

10. Miscellaneous

Conclusions and Action





GENERAL RESIDENCE ZONE

Permit No. **0537**

# APPLICATION FOR PERMIT

APR 27 1935

Class of Building or Type of Structure Third Class  
Portland, Maine, April 25, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install 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 247 Allen Avenue Ward 9 Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address F. A. Knight, 247 Allen Avenue Telephone \_\_\_\_\_  
 Contractor's name and address L. J. Dobson, North Yarmouth Telephone no  
 Architect's name and address \_\_\_\_\_ No. families \_\_\_\_\_  
 Proposed use of building 2 car garage  
 Other buildings on same lot 2 family dwelling house No. of sheets 1  
 Plans filed as part of this application? yes Fee \$ .50  
 Estimated cost \$ 100.

### Description of Present Building to be Altered

Material wood No. stories 1 Heat no Style of roof hip Roofing wood  
 Last use 1 car garage No. families \_\_\_\_\_

### General Description of New Work

To enlarge existing building from 14' x 18' to 18' x 18'  
 (addition on one side of building)  
 To cover entire roof with asphalt shingles

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF THE name of \_\_\_\_\_  
SPECIALLY BY AND IN THE name of \_\_\_\_\_  
PERMIT 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 \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate 10'  
 To be erected on solid or filled land? solid Height average grade to highest point of roof 12'  
 Material of foundation concrete earth or rock? earth  
 Material of underpinning \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Kind of Roof hip Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 No. of chimneys no Rise per foot 8" Roof covering asphalt shingles Class C Dist. 1ab  
 Kind of heat no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Corner posts 4x4 Sills 4x6 Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Stairs (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 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
 Or centers: 1st floor 18", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor 4', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot 1, to be accommodated 2  
 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 F. A. Knight  
L. J. Dobson

INSPECTION COPY

Oliver T. Sander  
CHIEF OF FIRE DEPT.

41925



Permit No. 0323

# APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building 14 1932

Portland, Maine, April 14, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.  
The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 247 Allen Avenue Ward 9 Within fire limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Freeland A. Knight, Telephone \_\_\_\_\_  
Contractor's name and address Brown & Berry, Inc. 22 Monument Sq. Telephone F 4695  
Use of building dwelling house  
No. stories 2 1/2 Height \_\_\_\_\_ ft., Gross area \_\_\_\_\_ sq. ft., Style of roof hip  
Type of present roof covering wood

### General Description of New Work

To Repair after Fire to former condition.  
(Sparks from chimneys - roof in bad condition and will be covered with asphalt when owner returned from Florida)  
Wood shingles - NOT MORE THAN 10% OF AREA OF ROOF

NOTIFICATION BEFORE ENTRY  
BY CONTRACTOR IS WANTED  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT

### If Roof Covering is to be Repaired or Renewed

When last repaired? \_\_\_\_\_, Area then repaired \_\_\_\_\_ sq. ft.  
Are repairs or renewal due to damage by fire? yes If so, what area damaged? \_\_\_\_\_ sq. ft.  
Area of roof to be repaired now? repair - NOT MORE THAN 10% OF AREA OF ROOF sq. ft.  
Type of roofing to be used wood shingles No. plies \_\_\_\_\_  
Trade name and grade of roof covering to be used \_\_\_\_\_  
Estimated cost \$ 400. Fee \$ .75

Freeland A. Knight  
By Brown & Berry, Inc.

Signature of owner

By Edward C. Berry 153A

INSPECTION COPY

Ward 9 Permit No. 32/371

Location 347 Allen Ave

Owner Greeland G. Knight

Date of permit 4/14/32.

Notifi. closing-in 4/25/32-10.25AM

Inspn. closing-in

Final Notifi. 9/22/32

Final Inspn. 7mm

Cert. of Occupancy issued

NOTES

4/16/32. Work started etc.



Remove portion of dormer roof  
will repair area space roof by  
renewing in raft. Sheathed  
with A-C siding 19x2  
34 1/2 x 19 x 2 = 66.3 sq ft

Video B+H  
14/17 x 12 - (7.9 x 8.5) = 41.2 sq ft  
11 x 2 = 59.2 sq ft

New part 1647

Area covered by work  
shingles

$15.4 \times 17 = 162.9 \text{ sq ft.}$

$6.75 \times 17 = 115 \text{ sq ft.}$

$\frac{1647}{10} = 164.7 \text{ allowed}$

4/30/32: Mr. Barry will check  
over if correct shingles and  
call the office. Also

9/20/32 - The man  
making estimate  
was in error. Length  
will be 12 ft. and  
dormer 10 ft.  
area 10 x 10 = 100 sq ft.







Location, Ownership and detail must be correct, complete and legible.  
 Separate application required for every building.  
 Plans must be filed with this application.

# Application for Permit for Alterations, etc.

Portland, 2-25- 1915

To the  
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—  
 Location, 247 Allen Ave Ward, 9 In fire-limits? No  
 Name of Owner or Lessee, Asa A. Birba Address, 5 Knight St.  
 " " Contractor, Owner by day " " " " " " " " " " " "

**Descrip- " " Architect,** \_\_\_\_\_  
**tion of** Material of Building is Wood Style of Roof, \_\_\_\_\_ Material of Roofing, \_\_\_\_\_  
 Size of Building is \_\_\_\_\_ feet long; \_\_\_\_\_ feet wide. No. of Stories, \_\_\_\_\_  
**Present** Cellar Wall is constructed of \_\_\_\_\_ is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.  
**Bldg.** Underpinning is \_\_\_\_\_ is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.  
 Height of Building, \_\_\_\_\_ Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th,  
 What was Building last used for? \_\_\_\_\_ No. of Families? \_\_\_\_\_  
 Building to be occupied for \_\_\_\_\_ Estimated Cost, \$ 2000

### DETAIL OF PROPOSED WORK

To rebuild after fire with 2x8 Posts 4x6 Timbers  
2x8. To use as much of old timbers as  
possible  
2- 28x24 — 14x26

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? \_\_\_\_\_; No. of feet wide? \_\_\_\_\_; No. of feet high above sidewalk? \_\_\_\_\_  
 No. of Stories high? \_\_\_\_\_; Style of Roof? \_\_\_\_\_; Material of Roofing? \_\_\_\_\_  
 Of what material will the Extension be built? \_\_\_\_\_ Foundation? \_\_\_\_\_  
 If of Brick, what will be the thickness of External Walls? \_\_\_\_\_ inches; and Party Walls \_\_\_\_\_ inches.  
 How will the Extension be occupied? \_\_\_\_\_ How connected with Main Building? \_\_\_\_\_

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? \_\_\_\_\_ Proposed Foundations? \_\_\_\_\_  
 No. of feet high from level of ground to highest part of Roof to be? \_\_\_\_\_ Party Walls \_\_\_\_\_  
 How many feet will the External Walls be increased in height? \_\_\_\_\_

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? \_\_\_\_\_ in \_\_\_\_\_ Story.  
 Size of the opening? \_\_\_\_\_ How protected? \_\_\_\_\_  
 How will the remaining portion of the wall be supported? \_\_\_\_\_

Signature of Owner or  
 Authorized Representative

Asa A. Birba  
5 Knight St

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Thursday, Apr. 25, 1985 115250

dam  
There will  
be about  
60' back  
of the existing  
aldg if this  
is accomplished

31	26	27	28	29	30	31
24	25	26	27	28	29	30
17	18	19	20	21	22	23
10	11	12	13	14	15	16
3	4	5	6	7	8	9
S	M	T	W	T	F	S
1	2	3	4	5	6	7
M	A	Y	1	9	8	5

Thursday 25



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

247 Allen Avenue

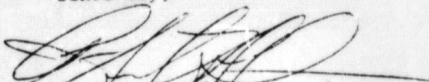
March 20, 1986

TO WHOM IT MAY CONCERN:

Dan Anderson, owner of the property at 247 Allen Avenue, wishes to convey 2,500 square feet at the rear of his lot. There are presently four apartment units at this location. Based on current zoning requirements, four units require a minimum lot size of 15,000 square feet for a multiplex building in the R-5 Residence Zone.

The City would have no objection to the sale of a portion of this parcel provided that a rear yard setback of 20 feet in depth is reserved for the existing building at the front of the lot.

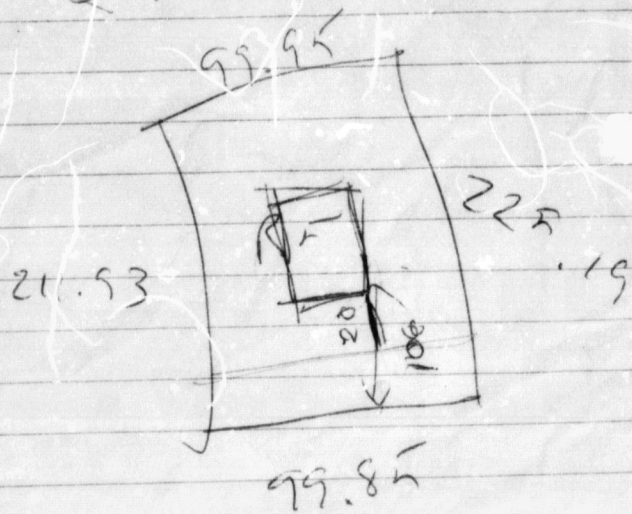
Sincerely,



P. Samuel Hoffses  
Chief, Inspection Services

cc: Dan Anderson, 630 Congress Street, Portland  
Hugh Irving, Code Enforcement Officer  
Warren J. Turner, Zoning Specialist

947 Allen Ave



21,089 $\phi$
21,693 $\phi$

#15-92 3/21/68  
Granted 4/11/68  
68/22

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Joseph N. Villacci, owner of property at 245-751 Allen Ave.  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,  
hereby respectfully petitions the Board of Appeals for a variance from the provisions of  
said Ordinance to permit: changing the use of dwelling from 2-families to 4-families  
with two apartments on the first floor and one each on the second and third floors.  
This permit is presently not issuable under the Zoning Ordinance because the property  
is located in an R-5 Residence Zone where the proposed use is not allowable under the  
provisions of Section 6-A of the Ordinance.

LEGAL BASIS OF AP. Such variance may be granted only if the Board of Appeals finds  
that the strict application of the provisions of the Ordinance would result in undue  
hardship in the development of property which is inconsistent with the intent and purpose  
of the Ordinance; that there are exceptional or unique circumstances relating to the  
property that do not generally apply to other property in the same zone or neighborhood,  
which have not arisen as a result of action of the applicant subsequent to the adoption  
of this Ordinance whether in violation of the provisions of the Ordinance or not; that  
property in the same zone or neighborhood will not be adversely affected by the granting  
of the variance; and that the granting of the variance will not be contrary to the intent  
and purpose of the Ordinance.

Joseph N. Villacci  
APPELLANT

DECISION

After public hearing held April 11, 1968, the Board of Appeals finds that  
all of the above conditions do exist with respect to this property and that a  
variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance  
should be granted in this case.

William A. Mulholland  
Henry W. Roberts  
John J. King  
BOARD OF APPEALS



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

C  
BB  
BSL  
M.F.

NOTICE OF HOUSING CONDITIONS

DU: 4  
CHART-BLOCK-LOT - 343-D-15  
LOCATION: 245-251 Allen Ave.

DISTRICT: 9  
ISSUED: October 24, 1989  
EXPIRES: December 24, 1989

Andrew R. Berube  
1363 Congress St.  
Portland, Maine 04102

Dear

You are hereby notified, as owner or agent, that an inspection was made of the premises at 245-251 Allen Avenue by Code Enforcement Officer Arthur Rowe. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 24, 1989. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director  
Planning & Urban Development

By: [Signature]  
F. Samuel Hoitses  
Chief of Inspection Services

[Signature]  
Arthur Rowe (9)  
Code Enforcement Officer

Attachments:

HOUSING INSPECTION REPORT

OWNER: Andrew R. Berube

LOCATION: 245-251 Allen Ave.

CODE ENFORCEMENT OFFICER: Arthur Rowe

343-D-15

HOUSING CONDITIONS DATED: October 24, 1989

EXPIRES: December 24, 1989

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",  
AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

Missing rails on side steps (left)

Missing rails on side steps (right)