

66-72 ABBY LANE

CHAWWELKER  
#320011

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION **#66-74, Abby Lane**

Issued to **Charles H. Hanson Company Inc.**  
**193 Allen Ave.**

Date of Issue **April 14, 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. **68/787**, 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**

APPROVED OCCUPANCY

**One family dwelling with  
attached two car garage.**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred: owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties Date July 30, 1968  
Location 66-74 Abby Lane Description Single family dwelling- with attached  
2-car garage  
Owner and Address Charles H Hanson Company Inc.-193 Allen Ave.  
Contractor and Address " "  
Actual Area of Lot 18,444 Sq. Ft. Zone R-1 Residence  
Area required by Zoning Ord. if sewer were available 10,600 sq'

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

  
Director of Building & Inspections

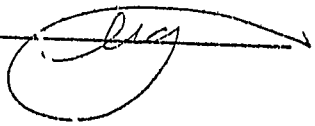
\*\*\*\*\*  
2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 3 minutes. On this basis area required by  
Zoning Ordinance is 2400 sq. feet.

Comments in event zoning appeal is filed: Beed 3x3x100



66-74 Abby Lane  
(cont) in (cont)  
2-story dwelling - rear garage

81761-

All

385-11

(R1)

CHECK AGAINST ZONING ORDINANCE

✓ Date - 1/22

✓ Zone Location - R1

✓ Interior or corner Lot -

✓ 40 ft setback area? (Section 21) NO

✓ Use - Dwelling

✓ Sewage Disposal - septic tank - city

✓ Rear Yards - 100' - Req. 25'

✓ Side Yards - 15'-27" - Req. 1'-1'

✓ Front Yards - 24' - Req. 25' to front wall overhang

✓ Projections - Overhang, chimney, porch, bulkhead

✓ Height -

✓ Lot Area - 18,762<sup>sq</sup>'

✓ Building Area - 3732<sup>sq</sup>' - Dwelling & garage 1372<sup>sq</sup>'

✓ Area per Family -

✓ Width of Lot -

✓ Lot Frontage -

✓ Off-street Parking -

745

NOTES

8/15/68 - Form inspection made 8/16/68. H

10/10/68 - Form returned to client. H

4/14/69 - Cert to be issued.

Permit No. 68/1987

Location 26-74-10-11-12

Owner John W. H. H. H.

Date of permit 8/12/68

Notif. closing-in

Insp. closing-in

Final Insp.

Final Inspn.

Cert of Occupancy issued 4/14/69

Staking Out-Notice

Form Check Notice

*P. P. B. Brown*

Sent to Health Dept  
Rec'd from Health Dept 4/14/69

Is cov.  
H. 1.



# APPLICATION FOR PERMIT

Class of Building or Type of Structure: Third Class

Portland, Maine, July 29 1968

PERMIT ISSUED 787

AUG 12 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 66-74 Abby Lane Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Charles H. Hanson Company Inc. 193 Allen Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owners Telephone 797-3335  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 5  
 Proposed use of building Dwelling & Garage No. families 1  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 16,000 Fee \$ 32.00

### General Description of New Work

To construct 2-story frame dwelling 24' x 32' enclosed open breezeway 10' x 11' with attached two car garage 22' x 22'.

The inside of the garage will be covered where required by law with rock, lath and plaster. 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  
 Connection to be made to public sewer? no If not, what is proposed for sewage? septic tank  
 Septic tank notice been sent? \_\_\_\_\_ Form notice sent? yes  
 Height average grade to top of plate 18' Height average grade to highest point of roof 24'  
 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 11" Thickness, top \_\_\_\_\_ bottom 1" cellar yes  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch Rise per foot 6" Roof covering asphalt glass and label  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f. & water/heating oil  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 4x6 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders 6x10 Size \_\_\_\_\_ Columns under girders lally Size 3 1/2" Max. on centers 7'  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bldg in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x10-2x8 2nd 2x10 3rd 2x10 ceiling 1x6 roof 2x8-2x8-gar  
 On centers: 1st floor 16" 2nd 16" 3rd 16" roof 16" 16"  
 Maximum span: 1st floor 12' 2nd 12' 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 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

APPROVED:

O.K. - 8/1/68 - Allen

### 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

Charles H. Hanson Company Inc.

INSPECTION COPY

Signature of owner

by: Charles H. Hanson

CITY OF PORTLAND, MAINE  
 Application for Permit to Install Wires

Permit No. 57247  
 Issued 10-9-68  
 Portland, Maine Oct 9, 1968

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 Ch. Hansen & Son Tel. ....  
 Contractor's Name and Address J.W. Cassidy Tel. ....  
 Location 68 Abby Lane Use of Building Home  
 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 23 Plugs 30 Light Circuits 5 Plug Circuits 3  
 FIXTURES: No. Light Switches 19 Fluor. or Strip Lighting (No. feet)       
 SERVICE: Pipe      Cable      Underground      No. of Wires 3 Size 100 amp.  
 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 1 Watts      Brand Feeds (Size and No.)       
 Elec. Heaters      Watts       
 Miscellaneous      Watts      Extra Cabinets or Panels     

Transformers      Air Conditioners (No. Units)      Signs (No. Units)       
 Will commence Oct 1 1968 Ready to cover in Oct 1968 Inspection Oct 1968  
 Amount of Fee \$     

Signed James W. Cassidy

DO NOT WRITE BELOW THIS LINE

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

CS 403

INSPECTED BY [Signature]  
 (OVER)

*Handwritten notes:*  
 23-28  
 1.50  
 1.50

*Handwritten note:*  
 with call.





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan. 21, 1969

PERMIT ISSUED 52

JAN 21 1969

WILLIAM B. ...

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 Lot 25 Abby Lane Use of Building 1 fam. No. Stories 1 New Building Existing Name and address of owner of appliance Charles Hanson, 193 Allen Ave. Installer's name and address Breggy Oil Co., 84 Congress St. Telephone

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 26" From top of smoke pipe 18" From front of appliance over 4" From sides or back of appliance over 4" Size of chimney flue 8x8 Other connections to same flue no 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?

IF OIL BURNER

Name and type of burner Federal gun type 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 cement Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 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

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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. E.S.S. 1/21/69

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

Breggy Oil Co.

Signature of Installer By: Thomas J. ...

CB 300

INSPECTION COPY

Mace

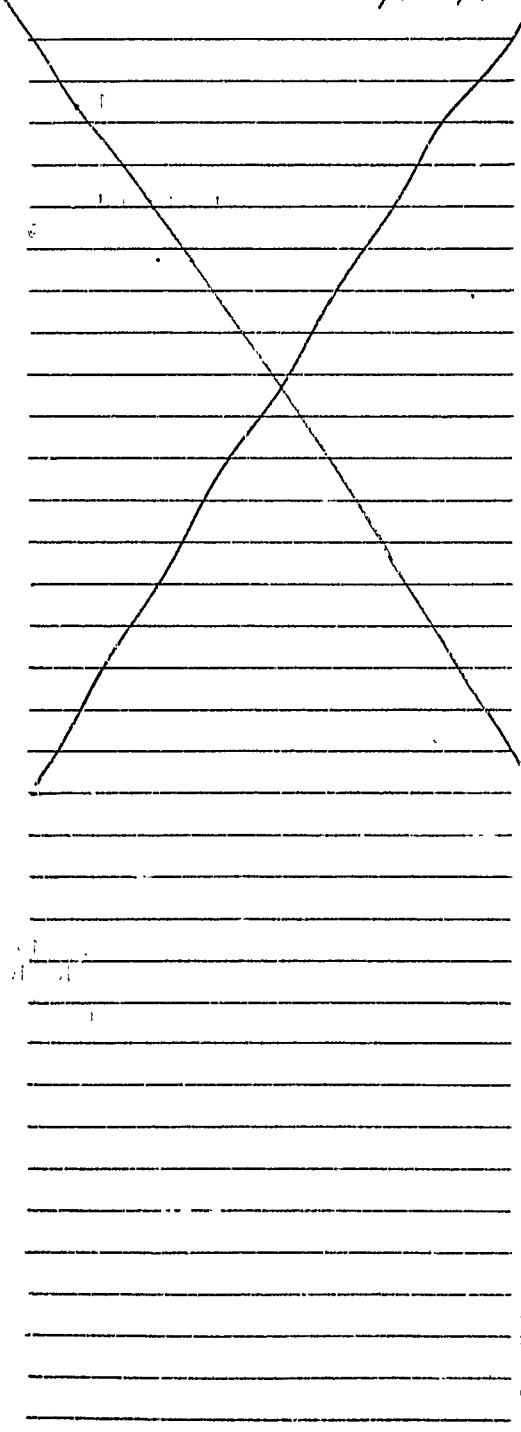


NOTES

12-20-73 FOUNDATION  
IN WITH OUT FORM INSP  
RER

1-7-74 WORK GOING  
ACORDING TO PLAN RER  
1-15-74 GAVE OK TO CLOSE  
IN SUBJECT TO ELCT INSP  
RER

3-12-74 WORK  
COMPELEAT ALL OK  
RER



Permit No. 73/1324  
Location 70 Alby Lane  
Owner I. D. Hughes  
Date of permit 11/20/73  
Notif. closing-in 11/5/74  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Staking Out Notice  
Form Check Notice

RER

AN RESIDENCE HOME IN REPAIR

PERMIT ISSUED



APPLICATION FOR PERMIT

01324

NOV 20 1973

CITY of PORTLAND

Class of Building or Type of Structure  
Portland, Maine, November 16, 1973

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 70 Abby Lane Within Fire Limits? Dist. No.  
Owner's name and address Joseph DiPietro, same Telephone  
Lessee's name and address Telephone  
Contractor's name and address A. L. Doria, 94 Spurwink Ave, Cape Elizabeth Telephone 799-4146  
Architect Specifications Plans No. of sheets  
Proposed use of building addition to dwelling No. families  
Last use No. families  
Material No. stories Heat Style of roof Roofing  
Other buildings on same lot Fee \$ 15.00  
Estimated cost \$ 5,000.00

General Description of New Work

To construct an 16' x 12' addition to existing dwelling plus a 22' x 12' x 10' sundeck per plan. Also to construct 20" x 16" brick chimney outside of addition with an 8x8 tile flue lining. an 8x15 steel "I" beam to be placed as shown on plan. Chimney for Franklin Stove. fuel to be wood.

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

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 91/2' Height average grade to highest point of roof  
Size, front 12' depth 16' No. stories 1 solid or filled land? earth or rock?  
Material of foundation conc 4' bel grade thickness, top 10" bottom 10" cellar shingle asphalt  
Kind of roof pitch Rise per foot 5/12 Roof covering FRANKLIN STOVE  
No. of chimneys 1 Material of chimneys br of lining tile Kind of heat wood fuel  
Framing Lumber-Kind SPF Dressed or full size? dr Corner posts 4x4 Sills 2x6  
Size Girder 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 2x10 2nd 3rd roof 2x8 2x10  
On centers: 1st floor 16 2nd 3rd roof 2x10 16  
Maximum span: 1st floor 18' 6" 2nd 3rd roof 12  
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 in a public street?  
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:  
11/19/73 Z. ...  
11/20/73 ... O. L. ...

CS 301

INSPECTION COPY

Signature of owner

by: CARMINE DIPIETRO Carmine DiPietro

11/19/93 MAF

MO. ABBY LANE  
18' REAR PROJECTION & SUNDECK 23' X 10'

CHECK LIST AGAINST ZONING ORDINANCE

- Date - EXISTING
- Zone Location - R-1
- Interior or corner lot -
- ~~40 ft. setback area (Section 21) -~~
- Use - ADDITION & SUNDECK
- Sewage Disposal - SEPTIC TANK
- Rear Yards - 84' - 25' MIN.
- Side Yards -
- Front Yards -
- Projections -
- Height - 1 STORY
- Lot Area - 18,425 sq ft
- Building Area - 1343 sq ft + 1564 sq ft = 3932 sq ft MAX.
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 1089  
 Issued .....  
 Portland, Maine 1/19/24 1924

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 ..... Joe A. Picard ..... Tel. ....  
 Contractor's Name and Address ..... A. H. Hume ..... Tel. ....  
 Location 20 E. Broadway ..... Use of Building .....  
 Number of Families ..... 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 ..... 2 Plugs 6 Light Circuits ..... Plug Circuits .....  
 FIXTURES: No. ..... Floor or Strip Lighting (No. of 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 ..... Brand Feeds (Size and No.) .....  
 Elec. Heaters ..... Watts .....  
 Miscellaneous ..... Watts ..... Extra Cabinets or Panels .....

Transformers ..... Air Conditioners (No. Units) ..... Signs (No. Units) .....  
 Will commence 1/17 1924 Ready to cover in 1/17 1924 Inspection 1/12 1924

Amount of Fee \$ ..... Signed Frank H. Hume

DO NOT WRITE BELOW THIS LINE

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

REMARKS: .....  
 INSPECTED BY Frank H. Hume (OVER)

**PERMIT TO INSTALL PLUMBING**

PERMIT NUMBER **18815**

Date Issued **Oct. 14, 1968**  
 Portland Plumbing Inspector  
 By **ERNOLD R. GOODWIN**

App. First Insp.  
 Date **Oct 14 68**  
 By **ERNOLD R. GOODWIN**

App. Final Insp.  
 Date **JAN 15 1969**  
 By **ERNOLD R. GOODWIN**

Type of Bldg.  
 Commercial  
 Residential  
 Single  
 Multi Family  
 New Construction  
 Remodeling

Address **Lot 25 Abby Lane**  
 Installation For: **1 fam.**  
 Owner of Bldg: **Charles Hansen**  
 Owner's Address: **103 Allen Ave.**  
 Plumber: **William Carr, 378 Gray Rd. Pal.** Date: **10-14-68**

NEW	REPL		NO.	FEE
		SINKS	1	2.00
1		LAVATORIES	2	4.00
2		TOILETS	2	4.00
2		BATH TUBS	1	.60
1		SHOWERS		
1		DRAINS FLOOR SURFACE	1	.60
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS	1	2.00
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
1		OTHER	1	.60
			<b>TOTAL</b>	<b>10.60</b>

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued: **7-11-78**  
 Portland Plumbing Inspector  
 By: **ERNOLD R. GOODWIN**

Address: **72 Abbey Lane** PERMIT NUMBER **1624**  
 Installation For: **one family**  
 Owner of Bldg.: **one family**  
 Owner's Address: **Joseph DiPietro**  
 Plumber: **same** Date: \_\_\_\_\_

App. First Insp.  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

App. Final Insp.  
 Date: **JUL 12 1978**

- Type of Bldg.  
 Commercial  
 Residential  
 Single  
 Multi Family  
 New Construction  
 Remodeling

NEW	REPAIR	DATE		
			SINKS	
			LAVATORIES	
			TOILETS	
			BATH TUBS	
			SHOWERS	
			DRAINS FLOOR SURFACE	
			HOT WATER TANKS	
			TANKLESS WATER HEATERS	
			GARBAGE DISPOSALS	
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEADERS	1 2.00
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER. base fee	3.00
			TOTAL	5.00

Building and Inspection Services Dept. Plumbing Inspection **5.00**

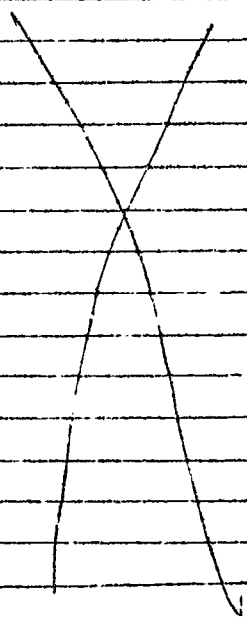


NOTES

Permit No. 81555  
Location 70 City Lane  
Owner Joseph M. DePetro  
Date of permit 5-4-80  
Approved

Aug 12, 1980  
Location OK. All completed  
except for completing  
the fence - this should  
be completed this wk;

Sept 9, 1980  
Completed.







APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION R-1 PORTLAND, MAINE, July 31, 1980

AUG 4 1980

00 585

CITY OF PORTLAND

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 70 Abby Lane 04103 Fire District #1 [ ] #2 [ ]
1. Owner's name and address Joseph A. DiPietro - same Telephone 797-3868
2. Lessee's name and address Telephone
3. Contractor's name and address Seal Best Inc. - P. O. Box 11 Gray, Me. Telephone 657-4544
4. Architect Specifications Plans No. of sheets
Proposed use of building inground pool No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 10,000 Fee \$ 46.00

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 773-3451
Dwelling Ext. 234

To install 20 x 40 inground swimming pool, plans on file in office.

Stamp of Special Conditions

Alterations
Demolitions
Change of Use
Other:

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

PERMIT IS TO BE ISSUED TO 1 [x] 2 [ ] 3 [ ] 4 [ ]

Other: .....

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" 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
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?

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: R-1 Mod. 8/3/80

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed? .....

Others: .....

Signature of Applicant Joseph A. DiPietro Phone # same

Type Name of above Joseph A. DiPietro 1 [x] 2 [ ] 3 [ ] 4 [ ]

Other and Address .....

FIELD INSPECTOR'S COPY



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Aug. 7, 1980, 19  
 Receipt and Permit number A51576

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 70 Abby Lane  
 OWNER'S NAME: Joe DiPietro ADDRESS: \_\_\_\_\_

FEES

**OUTLETS:**  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

**FIXTURES:** (number of)  
 Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

**SERVICES:**  
 Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes \_\_\_\_\_

**METERS:** (number of) \_\_\_\_\_

**MOTORS:** (number of)  
 Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

**RESIDENTIAL HEATING:**  
 Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) \_\_\_\_\_

**COMMERCIAL OR INDUSTRIAL HEATING:**  
 Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

**APPLIANCES:** (number of)

Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____

TOTAL \_\_\_\_\_

**MISCELLANEOUS:** (number of)

Branch Panels \_\_\_\_\_

Transformers \_\_\_\_\_

Air Conditioners Central Unit \_\_\_\_\_  
 Separate Units (windows) \_\_\_\_\_

Signs 20 sq. ft. and under \_\_\_\_\_  
 Over 20 sq. ft. \_\_\_\_\_

Swimming Pools Above Ground \_\_\_\_\_  
 In Ground  \_\_\_\_\_ 10.00

Fire/Burglar Alarms Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
 over 30 amps \_\_\_\_\_

Circus, Fairs, etc. \_\_\_\_\_

Alterations to wires \_\_\_\_\_

Repairs after fire \_\_\_\_\_

Emergency Lights, battery \_\_\_\_\_

Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE: 10.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... \_\_\_\_\_

TOTAL AMOUNT DUE: 10.00

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call

CONTRACTOR'S NAME: Mancini Elec.  
 ADDRESS: 179 Sheridan St.  
 TEL.: 774-5829

MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN

**PLUMBING APPLICATION**

Department of Human Services  
Division of Health Engineering  
(207) 289-2926

**PROPERTY ADDRESS:**  
Town Or Plantation: Portland  
Street: 70 Abbey Lane  
**PROPERTY OWNERS NAME:**  
Last: DiPietro First: Joe  
Applicant Name: R.C. Coleman  
Mailing Address of Owner/Applicant (if different): 364 Palmeth Rd.

PORTLAND PERMIT # 676 TOWN COPY  
Date Permitted: 10/1/84 \$ 12 FEE  Double Fee Charged  
James P. Jordan P.I. # 12-3

**Owner/Applicant Statement** Joe, 10/1/84  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.  
James P. Jordan 10/1/84  
Signature of Owner/Applicant Date

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
James P. Jordan  
Local Plumbing Inspector Signature Date Approved **OCT 16 1984**

**PERMIT INFORMATION**

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING <b>OCT 2 1984</b>	<b>Type Of Structure To Be Served:</b> 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY: _____	<b>Plumbing To Be Installed By:</b> 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>102025</u>
--	--	--

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Silcock	1	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	1	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	1	Wash Basin
			Indirect Waste	1	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidst		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	4	Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				4	Total Fixtures
				\$ 12	Fixture Fee
				\$	Hook-Up Fee
				\$ 12	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

8

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 995

AUG 15 1984

ZONING LOCATION ..... PORTLAND, MAINE .. August 14, 1984

CITY OF PORTLAND

To the CHIEF 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 ..... 70 Abby Lane ..... Fire District #1  #2

1. Owner's name and address Joseph DiPietro - same ..... Telephone 797-3866

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address A. L. Dorla Co. - 603 Main St, Falmouth, Me. Telephone 781-5684

Proposed use of building garage ..... No. of sheets .....

Last use same ..... No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ 25,000

FIELD INSPECTOR - Mr ..... Appeal Fees \$ .....

@-775-5451

Base Fee 135.00

Late Fee .....

TOTAL \$ 135.00

To construct 2 1/2 x 32' story addition to garage to be as bedroom and bath as per plans. 2 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04105

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? <sup>yes</sup> existing ..... Is any electrical work involved in this work? <sup>yes</sup> .....

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" 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 .....

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? .....

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .....

ZONING: ..... Will there be in charge of the above work a person competent

BUILDING CODE: ..... to see that the State and City requirements pertaining thereto

Fire Dept.: ..... are observed? .....

Health Dept.: ..... Others: .....

Signature of Applicant ..... Phone # 68812

Type Name of Applicant ..... 1  2  3  4

Other and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 70 Abby Lane

Issued to Joseph DiFietro

Date of Issue February 14, 1985

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. 84-995, 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

2nd story addition

bathroom & Bedroom

Limiting Conditions: This C of O is being issued subject to the decision of the appeal board, based on the Zoning Ordinance Page 917 - Section 14-78.

This accessory dwelling unit is restricted for use to only elderly family members 60 years of age or more. This type of C of O is recorded in this department and the unit is subject to reinspection each year for compliance.

Approved:

2/15/85  
(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.

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



66-72 Abby Lane

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

December 3, 1984

Joseph A. DiPietro  
70 Abby Lane  
Portland, ME 04103

Dear Mr. DiPietro:

As you know, at its meeting of November 29, 1984, the Board of Appeals voted to permit change of use of the single family dwelling at the above location to a single family dwelling with an accessory dwelling unit on the second floor of the existing garage for the benefit of an older tenant.

A copy of the Board's decision is enclosed for your information.

According to ordinance, this accessory unit will be inspected on a yearly basis to insure that it is not being rented out.

You should now come in to this office to pay the fee for a change of use permit.

Sincerely,

Kathleen A. Taylor  
Secretary

enclosure

CITY OF PORTLAND, MAINE

CONDITIONAL USE APPEAL

Findings of Fact

PART I (Procedural)

1. The applicant is Joseph A. DiPietro and is interested in the property located at 66-72 Abby Lane.
2. The owner of the property is Joseph A. DiPietro and his address is 70 Abby Lane, Portland, ME 04103.
3. The property is located in a R-2 Zone.
4. The present use of the property is single family.
5. The applicant respectfully petitions for a conditional use to permit accessory dwelling unit on second floor of existing garage for older tenant.
6. The names and addresses of those appearing in support of the application are: Mr De Pietro, Pat Haley - 55 Abby Lane.
7. The names and addresses of those appearing in opposition to the application are: letter from Mrs Mrs Leahy, 53 Carter St.
8. The documentary evidence presented to the Board, including, but not by way of limitation, plans, specifications, photographs, etc., consisted of the following: \_\_\_\_\_



\_\_\_\_\_

\_\_\_\_\_

PART II (Basis for Conditional Use Treatment)

1. The use proposed is designated as a conditional use in the zone where the property is located by §14-78.1.b. of the Ordinance.

Yes  No

2. All specified requirements for the use as a conditional use (space, bulk, performance standards, etc.) are determined to be met by applicant.

Yes  No

If no, specify: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PART III (Consideration of Any Negative Aspects of Use)

1. Are there unique or distinctive characteristics or effects associated with the proposed conditional use?

Yes  No

If yes, specify: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(If the Board has answered "yes" to the above question, the Board must also make the following finding:)

2. Will there be an adverse impact upon the health, safety, or welfare of the public or the surrounding area which impact differs substantially from the impact which would normally occur from such a use in that zone?

Yes  No

If yes, state reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(If both questions in Part II are answered in the affirmative and either of the questions in Part III is answered in the negative, the Board should grant the Appeal.)

SPECIFIC RELIEF GRANTED

After a public hearing on Nov. 29, 1987, the Board determines that a conditional use (is) (is not) granted in this matter for the reasons stated above.

Dated: Nov 29, 1987

Merrill S. Bell Chair  
Josephine G. ...  
Michael E. Waters  
Frank ...  
Robert ...  
James E. ...  
George ...

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 995

AUG 15 1984

ZONING LOCATION .. R-2 .. PORTLAND, MAINE .. August 14, 1984

CITY OF PORTLAND

To the CHIEF 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 ..... 70. Abby Lane ..... Fire District #1  #2

1. Owner's name and address Joseph DiPietro - same ..... Telephone 797-3868

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address A. L. Doria Co. 67 Wolcott Ave. Falmouth ..... Telephone 781-5684

..... No. of sheets .....

Proposed use of building garage ..... No. families .....

Last use same ..... No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ 25,000 .....

Appeal Fees \$ .....

FIELD INSPECTOR—Mr. ....

Base Fee ..... 135.00.

@ 775-5451

Lat Fee .....

TOTAL \$ 135.00

To construct 22' x 32' story addition to garage to be as bedroom and bath as per plans. 2 sheet of plans.

PERMIT ISSUED WITH LETTER

send permit to # 3 04105

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

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? existing 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" 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 .....

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? .....

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? .....

ZONING: O.R. Macew 8/14/84

BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant Carmine DiPietro Phone # same

Type Name of above Carmine DiPietro for 1  2  3  4

Joseph DiPietro Other and Address .....

PERMIT ISSUED WITH LETTER

APPLICANT'S COPY

OFFICE FILE COPY

14 MAIRVIN

Permit No. 84/995  
 Location 73 Abby Lane  
 Owner Joseph P. Di Pietro  
 Date of permit 8-14-84  
 Approved 8-15-84  
 Dwelling  
 Garage 2nd story addition  
 Alteration

NOTES

10/15/84 2nd. Prop. - Inspr  
 that completed all  
 drawings - pleading and laws  
 10/18/84  
 Same contacting owner  
 to come in & apply for  
 change of use. (i)  
 12/18/84 Chapter is appealing for  
 an apt use: (Parents, D)

12/21/84 The copies of appeals board  
 decision  
 - All. will be reported. (i) to  
 issue the Co. Ed. for an assessment  
 covering the height of elderly family  
 members: anyone  
 occupying this lot must also go

Section a. 14-68 - Sub. par. 111  
 14-78  
 Page 917 of the Zoning Ordinance  
 Registration of property occupancy on Feb  
 in District which District City of Fall River  
 inspection once a yr for compliance. (i) 1917  
 Zoning Ordinance Sec 14-78 - 10/18/84  
 attached. (i)

53 Carter Street  
Portland, Maine 04103  
November 20, 1984

Chairman of the Appeal Board  
City of Portland  
Room 315  
Portland, Maine

RE: JOSEPH DI PIETRO, ABBEY LANE, PORTLAND, MAINE

ATTENTION: MR. MALCOLM WARD

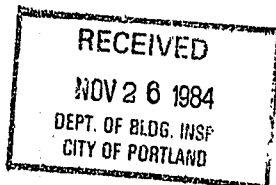
Dear Mr. Ward:

The purpose of this letter is to register our objection to any changes in the use of the dwelling of Joseph Di Pietro at Abbey Lane, Portland, Maine.

We feel it is important to keep this area as a single family residential neighborhood.

Very truly yours,

*George F. Leahy*  
*Alice M. Leahy*  
GEORGE F. LEAHY  
ALICE M. LEAHY



**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



66-72 Abby Lane

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

December 3, 1984

Joseph A. DiPietro  
70 Abby Lane  
Portland, ME 04103

Dear Mr. DiPietro:

As you know, at its meeting of November 29, 1984, the Board of Appeals voted to permit change of use of the single family dwelling at the above location to a single family dwelling with an accessory dwelling unit on the second floor of the existing garage for the benefit of an older tenant.

A copy of the Board's decision is enclosed for your information.

According to ordinance, this accessory unit will be inspected on a yearly basis to insure that it is not being rented out.

You should now come in to this office to pay the fee for a change of use permit.

Sincerely,

Kathleen A. Taylor  
Secretary

enclosure

CITY OF PORTLAND, MAINE

CONDITIONAL USE APPEAL

Findings of Fact

PART I (Procedural)

1. The applicant is Joseph A. DiPietro and is interested in the property located at 66-72 Abby Lane.
2. The owner of the property is Joseph A. DiPietro and his address is 70 Abby Lane, Portland, ME 04103.
3. The property is located in a R-2 Zone.
4. The present use of the property is single family.
5. The applicant respectfully petitions for a conditional use to permit accessory dwelling unit on second floor of existing garage for older tenant.
6. The names and addresses of those appearing in support of the application are: Mr. DiPietro, Pat Haley - 55 Abby Lane.
7. The names and addresses of those appearing in opposition to the application are: letter from Mrs. Mrs. Leahy, 53 Carter St.
8. The documentary evidence presented to the Board, including, but not by way of limitation, plans, specifications, photographs, etc., consisted of the following: \_\_\_\_\_



1.234  
\_\_\_\_\_  
\_\_\_\_\_

PART II (Basis for Conditional Use Treatment)

1. The use proposed is designated as a conditional use in the zone where the property is located by §14-78.1.b. of the Ordinance.

Yes  No

2. All specified requirements for the use as a conditional use (space, bulk, performance standards, etc.) are determined to be met by applicant.

Yes  No

If no, specify: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PART III (Consideration of Any Negative Aspects of Use)

1. Are there unique or distinctive characteristics or effects associated with the proposed conditional use?

Yes  No

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If the Board has answered "yes" to the above question, the Board must also make the following finding:)

2. Will there be an adverse impact upon the health, safety, or welfare of the public or the surrounding area which impact differs substantially from the impact which would normally occur from such a use in that zone?

Yes  No

If yes, state reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(If both questions in Part II are answered in the affirmative and either of the questions in Part III is answered in the negative, the Board should grant the Appeal.)

SPECIFIC RELIEF GRANTED

After a public hearing on Nov. 29, 1984, the Board determines that a conditional use (is) (is not) granted in this matter for the reasons stated above.

Dated: Nov 29, 1984

Merrill A. Peltier Chair  
Jacqueline Cole  
Mark E. Waters  
Franklin L. ...  
Robert J. ...  
James E. ...  
George M. ...

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



66-72 Abby Lane

MERRILL S. SELTZER  
Chairman

JACQUELINE COHEN  
Secretary

TIMOTHY E. FLAHERTY  
ROBERT J. GAUDREAU  
EUGENE S. MARTIN  
PAULETTE P. PARKER  
MICHAEL E. WESTORT

December 3, 1984

Joseph A. DiPietro  
70 Abby Lane  
Portland, ME 04103

Dear Mr. DiPietro:

As you know, at its meeting of November 29, 1984, the Board of Appeals voted to permit change of use of the single family dwelling at the above location to a single family dwelling with an accessory dwelling unit on the second floor of the existing garage for the benefit of an older tenant.

A copy of the Board's decision is enclosed for your information.

According to ordinance, this accessory unit will be inspected on a yearly basis to insure that it is not being rented out.

You should now come in to this office to pay the fee for a change of use permit.

Sincerely,

Kathleen A. Taylor  
Secretary

enclosure

CITY OF PORTLAND, MAINE

CONDITIONAL USE APPEAL

Findings of Fact

PART I (Procedural)

1. The applicant is Joseph A. DiPietro and is interested in the property located at 66-72 Abby Lane.
2. The owner of the property is Joseph A. DiPietro and his address is 70 Abby Lane, Portland, ME 04103.
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6. The names and addresses of those appearing in support of the application are: Mr De Pietro, Pat Haley - 55 Abby Lane.
7. The names and addresses of those appearing in opposition to the application are: letter - from Mrs Mrs Leahy, 53 Carter St.
8. The documentary evidence presented to the Board, including, but not by way of limitation, plans, specifications, photographs, etc., consisted of the following: \_\_\_\_\_

1.25  
\_\_\_\_\_  
\_\_\_\_\_

PART II (Basis for Conditional Use Treatment)

1. The use proposed is designated as a conditional use in the zone where the property is located by §14-78.1.b. of the Ordinance.  
 Yes                       No
2. All specified requirements for the use as a conditional use (space, bulk, performance standards, etc.) are determined to be met by applicant.  
 Yes                       No

If no, specify: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PART III (Consideration of Any Negative Aspects of Use)

1. Are there unique or distinctive characteristics or effects associated with the proposed conditional use?  
 Yes                       No

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If the Board has answered "yes" to the above question, the Board must also make the following finding:)

2. Will there be an adverse impact upon the health, safety, or welfare of the public or the surrounding area which impact differs substantially from the impact which would normally occur from such a use in that zone?  
 Yes                       No

If yes, state reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(If both questions in Part II are answered in the affirmative and either of the questions in Part III is answered in the negative, the Board should grant the Appeal.)

SPECIFIC RELIEF GRANTED

After a public hearing on Nov. 29, 1984, the Board determines that a conditional use (is) (is not) granted in this matter for the reasons stated above.

Dated: Nov 29, 1984

Merrill A. Biltz Chair  
Jacqueline Blair  
Michael E. Waters  
Franklin L. ...  
Robert J. ...  
James E. ...  
George S. ...