

STANLEY  
1960

683-685 ALLEN AVENUE

INQUIRY BLANK

ZONE R-3  
FIRE DIST. No.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Letter  
~~Verbal~~  
By ~~Telephone~~

Date April 4, 1962

LOCATION 683-685 Allen Ave OWNER ~~J.H.~~ Alice Mcavanaugh

MADE BY S. N. Crookson TEL. \_\_\_\_\_

ADDRESS 691 Allen Avenue

PRESENT USE OF BUILDING \_\_\_\_\_ NO. STORIES \_\_\_\_\_

LAST USE OF BUILDING \_\_\_\_\_ CLASS OF CONSTRUCTION \_\_\_\_\_

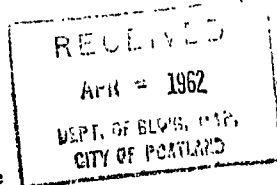
REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INQUIRY See letter

ANSWER See letter

DATE OF REPLY 4/4/62 REPLY BY AGP

691 Allen Ave.  
Portland, Maine



Dept. of Building Inspection  
City of Portland  
City Hall  
Portland, Maine

Gentlemen:

Attached is a blueprint of my property at 691 Allen Avenue.  
Please note area marked with an "X".

This 50 x 200 lot was sold to one Sutherland by T. V. Sale  
in the early 1950's, and has been a part of that property  
since that time. Sutherland died (date unknown) and property  
was left to a Mrs. Cavanaugh.

Now Mrs. Cavanaugh offers for sale the property and the 50 x 200  
lot as well. I don't want to purchase this lot unless I can  
build on it. There would be ample space on my side, but on the  
Cavanaugh side it is approximately 15 feet from line to their  
garage.

I would appreciate knowing the objections by your Department  
to building on the 50 foot frontage.

Likewise, I would appreciate knowing if an appeal to build on  
this 50 foot frontage would receive approval.

All this assuming there is ample area for sewerage disposal,  
and that the land is suitable, for there is no public sewer.

Without assurance that it would be possible to build a house on  
the lot I of course would not want it for I have ample land of  
my own.

Is the law written up in such a way that a third person could  
purchase the lot and be able to build?

Any information you can give me will help me in my thinking and  
will be greatly appreciated. Also, please return blueprint.

Very truly yours,

*L. K. Cookson*  
L. K. COOKSON  
lkc/e



Inquiry-683-685 Allen Ave.  
April 4, 1964

Mr. L. R. Cookson:  
691 Allen Avenue

Dear Mr. Cookson:

Zoning Ordinance restrictions concerning the construction of a dwelling on the lot at the above named location apply as follows:

1. The property is located in an R-3 Residential Zone where the minimum required width of lot is 65 feet. The lot does not qualify under a special allowance of Section 19-L of the Ordinance applying to lots of record on June 5, 1957 because it was under the same ownership as one of the adjoining lots on that date.
2. The rate of percolation of the soil would determine whether or not the area of the lot (10,260 square feet) is large enough to qualify under the provisions of Section H of the Ordinance. Rate of percolation would have to be less than 10 minutes in order for it to so qualify. Arrangement for a percolation test can be made with the City Health Department.
3. While an appeal in regard to the deficient width and area of the lot is possible, no one can tell in advance what action the Board of Appeals might take since each case is considered on its own merits within the limits imposed by law upon the Board.
4. As is often done in similar cases, it is possible for an appeal to be filed in the name of or by the present owner of the property before its purchase by a prospective owner and, if it is sustained, any rights granted thereby would be automatically transferred to the new owner as long as the transfer of the property took place and start of work on the dwelling was made within six months of the date on which the appeal was sustained.
5. It occurs to me that, inasmuch as there is considerable land owned by you between your dwelling and the side line of the lot in question, it might be possible to set off a new lot, comprised of this lot and part of your land, which would have sufficient width and area to comply with Zoning Ordinance requirements.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m  
Enc:blueprint