

76-84 VIRGINIA STREET

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
8/3/56

56/64

To the Board of Appeals:

July 25, 1956 . . . , 19

Your appellant, Lawrence R. Garvey, who is the owner of property at 80 Virginia Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Permit for construction of a one story addition, 22 feet by 22½ feet, for use as a two car garage attached to the dwelling at the above location is not issuable under the Zoning Ordinance for the following reasons: One wall of the addition would be only about 3 ft. instead of the required 5 ft. from the lot line running at right angles to Vermont Ave.; The front wall of the addition would be only about 18 ft. instead of the required 20 ft. back from the street line of Vermont Ave.; The garage would be located closer to the line of Vermont Ave. than the front wall of the existing dwelling on the adjoining lot, all of these conditions being contrary to the provisions of Section 15A.6 of the Zoning Ordinance applying to the Residence C Zone where the property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

L. R. Garvey
Appellant

After public hearing held on the 3rd day of August, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Ben Wilson
Beth D. Walsh
John W. Lake
Thomas J. ...
William A. O'Brien
BOARD OF APPEALS

DATE: August 3, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Lawrence R. Garvey
AT 30 Virginia St., corner of Vermont Ave.

Public hearing on the above appeal was held before the Board of Appeals

<u>BOARD OF APPEALS</u>	<u>VOTE</u>	<u>MUNICIPAL OFFICERS</u>
Ben S. Wilson	Yes	No
John W. Lato	(X)	()
William M. O'Brien	(X)	()
Edward T. Deseraleis	(X)	()
Edith P. Walsh	(X)	()
	()	()
	()	()
	()	()

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 31, 1956

Mr. and Mrs. Augustus N. Spofford
43 Vermont Avenue
Portland, Maine

Dear Mr. and Mrs. Spofford:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, August 3, 1956, at 10:30 a. m. to hear the appeal of Lawrence R. Garvey requesting an exception to the Zoning Ordinance to cover construction of a one-story addition, 22 feet by 22½ feet, for use as a two car garage attached to the dwelling at 80 Virginia Street, corner of Vermont Avenue.

This permit is presently not issuable under the Zoning Ordinance because one wall of the addition would be only about three feet instead of the required five feet from the lot line running at right angles to Vermont Avenue; the front wall of the addition would be only about eighteen feet instead of the required twenty feet back from the street line of Vermont Avenue; and the garage would be located closer to the line of Vermont Avenue than the front wall of the existing dwelling on the adjoining lot, all of these conditions being contrary to the provisions of Section 15A6 of the Zoning Ordinance applying to the Residence C Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 31, 1956

Mr. Lawrence R. Garvey
80 Virginia Street
Portland, Maine

Dear Mr. Garvey:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, August 3, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K
cc: Emanuel Aceto & Co.
40 Freble Street
Portland, Maine

August 7, 1956

AP - 80 Virginia Street, corner of Vermont Avenue

Samuel Aceto Company
40 Problo Street

Copy to Mr. Lawrence R. Garvey
80 Virginia Street

Gentlemen:-

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a one story addition for use as a two-car garage on Vermont Avenue side of dwelling at the above location is issued herewith based on plans filed with application for permit but subject to the following conditions:-

1. Concrete foundation walls are to be no less than 8 inches thick at the top and 10 inches thick at the bottom and are to extend not less than 4 feet below the finished grade of the ground adjoining them at all points.
2. A concrete curb not less than 6 inches high is to be provided in doorway from garage to cellar of dwelling.
3. The 1 3/4-inch thick solid core wood door to be provided in opening between garage and cellar is to be equipped with a self-closing device.
4. Cross bridging of 1x3 is to be provided at center of span of floor joists.

Very truly yours,

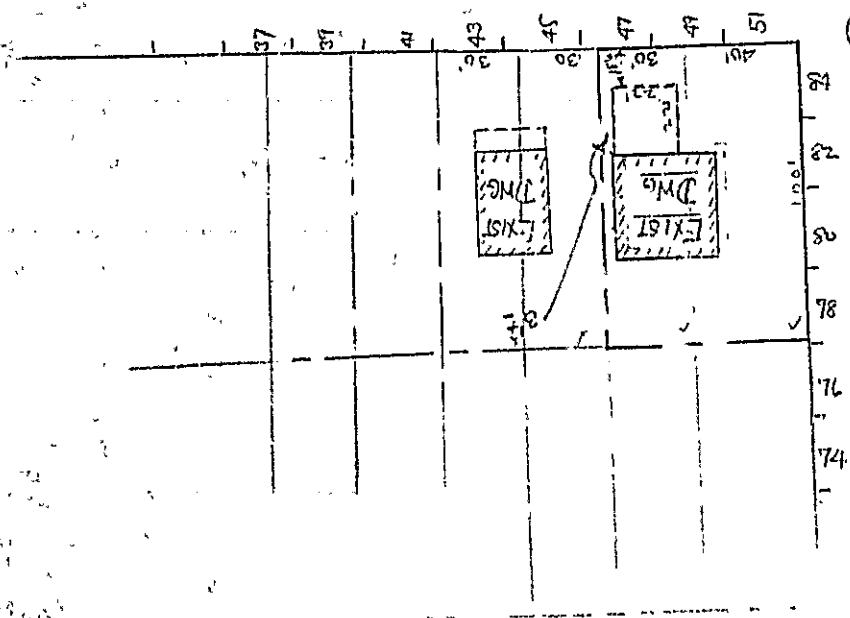
Albert J. Scare
Deputy Inspector of Buildings

AJS/G

VERMONT

VIRGINIA STREET

AVENUE



July 20, 1956

AP - 80 Virginia Street, corner of Vermont Avenue

Samuel Aceto & Co.
40 Proble Street
Mr. Lawrence R. Garvey
80 Virginia Street

Copy to Corporation Counsel

Gentlemen:-

We are unable to issue a permit for construction of a one story addition 22 feet by 22½ feet for use as a car garage attached to the dwelling at the above location for the following reasons:-

One wall of the addition would be only about 3 feet instead of the required 5 feet from the lot line running at right angles to Vermont Avenue;

The front wall of the addition would be only about 18 feet instead of the required 20 feet back from the street line of Vermont Avenue;

The garage would be located closer to the line of Vermont Avenue than the front wall of the existing dwelling on the adjoining lot;

all of these conditions being contrary to the provisions of Section 15A6 of the Zoning Ordinance applying to the Residence C Zone where the property is located.

While the owner has the right to ask the Board of Zoning Appeals for relief from compliance with the precise terms of the Ordinance in this particular instance, we have no way of telling in advance what the results of such an appeal might be. In case he would like to exercise his appeal rights, we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who serves as clerk for the Board of Appeals.

We note that application for permit calls for straight 8-inch thick foundation walls for addition. Because the greater part of these walls will be called upon to retain earth to a depth of about 5 feet, it is necessary that they have a thickness of not less than 8 inches at the top and 10 inches at the bottom on a straight 10 inches.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

Enclosure: Outline of appeal procedure



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
 Portland, Maine, July 19, 1956

PERMIT ISSUED

01226
 AUG 8 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~small~~ ~~structures~~ all the following building ~~structure~~ ~~occupancy~~ ~~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 80 Virg'ia St. Within Fire Limits? no Dist. No. _____
 Owner's name and address Lawrence P. Garvey, 80 Virginia St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Samuel Aceto & Co., 40 Preble St. Telephone 2-3789
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building dwelling house No. families 1
 Last use _____ " " _____ No. families 1
 Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2,000. Fee \$ 5.00

General Description of New Work

To construct 1-story ~~brick~~ ~~concrete~~ ~~and~~ ~~concrete~~ ~~block~~ addition 22' 6" x 22' on right hand side of dwelling, to be used for 2-car garage. To change garage (existing) to living quarters. To make alterations and addition as per plans.

*Based on letter
 Change of m... 1/4/57
 retained 8/3/56*

Permit Issued with Letter

**CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED**

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 Samuel Aceto Co.**

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 concrete at least 1' below grade Thickness, top 8" bottom 8" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts _____ Sills 2x4x Girt or ledger board? _____ Size _____
 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 _____
 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 0
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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

APPROVED:

with letter by AGS

Lawrence Garvey
 Samuel Aceto & Co.

Signature of owner by: *M. A. Kelly*

INSPECTION COPY

NOTES

8/7/56 - Location O.K.
 E.S.S.
~~9/25/56 - [unclear]~~
~~Completed - [unclear]~~
 11/9/56 - 140 wals started
 E.S.S.
 11/3/57 - 140 wals started
 E.S.S.

X

Permit No: 5661226
 Location 810 Virginia St.
 Owner Lawrence W. [unclear]
 Date of permit 8/8/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Sinking Out Notice
 Form Check Notice

8/31 14th 11/23
 9/17

8/8
 9/8
 10/8
 11/8
 12/8
 1/3



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 01163 MAY 28 1947

Portland, Maine, May 27, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 60 Virginia Street Use of Building Dwelling No. Stories New Building Existing Name and address of owner of appliance Lawrence R. Garver, 60 Virginia Street Installer's name and address Harris Oil Co., 17 Main St., So. Portland Telephone 2-8304

General Description of Work

To install oil burning equipment in connection with existing steam heat

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Johnson Labeled by underwriter's laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Location of oil storage basement Number and capacity of tanks 1-275 gal. If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smoke pipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date: 05-27-47

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

Harris Oil Co.

Signature of Installer

By:

Handwritten signature: Andrew R. Sidis

INSPECTION COPY

Permit No. 47/1163

Location 80 Virginia St

Owner Lawrence Garry

Date of permit 5/28/47

Approved NOTION NOT COMPLETE

NOTES 6-8-47
157110

1 Fall Pipe

2 Vent Pipe

3 Kind of Heat

4 Burner Regidity & Support

5 Name & Label

6 Stack Control

7 High Limit Control

8 Low Limit Control

9 Piping Support & Protection

10 Valve by supply line

11 Capacity of Units

12 Unit Regidity & Support

13 Unit Distance

14 Unit Distance

15 Unit Distance

16 Unit Distance

17 Unit Distance

18 Unit Distance

19 Unit Distance

20 Unit Distance

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0886



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 17, 1934

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 861 Virginia Street Use of Building Dwelling house

Name and address of owner A. H. Chapman, 134 Ray St. Ward 8

Contractor's name and address Maurice Cotton, 70 Wellington Ed. Telephone 3766

General Description of Work

To install steam heating system

NO APPLICATION BEFORE LATHING OR CLOSING IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? YES If not, which story _____ Kind of Fuel coal

Material of supports of heater or equipment (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 2'

from top of smoke pipe 2', from front of heater over 4' from sides or back of heater over 5'

stove connection to this chimney IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor Maurice Cotton

INSPECTION COPY

G.P. Cant
4/17/34

16547B

Ward 9 Permit No. 34/386

Location 27 861 Virginia St

Owner O. N. Chapman

Date of permit 4/17/34

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/1/34 OT

Cert. of Occupancy issued None

Well. 23/1357
4/20/34. Work started, etc.

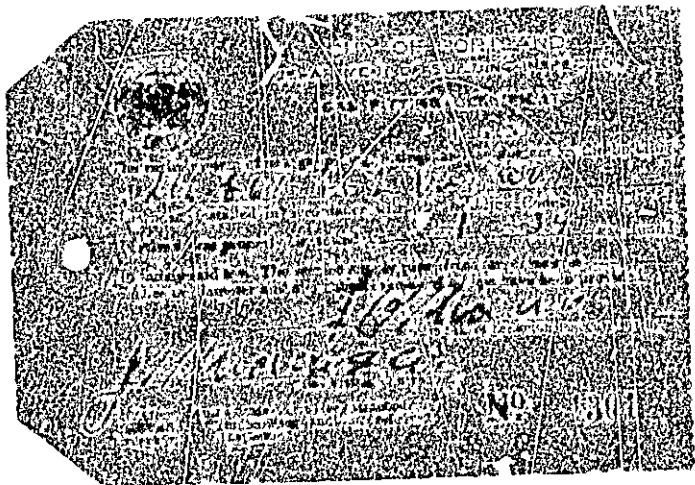
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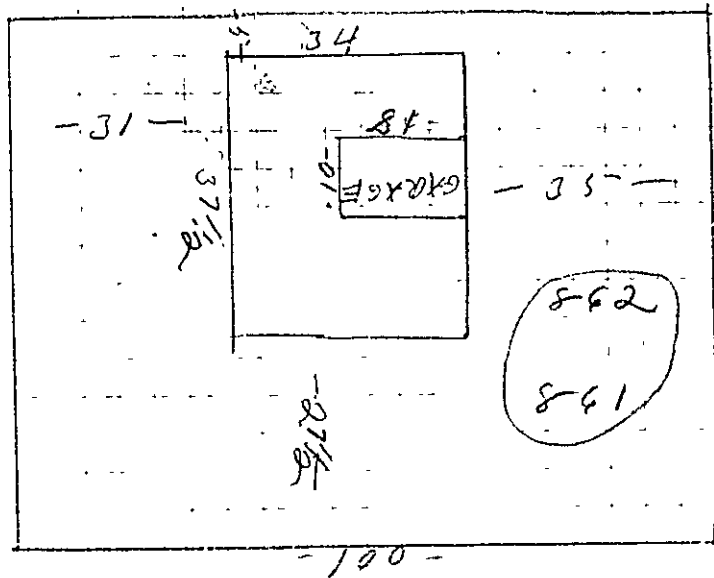
FOR HEATING COOKING OR POWER EQUIPMENT

Boarding houses
the City of Houston and the Department of Public Health and Hygiene
legally provided equipment in board buildings in
Houston, Texas

General Description of Work

APR 11 1934





VERMONT

VIRGINIA

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for One family ~~xxx~~ brick dwelling house with 1-car garage attached
at Lots 861-862 Virginia St. Date 9/15/33

1. In whose name in the title of the property now recorded? Louise R. Chapman
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Wood Stakes
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 10"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground; including bay windows, porches, and other projections? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

A. H. Chapman



(R) GENERAL RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
1351

SEP 18 1933

Class of Building or Type of Structure Second Class

Portland, Maine, September 15, 1933

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 Lots 861-862 Virginia St. Ward 9 Within Fire Limits? no Dist. No. _____
COR. Vermont Avenue

Owner's or Lessee's name and address Louise R. Chapman 278 Hay St. Telephone 4-2727

Contractor's name and address Arthur Soule 15 Dudley St. Telephone _____

Architect's name and address _____

Proposed use of building Dwelling house with 1-car garage attached No. families _____

Other buildings on same lot _____

Plans filed as part of this application? yes No. of sheets 1 Car. .50

Estimated cost \$ 2,000.00 Fee \$ 1.25 1.75

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect one family brick and concrete block dwelling house 34' x 37 1/2' with 1-car garage attached

The inside of the garage will be covered, where required by law, with metal lath and cement plaster

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.

Details of New Work

Size, front 34' depth 37 1/2' No. stories 1 Height average grade to top of plate 11'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete Thickness, top 10" bottom 12"

Material of underpinning Concrete blocks Height 2' Thickness 8"

Kind of Roof Hip Rise per foot 3" Roof covering Asphalt shingles Class C and Lab

No. of chimneys 1 Material of chimneys brick of lining Flue

Kind of heat Steam Type of fuel coal Is gas fitting involved? no

Corner posts none Sills 4 Girt or ledger board? none Size _____

Material columns under girders iron columns Size 4" Max. on centers 8'

Studs (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 2x6 concrete floor in garage, 2nd 2x6 (unf.), 3rd _____, roof 2x8 Hips 2x8

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

Maximum span: 1st floor 14', 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? 8" height? 10'

If a Garage

No. cars now accommodated on same lot _____, to be accommodated 1

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

By Louise R. Chapman
A. H. Chapman

Signature of owner
Oliver T. Sanborn

INSPECTION COPY

CHIEF OF FIRE DEPT.

632 B

2 Permit No. 33/1351

Location 861-2 Virginia St.

Owner Louis P. Chirgman

Date of permit 9/18/33

Notif. closing-in 3/3/34 9:40 AM.

Inspn closing-in 3/6/34 G.T. C.B.

Notif. for Ins. of new Requirement sent 2/25/34

Final Notif 6/1/34

Final Inspn. 5/1/34 8/1/34 C.B.

Permit No. 4376

Permit Tag 10/24/34

Cert. of Occupancy issued 10/24/34

9/15/33. NOTES

Location as per plan

D.K. C.B.

9/21/33. Work not started.

C.B.

9/26/33. Digging off

and - A.C.B.

9/27/33. Same - A.C.B.

10/4/33. Same. C.B.

10/10/33. Same

10/17/33. Same. C.B.

10/27/33. Sprung concrete. C.B.

10/31/33. Forms not removed.

11/6/33. Same. C.B.

11/20/33. Forms removed.

and other work done

C.B.

11/29/33. Underpinning

on and floor joists

framed. End of joists

got but 2" bearing and

should have anchors.

12/4/33. Blocks to be filled
with concrete to give bearing
to joists. C.B.

12/11/33. Course of brick and
3 courses of block above
1st floor. Great way around
sides and back. C.B.

1/4/34. About the same. C.B.

1/17/34. Wall about half
up on three sides. C.B.

2/14/34. Masonry done,
fitting windows. C.B.

3/6/34. Collar beams in
roof. 4x6 to be stiffened
from partitions below.
No plastering to C.B.
done under 1st floor
dried out and extra
posts put in cellar.
C.B.

6/1/34. Gas hot water
heath in cellar to be
vented to chimney.
C.B.

8/6/34. Gas Paint for and
heath vented to
chimney. C.B.