

93-F-7-ILAND AVE BONG ILAND

**APPLICATION FOR PERMIT 440**

**PERMIT ISSUED**  
MAY 3 1984  
**CITY OF PORTLAND**

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION .....  
ZONING LOCATION ..... PORTLAND, MAINE May 3, 1984

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 ..... 93-7-7 Island Avenue, Long Island ..... Fire District #1  #2   
 1. Owner's name and address ..... Mervin R. Kligore - same 16 Nancy Dr., Brunswick Telephone 729-1226 - Brunswick  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address ..... same Telephone .....  
 Proposed use of building ..... summer cottage ..... No. of sheets .....  
 Last use ..... 1973 ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other building on same lot .....  
 Estimated construction cost \$ 500.00 Appeal Fees \$ .....  
 FIELD INSPECTOR—Mr. ..... @ 775-5451 Base Fee .....  
 Late Fee .....  
 TOTAL \$ 15.00

To construct porch across front of cottage, 10' x 21',  
as per plan.

Stamp of Special Conditions

**ISSUE PERMIT TO 16 NANCY DRIVE, BRUNSWICK**

**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? ..... Is any electrical work involved in this work? **no** .....  
 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? **no** .....  
**ZONING:** .....  
**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? **yes** .....  
 Others: .....

Signature of Applicant *Mervin R. Kligore* Phone # .....  
 Type Name of above **Mervin R. Kligore** 1  2  3  4   
 Other .....  
 and Address .....

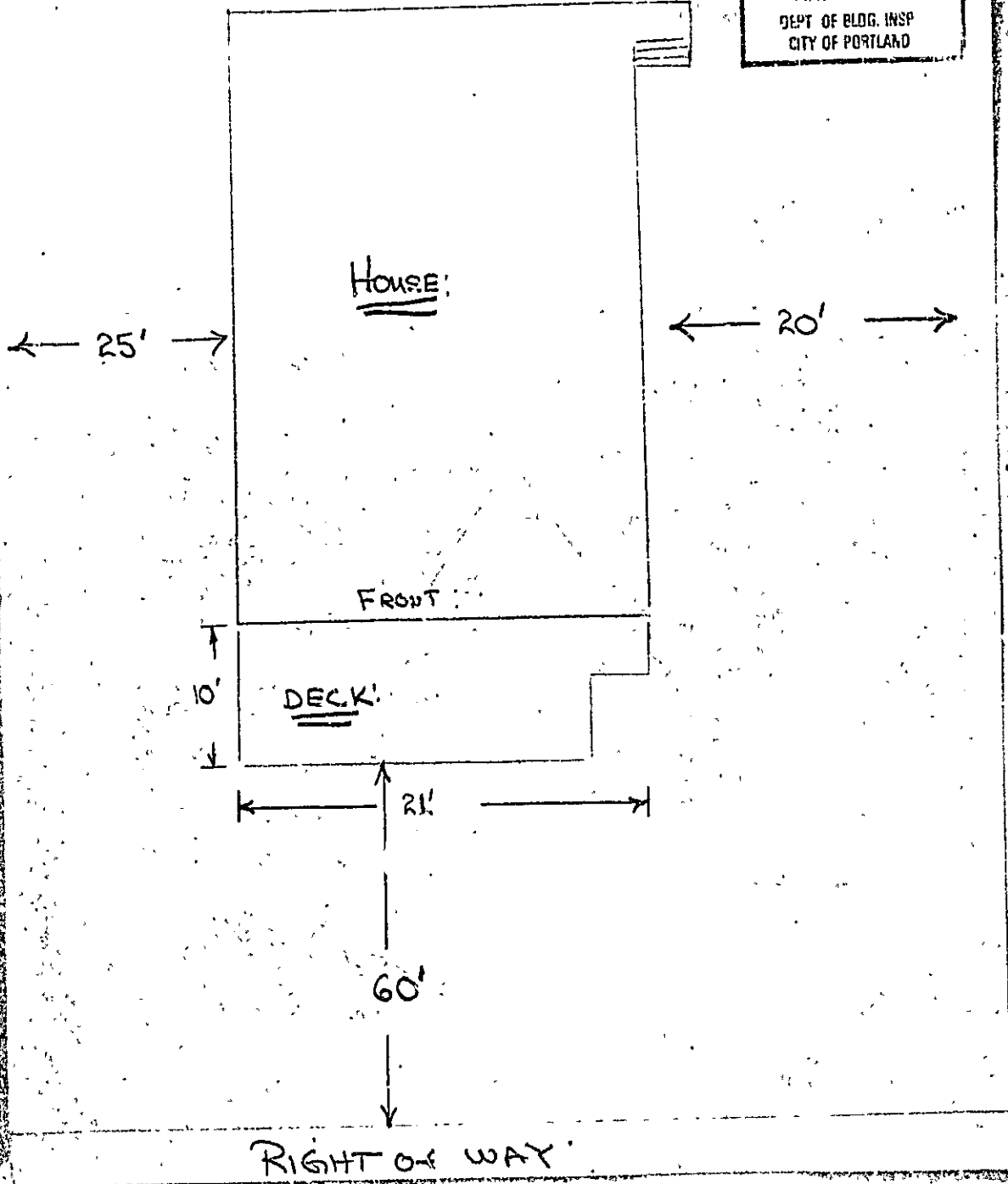
FIELD INSPECTOR'S COPY ..... APPLICANT'S COPY ..... OFFICE FILE COPY .....

93-F-7

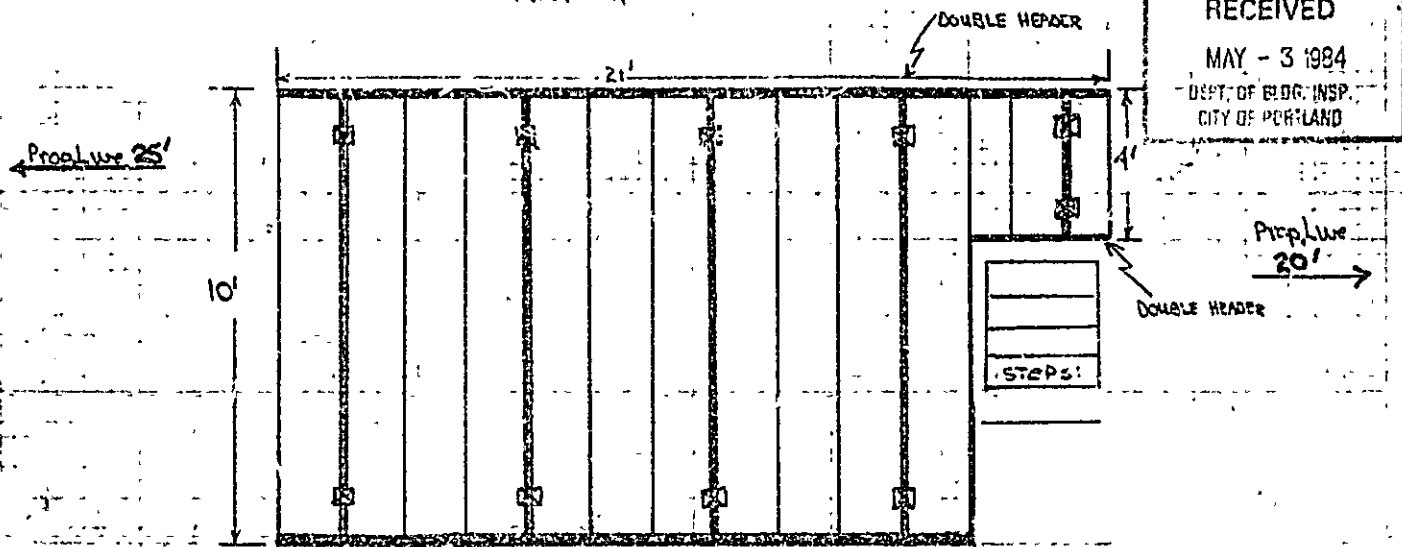
Plot Plan: Kilgore, Island Ave Long Island

200'

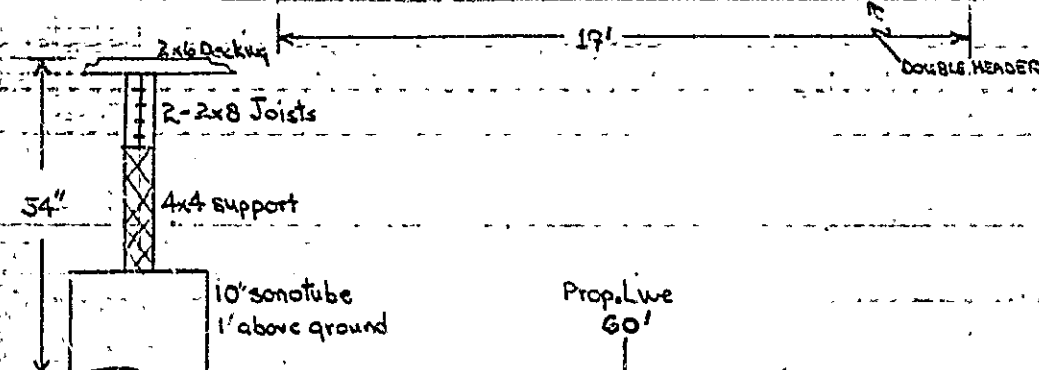
RECEIVED  
MAY - 3 1984  
DEPT. OF BLDG. INSP  
CITY OF PORTLAND



EXISTING HOUSE



RECEIVED  
MAY - 3 1984  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



4x4 supports in 10" concrete Sonotubes  
Joists 18" on centre

Sonotubes 10" 3' into ground 1' above ground  
Support Posts 4x4  
HEADERS 2x8  
JOISTS 2x8  
DECKING 2x6 1/8" spacing

Materials list  
18 - 10' 2x8  
4 - 16' 2x8  
2 - 12' 2x8  
2 - 12' 4x4  
1 - 6' 4x4  
8 - 16' 2x6  
22 - 12' 2x6  
3 - 4' 10" Sonotube  
15 lbs 10 Galn Nails  
20 - 80lb. Bag Concrete

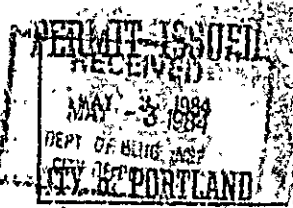
Materials Cost 405

APPLICATION FOR PERMIT

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

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

ZONING LOCATION ... R-3 ... PORTLAND, MAINE May 3, 1984



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 ..... 93-P-7 Island Avenue, Long Island ..... Fire District #1 □, #2 □

1. Owner's name and address: Marvin R. Kilgore, same, 16 Nancy Dr., Brunswick Telephone 723-1236 - Brunswick

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

3. Contractor's name and address: same ..... Telephone .....

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

Proposed use of building: summer cottage ..... No. families: .....

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

Material: No stones ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 500.00 ..... Annual Fee \$ .....

FIELD INSPECTOR - Mr. Addato ..... Base Fee .....

@ 715-5451

Late Fee .....

To construct porch across front of cottage, 10' x 21', as per plan. TOTAL \$15.00

Stamp of Special Conditions

ISSUE PERMIT TO 16 NANCY DRIVE, BRUNSWICK

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? ..... Is any electrical work involved in this work? no

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 - K1 and ..... 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: DAT.

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

Will work require disturbing of any tree on a public street? no

ZONING: O.K. M.R.C. 5/3/84

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? YES

Others: .....

Signature of Applicant: Marvin R. Kilgore Phone # .....

Type Name of above: Marvin R. Kilgore 1 □ 2 □ 3 □ 4 □

Other ..... and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Handwritten signature: M.A. Addato



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



**MERRILL S. SELTZER**  
Chairman

**JOHN C. KNOX**  
Secretary

**PETER F. MORELLI**  
**THOMAS F. JEWELL**  
**DAVID L. SILVERNAIL**  
**MICHAEL E. WESTGORT**  
**CHRISTOPHER SHAN**

~~LO 93-F-7~~  
Long Island

July 26, 1988

Mr. Mervin R. Kilgore  
16 Nancy Drive  
Brunswick, Maine 04011

Dear Mr. Kilgore:

Receipt of your application for a side yard variance is acknowledged. However, Section 14-436 Building Extensions may be applicable in the case of this structure, which has been verified in the City Assessor's as an old building, which formerly belonged to the Phoenix Resources Corporation.

Section 14-436 Building Extensions reads as follows:

1. A building existing on June 5, 1957, the height, yards and other open spaces of which conformed with the provisions of the Zoning Ordinance then in effect for new buildings may be extended upward throughout its area to the full height permitted herein for new buildings and may be extended horizontally provided the width and depth of no yard or other open space which is less than that permitted herein is thereby reduced to less than the minimum width or depth of such yard or open space as existing on June 5, 1957. (The side yard in the previous R-3 Residence Zone was only 8 feet for a one story building.)

In view of the above, from Section 14-436 Building Extensions, it will not be necessary to apply for a variance for your building addition. The amount of \$50.00 can be applied to your building permit for construction of your proposed addition to extend the rear of your building so as to accommodate additional area for the kitchen and dining room. Please send us additional details as to how the foundation will be extended and how the building will be framed and constructed. Such detailed plans will be required in order to issue a building permit for your project.

Sincerely,

Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jacgerman, Chief Planner  
P. Samuel Hoffes, Chief, Inspection Services  
Arthur Acitato, Code Enforcement Officer  
Charles A. Lang, Associate Corporation Counsel

E-21

Receipt - Applicant's Copy

# CITY OF PORTLAND, MAINE

Department of Building Inspection

7/25 19 88

Received from Mervin R. Kilgore a fee

of Fifty Dollars + No 100 Dollars \$ 50.00

for permit to <sup>install</sup>  
<sup>erect</sup>  
<sup>alter</sup> Appeal Fee

at <sup>move</sup>  
<sup>demolish</sup> 93-F-7 Island ave. Est Cost \$

Jong Island, Me.

P. Samuel Hoffsa  
Inspector of Buildings

Per JMR

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5. or 10% whichever is greater.





PERMIT # 904 CITY OF Portland BUILDING PERMIT APPLICATION MAP # LOT

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Harold P. Dilgac  
 Address: 16 Ruess Drive SE, Astoria, OR 97103  
 LOCATION OF CONSTRUCTION: 3-7 Long Is.  
 CONTRACTOR: ... SUBCONTRACTORS: 729-1226

ADDRESS: \_\_\_\_\_  
 Est. Construction Cost: 2117.0 Type of Use: single family  
 Building Dimensions: L \_\_\_\_\_ W \_\_\_\_\_ Sq Ft \_\_\_\_\_  
 In Progress Use: \_\_\_\_\_ Condominium \_\_\_\_\_ apartment \_\_\_\_\_  
 Construction: \_\_\_\_\_

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE  
 Residential Buildings Only: \_\_\_\_\_  
 Of Dwelling Units \_\_\_\_\_ Of New Dwelling Units \_\_\_\_\_

Foundations:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size \_\_\_\_\_  
 4. Foundation size \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored  
 2. Girder Size \_\_\_\_\_  
 3. Lally Column Spacing \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.  
 4. Joists Size \_\_\_\_\_  
 5. Bridging Type: \_\_\_\_\_ Size \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Fasciation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheath Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Size \_\_\_\_\_ Span \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**For Official Use Only**

Date: July 12, 1988 Subdivision: Y No. \_\_\_\_\_  
 Inside Fire Lines \_\_\_\_\_ Name \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Loc. \_\_\_\_\_  
 Time Limit: 6199 Permit Expiration \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Value \_\_\_\_\_ Fee: 55.00

**PERMIT IS**

Ceiling:  
 1. Ceiling Joist Size \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Raft Size \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other \_\_\_\_\_

Chimneys:  
 Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required: Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law

Zoning:  
 District: LR2 Street Frontage Req. \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 (E-plate) \_\_\_\_\_  
 Approved: ... July 29, 1988

Inspected By: Joanne Quint

Signature of Applicant: ... Date: ...

Signature of C.O. \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Date: \_\_\_\_\_

**PERMIT ISSUED WITH LETTER**

PERMIT # 904 CITY OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Herwin R. Kilgore

Address: 16 Hanes Drive Brunswick ME 0401 (mail to)

LOCATION OF CONSTRUCTION 93-F-7 Long Island

CONTRACTOR: Gener SUBCONTRACTORS 729-1226

ADDRESS: \_\_\_\_\_

Est. Construction Cost: 2119.00 Type of Use: single family

Past Use: \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Sq Ft. \_\_\_\_\_ # Stories \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

Conversion - Explain construct 8' addition

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

# Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_

Foundation:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material \_\_\_\_\_

Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

Interior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

For Official Use Only	
Date <u>July 18, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>2119.00</u>	Permit Expiration: _____
Value Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>30.00</u>	

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size: \_\_\_\_\_
3. Type Ceilings: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

Roof:

1. Truss or Rafter Size: \_\_\_\_\_
2. Sheathing Type: \_\_\_\_\_
3. Roof Covering Type: \_\_\_\_\_
4. Other \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Zoning:

District 102 Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_

Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required: 4250 77

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_

Other (Explain) \_\_\_\_\_

Date Approved July 27, 1988

**PERMIT ISSUED WITH LETTER**

Received By Joanne Quint  
 Signature of Applicant Herwin R. Kilgore Date July 18, 1988  
 Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

White-Tax Assessor

Yellow-GPCOG

White-Tag-CEO

© Copyright GPCOG 1987

177 MA 6000

PLOT PLAN



FEES (Breakdown From Front)  
Base Fee \$ 30.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 12-2-88 - Checked w/ PLATS @  
2-22-90 - O.K. @

Signature of Applicant

Wm R. [Signature]

Date \_\_\_\_\_

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

July 29, 1988

Mr. Mervin R. Kilgore  
16 Nancy Drive  
Brunswick, ME 04011

RE: 93-F-7, Long Island, ME

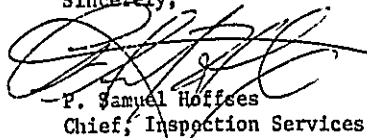
Dear Sir:

Your application to construct a 8' x 21' addition has been reviewed and a permit is herewith issued subject to the following requirement(s):

1. All lot lines shall be clearly marked before calling for a foundation inspection.
2. Please read and implement item 4 of the attached building permit report.
3. Your plan calls for 2" x 6" rafters 16" o.c. 18' long. My calculation shows that a rafter 18' long 16" o.c. would require a minimum of 2" x 12" at 16" o.c.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief, Inspection Services

PSH/jq

cc: Mr. B. O'Reilly, Public Works

BUILDING PERMIT REPORT

DATE: 29/Jul/88

ADDRESS: 93-F-7 Long Island me.

REASON FOR PERMIT: 8'x21' addition

BUILDING OWNER: Mr. Merlin R. Kelgore

CONTRACTOR: "

PERMIT APPLICANT "

APPROVED: \*4 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- \*4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

ICI  
201

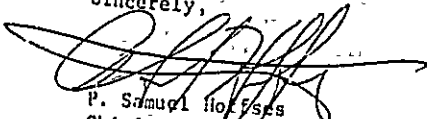
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- \*7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,



P. Samuel Hoopes  
Chief, Inspection Services

/ksc  
11/9/87

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



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

Lot 93-F-7  
Long Island

July 26, 1988

Mr. Mervin R. Kilgore  
16 Nancy Drive  
Brunswick, Maine 04011

Dear Mr. Kilgore:

Receipt of your application for a side yard variance is acknowledged. However, Section 14-436 Building Extensions may be applicable in the case of this structure, which has been verified in the City Assessor's as an old building, which formerly belonged to the Phoenix Resources Corporation.

Section 14-436 Building Extensions reads as follows:

1. A building existing on June 5, 1957, the height, yards and other open spaces of which conformed with the provisions of the Zoning Ordinance then in effect for new buildings may be extended upward throughout its area to the full height permitted herein for new buildings and may be extended horizontally provided the width and depth of no yard of other open space which is less than that permitted herein is thereby reduced to less than the minimum width or depth of such yard or open space as existing on June 5, 1957. (The side yard in the previous R-3 Residence Zone was only 8 feet for a one story building.)

In view of the above, from Section 14-436 Building Extensions, it will not be necessary to apply for a variance for your building addition. The amount of \$50.00 can be applied to your building permit for construction of your proposed addition to extend the rear of your building so as to accommodate additional area for the kitchen and dining room. Please send us additional details as to how the foundation will be extended and how the building will be framed and constructed. Such detailed plans will be required in order to issue a building permit for your project.

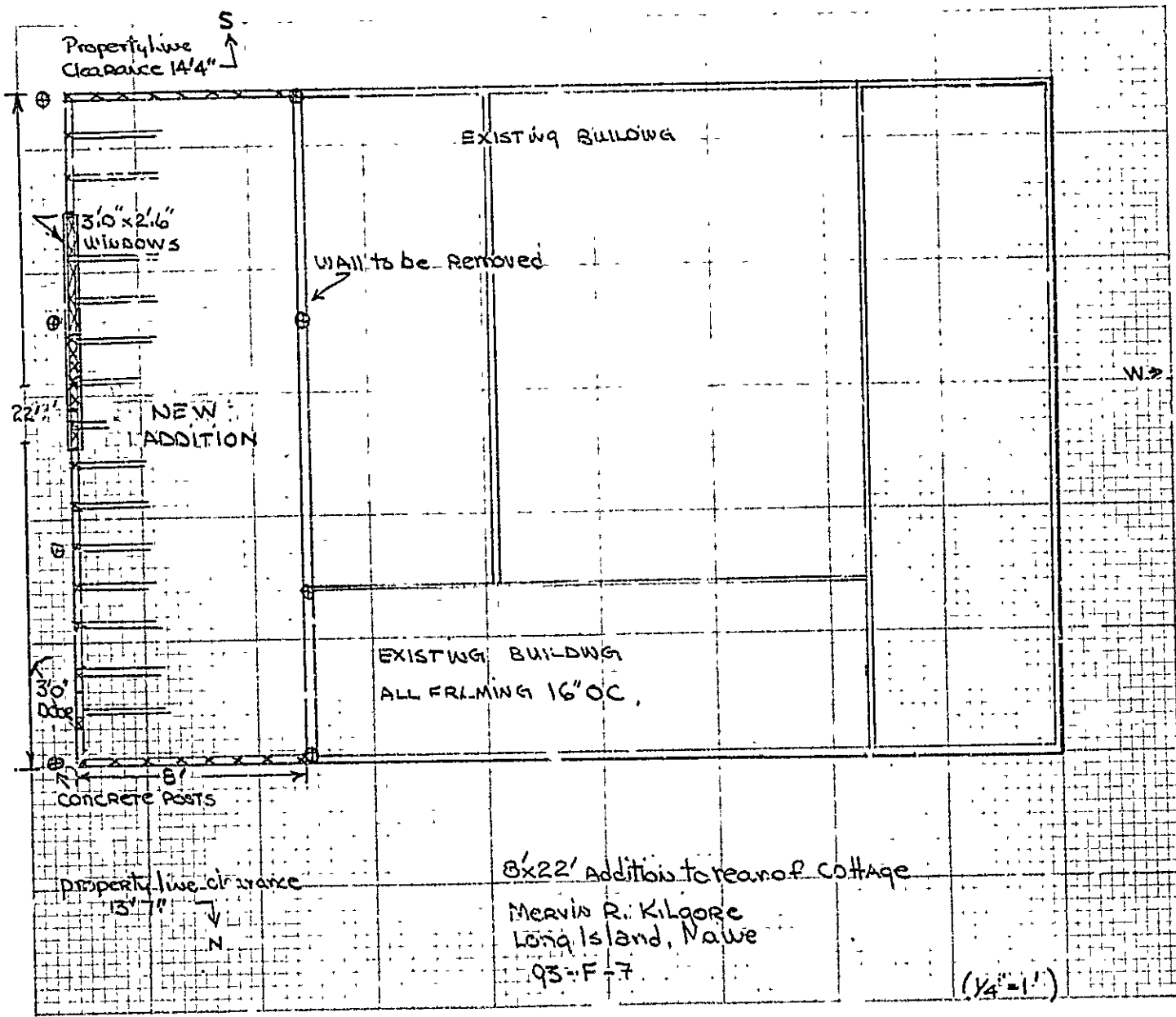
Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

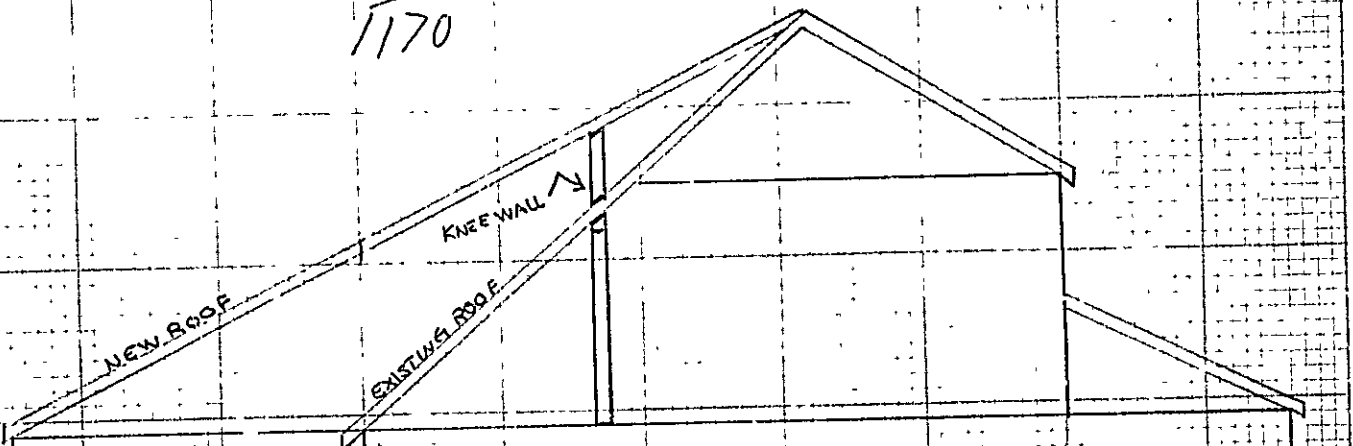
*Refund  
being processed  
No research completed  
7/29/88*

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegenman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Arthur Addato, Code Enforcement Officer  
Charles A. Lane, Associate Corporation Counsel





1.3  
50  
~~65~~  
18  
1170



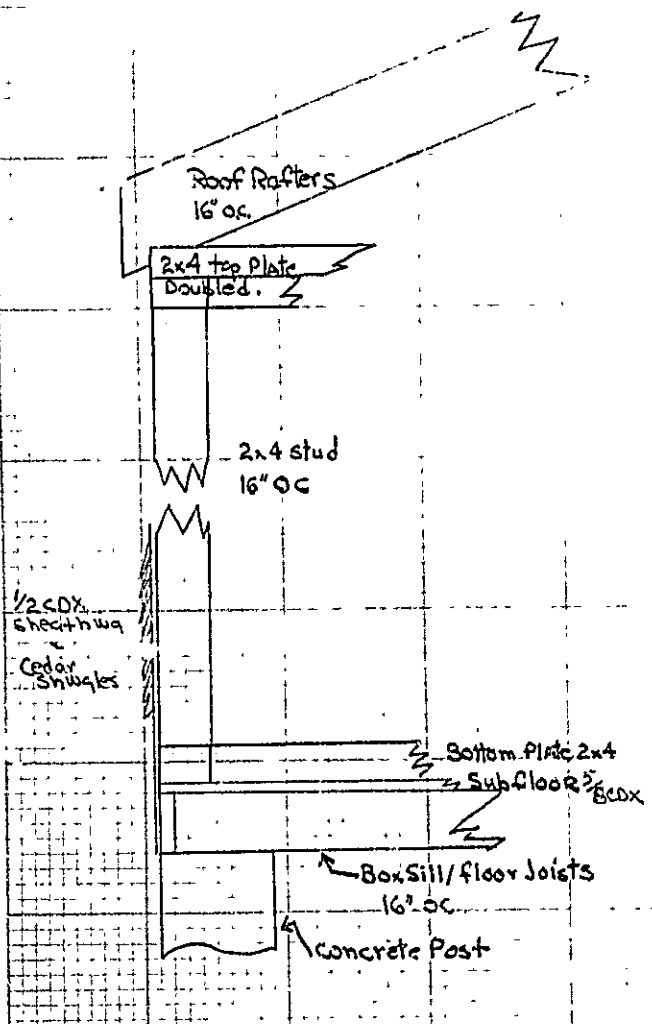
NEW ADDITION

RAILFRAMING 16" O.C.

Mervin Kilgore  
Long Island, Me.  
93-F-7

SIDE VIEW ROOFING

(1/4" = 1')



### MATERIALS

FLOOR	Floor Joist	2x8x10 PT.	20 EA
	Box SILL	2x8x12	04 EA
	Sub Floor	5/8 CDX	06 EA
	Finish Floor	1/2 ply 1 side	06 EA
WALLS	STUDS	2x4x7'	80 EA
	foot/Top Plate	2x4x12'	22 EA
	Header Door/Wall	2x6x12	02 EA
	Sheathing	1/2 CDX	10 EA
	Side Wall Shingles	*2 CLEAR	09 BU.
Roof:	Rafters	2x6x18'	20 EA
	Rafters	2x6x8'	20 EA
	Sheathing	1/2 CDX	18 EA
	Shingles		06 SQ.
TRIM	1x4x8		02 EA
	1x5x8		02 EA
	1x8x12		06 FA
Drip edge	5" x 10'		08 EA
Strapping	1x3x12'		02 BU.
NAILS	8D		50 LF
	16D		25 LF
Finish wall	1/2 sheetrock 4x8		10 EA
DOOR	3'0" 9 Lite Prehung		01 EA
Window	2432		02 EA
Concrete tubes			AS REQD.

### CONSTRUCTION DETAIL

Merwin Kilgore  
 Long Island, Me  
 93 - F - 7

materials est. \$219.00

Merrin R. K. [unclear]  
101 [unclear] [unclear]  
130 [unclear] [unclear]

City of Portland Board of Appeals

Dear Board Members,

I wish to construct an 8'x22' kitchen and dining room to the back of my cottage located on Long Island lot 93-F-7.

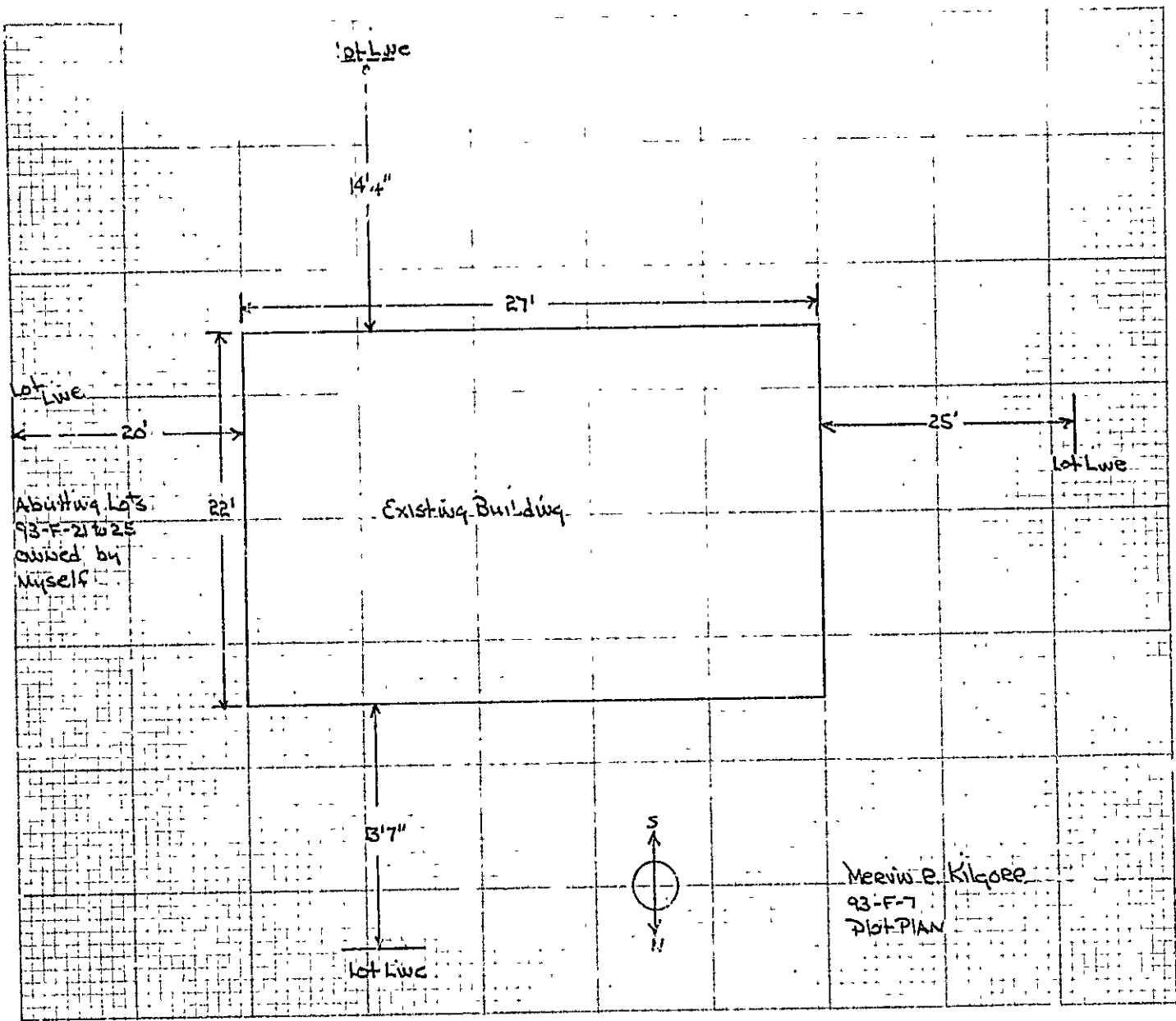
In order to accomplish this I ask your consideration in requesting a 7' variance to the side yard set back on both sides of the lot.

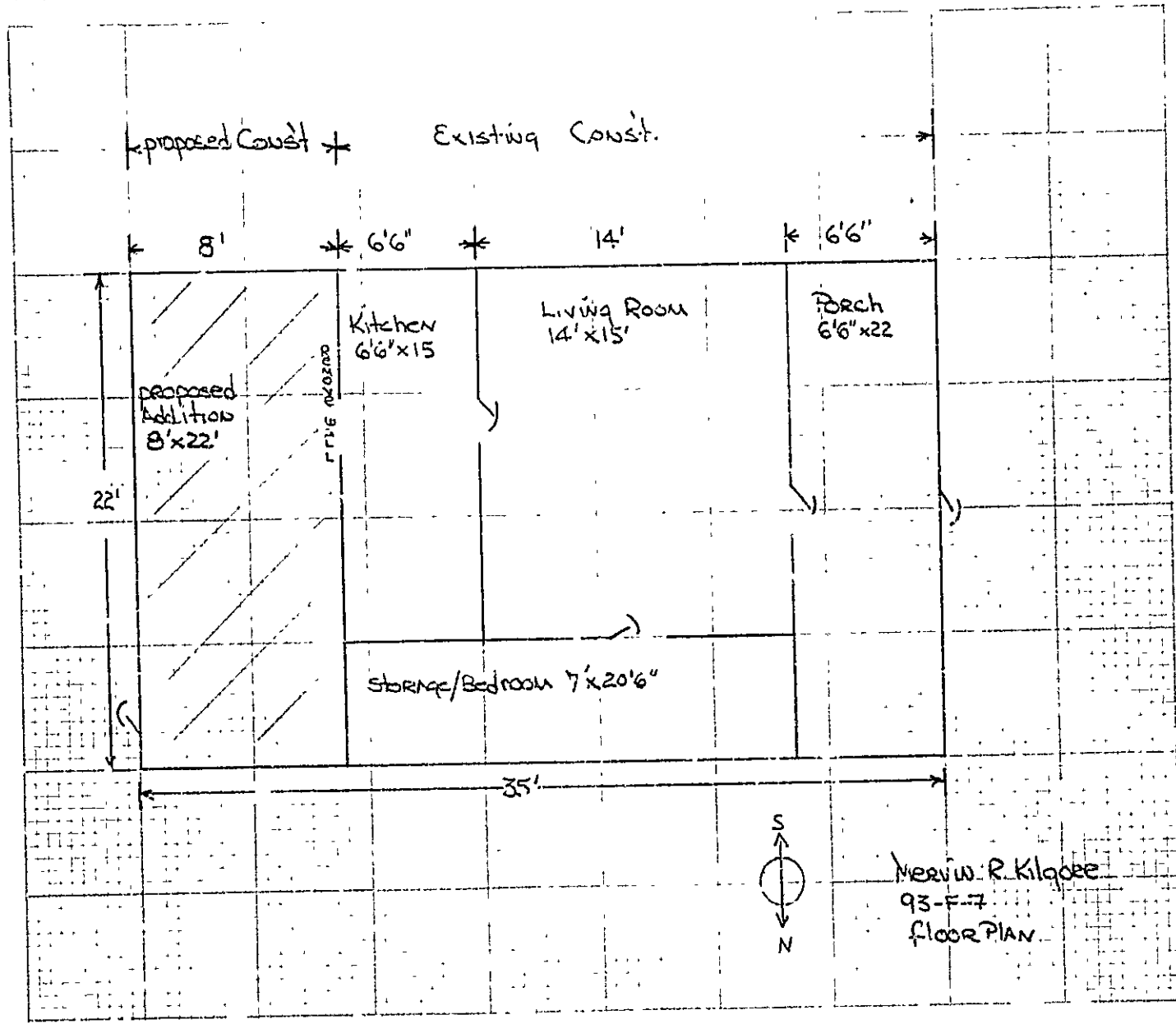
The granting of this variance will not alter the character of the property or the neighborhood. The construction will blend with the existing cottage and at no point will be any closer to neighbors than the current cottage is. The current back wall of my cottage is deteriorated and new construction will enhance the property value and upgrade the neighborhood.

It is my feeling that this hardship is not the result of anything myself or any previous owner has done, but to the size of the lot being too narrow for the current building code. Thank you for your consideration.

Respectfully,

Merrin R. K. [unclear]





Plot Plan: Kikore, Island Ave Long Island

200'

RECEIVED  
MAY 19 1964  
CITY OF LONG BEACH

HOUSE:

← 25' →

← 20' →

FRONT

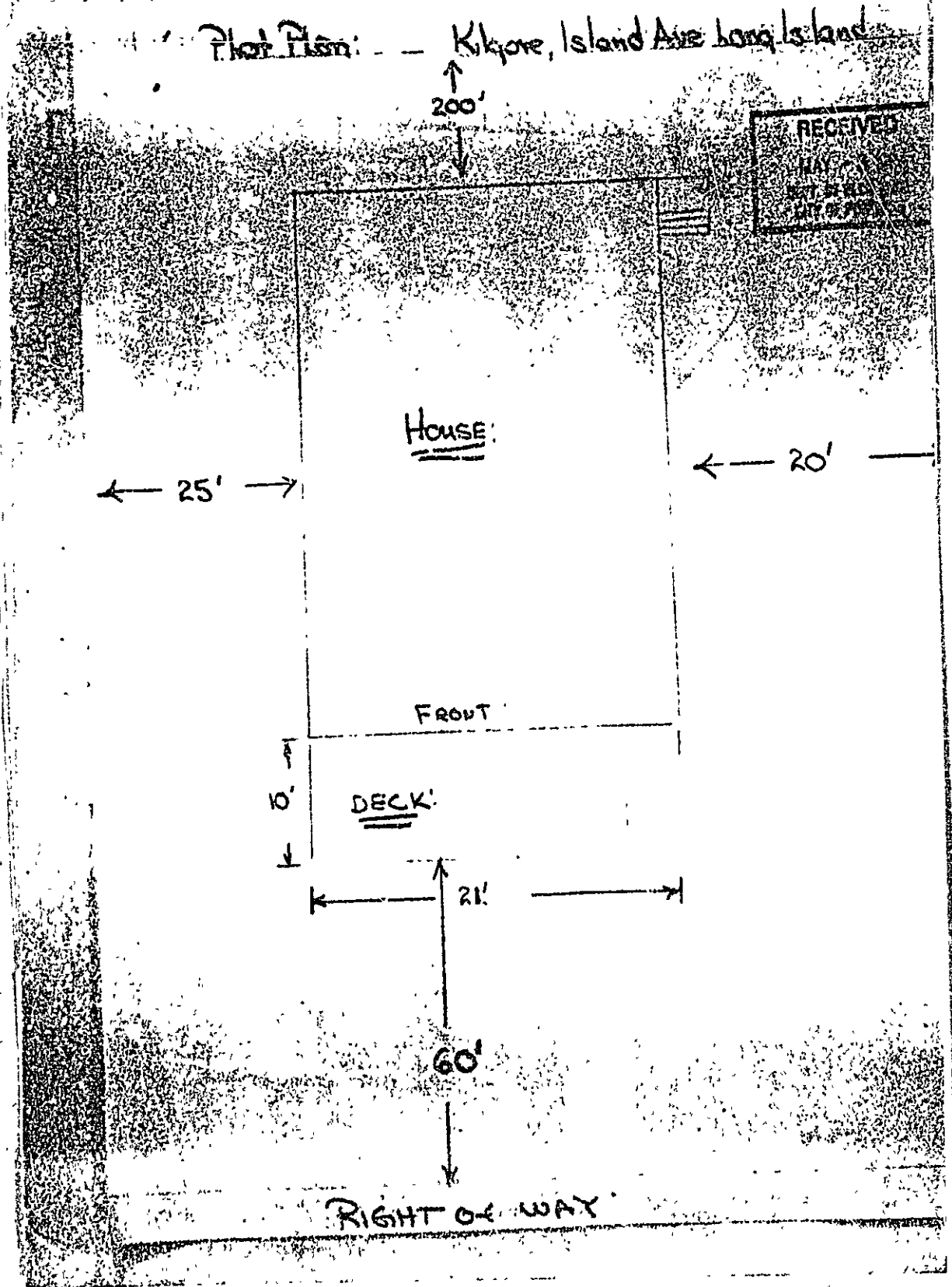
10'

DECK:

← 21' →

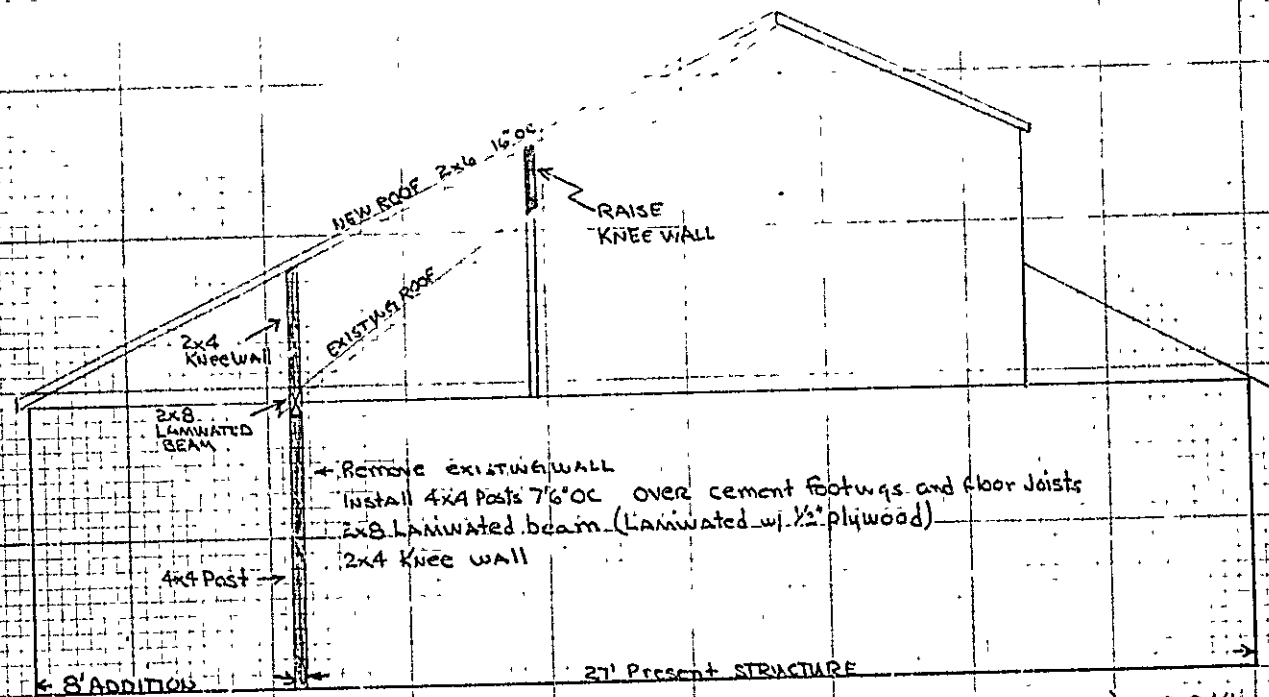
60'

RIGHT OF WAY



Materials

2-8' 4x4  
4-12' 2x8  
8-12' 2x4  
1/2 plywood



SIDE VIEW ROOFLINE

Mervin R. Kilgore  
93-F-7  
Long Island 1104



Existing Rear Wall Removed

Replace with

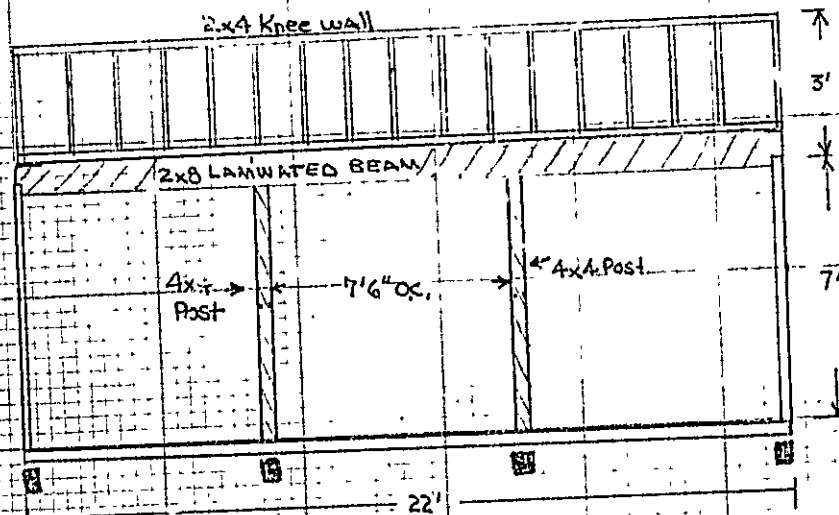
2 - 4x4 posts 7'6" O.C.

1 LAMINATED BEAM

2x8 with 1/2 plywood

Knee wall 2x4

To carry 2x6 Roof Rafters



MATERIALS:

2 - 8' 4x4

4 - 12' 2x8

8 - 12' 2x4

1/2' plywood

existing back wall removed  
proposed construction to carry  
2x6 roof rafters 16" O.C.

Merwin R. Kilgore

93-F-7  
Long Island #904

CITY OF PORTLAND, MAINE  
M E M O R A N D U M

TO: Warren J. Turner, Zoning Enforcement Inspector  
FROM: Charles A. Lane, Associate Corporation Counsel  
RE: MERVIN R. KILGORE, LOT 93-F-7 - LONG ISLAND-IR-2 ZONE  
DATE: August 2, 1988

This is in response to your letter dated July 26, 1988, to Mr. Kilgore. In that letter you advised Mr. Kilgore that he would not be required to obtain a variance for the 8' x 22' expansion to his cottage. You based your decision on § 14-436. For the reasons set forth below, I believe your decision was incorrect.

1957 ORDINANCE. The first step in applying § 14-436 is to determine what the relevant provisions of the 1957 Code were. In 1957 the subject property was situated in and R-2 Zone. The applicable dimensional requirements were:

front yard,	25 feet
rear yard,	25 feet
side yard	14 feet
(two-story)	

CURRENT PROPOSAL. Mr. Kilgore's proposed addition, as reflected on the two sketches prepared by him (copies of which are attached hereto), as planned, would encroach as follows:

front yard	25 feet
rear yard	14 feet
side yard	13 feet 7 inches and
(two story)	14 feet 4 inches

NEED FOR VARIANCE. As a result, it is obvious that Mr. Kilgore's proposed addition will require a three tenths of a foot variance for the southerly side yard as well as a eleven foot variance for the rear yard.

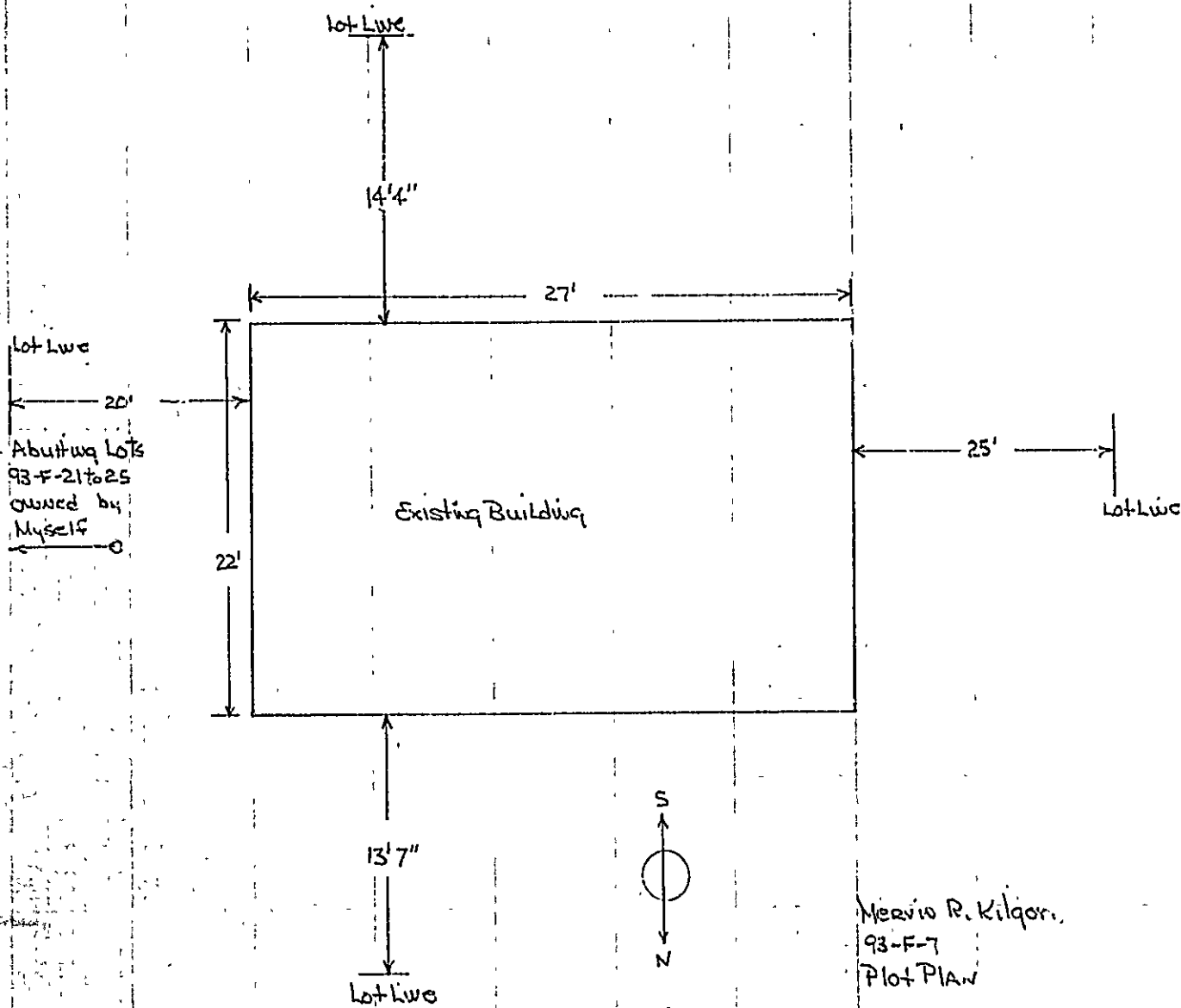
JULY AMENDMENTS. I note that the amendments to § 14-433 adopted on July 19, 1988, will not apply to the IR-2 Zone.

You should promptly advise Mr. Kilgore of his need for a variance.

*Charlie*

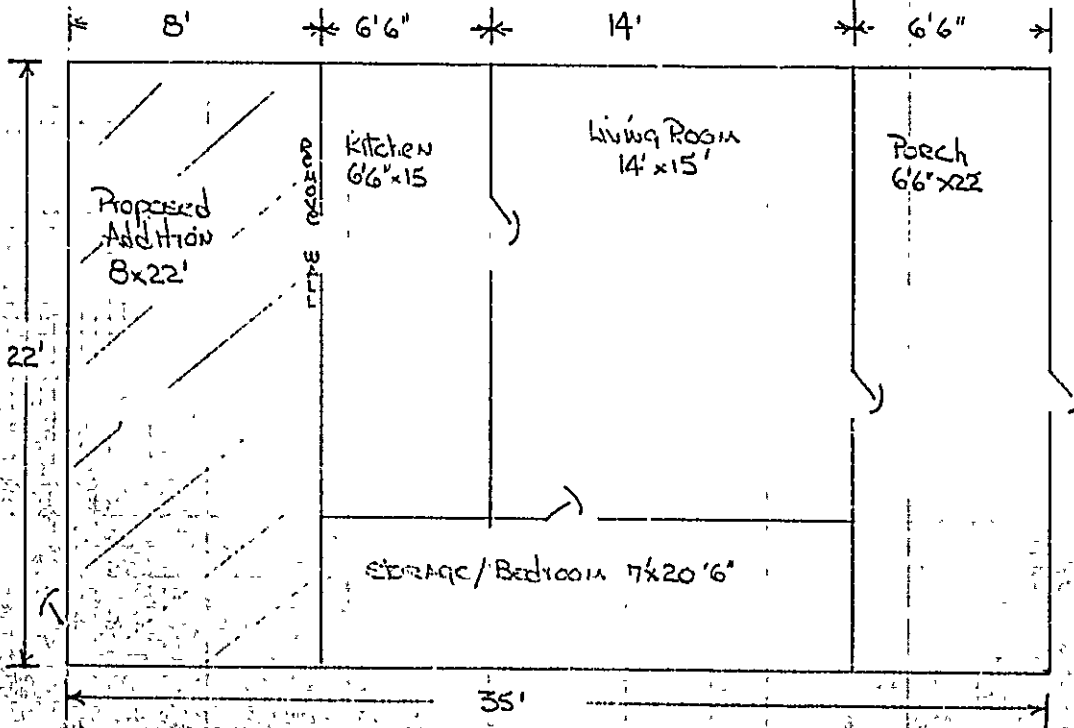
Charles A. Lane  
Associate Corporation Counsel

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Director, Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Arthur Addato, Code Enforcement Officer  
David A. Lourie, Corporation Counsel  
Natalie L. Burns, Associate Corporation Counsel



Proposed Const \*

Existing Const.



Merwin P. Kilgore  
93-F-7  
FLOOR PLAN