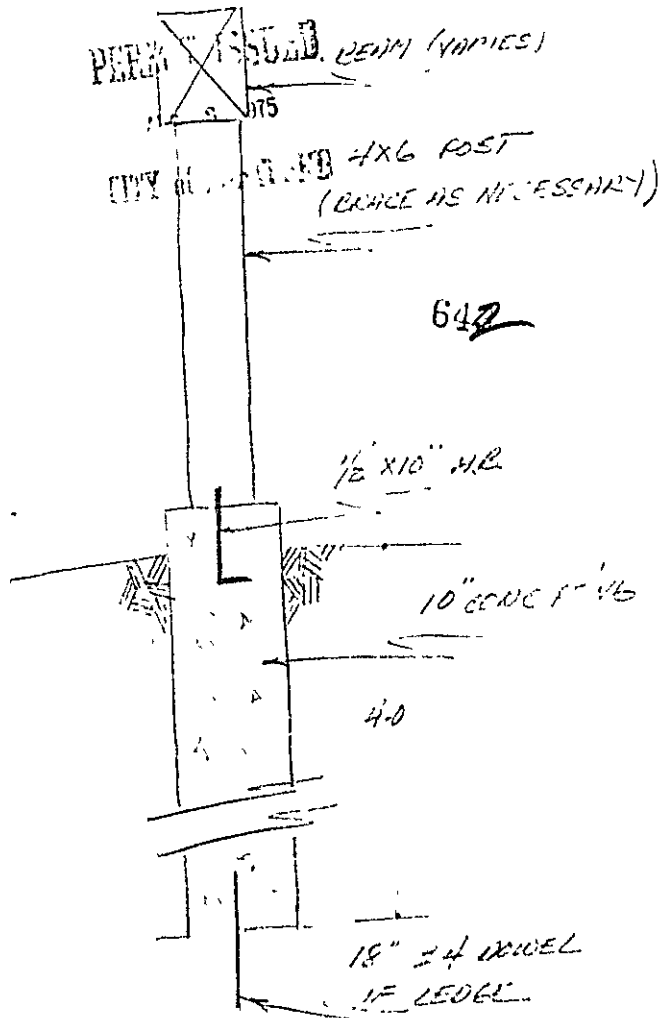


HARRINGTON AVE., LONG ISL.

93-J-3

BUNNIECE McCLAREN
LONG ISLAND
HARRINGTON AVE
93-J-3



RECEIVED
AUG 6 1975
DEPT. OF BLDG INSP.
CITY OF PORTLAND

PERMIT ISSUED
WITH LETTER

August 7, 1975

Lot #93-J-3 Harrington Ave., Long Is.

Jackson & Casey
Island Avenue
Peaks Island, Maine

Dear Sir:

A permit is issued for Lot # 93-J-3 Harrington Avenue, Long Island as per plan herewith subject to the following Building Code Requirements.

The solid 4 x 6 post should be: (a) - squared at the ends, (b) - perpendicular to their axis, (c) - provided with adequate level bearing, and (d) - anchored or securely fastened at their bearing and at their connection with members which they support. Wooden posts shall not be used in cellars or basements that are likely to be extremely damp. Footings or foundations supporting wooden posts or wooden columns shall extend not less than four inches above: (a) - the finished floor of cellars or basements, or (b) - the finished grade of the ground.

Very truly yours,

P.S. Hoffses, Building Inspector
Building Inspection Services

PSH:sk



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

642

PERMIT ISSUED

AUG 8 1975

ZONING LOCATION _____ PORTLAND, MAINE, August 6, 1975

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 Lot # 93-J-3 Harrington Ave., Long Island Fire District #1 #2

1. Owner's name and address Bernice McLaren - same as above Telephone

2. Lessee's name and address

3. Contractor's name and address Jackson & Casey - Island Avenue Telephone 766-2817

4. Architect

Specifications Peaks Island Plans Yes No of sheets 1

Proposed use of building

Last use

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 2,500 Fee \$ 12.00

FIELD INSPECTOR—Mr. Smith

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234

Level House and install new underpinning.

- Dwelling
- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? NO Is any electrical work involved in this work? NO

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

Material of foundation Thickness, top bottom cellar earth or rock?

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed 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

BUILDING INSPECTION—PLAN EXAMINER

ZONING: N.A.

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on 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...

Signature of Applicant

Type Name of above

Mr. Edward L. Casey

1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

NOTES

12/2/75

Woodschone E. H.

Permit No. 75/642
Location HARRINGTON AVE
Owner McLANE W
Date of permit 8/8/75
Approved

SM 274

August 7, 1975
Lot #93-J-3 Harrington Ave., Long Is.

Jackson & Casey
Island Avenue
Peaks Island, Maine

Dear Sir:

A permit is issued for Lot # 93-J-3 Harrington Avenue, Long Island as per plan herewith subject to the following Building Code Requirements.

The solid 4 x 6 post should be : (a)-squared at the ends, (b) - perpendicular to their axis, (c) - provided with adequate level bearing, and (d) - anchored or securely fastened at their bearing and at their connection with members which they support. Wooden posts shall not be used in cellars or basements that are likely to be extremely damp. Footings or foundations supporting wooden posts or wooden columns shall extend not less than four inches above: (a)- the finished floor of cellars or basements, or (b) - the finished grade of the ground.

Very truly yours,

P.S. Hoffse, Building Inspector
Building Inspection Services

PSH:sk



(4) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 22, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~rebuild~~ ~~demolish~~ the following building ~~and~~ ~~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 Harrington Avenue, Long Island (93-J-3) Within Fire Limits? no Dist. No. _____
 Owner's name and address Mrs. Burniece McLarren, 19 Vesper St. Telephone 3-2351
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A. H. Nelson & Sons, Scarborough, Maine Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Cottage No. of families _____
 Last use _____ No. of families _____
 Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 150 Fee \$ 2.00

General Description of New Work

To construct one-story frame addition on side of building 8' x 10'.
To change kitchen window to door leading to new addition.

Also signed by
93J3 (1750') Harrington Ct
95J11+12 (4000') Harrington Ct

Appeal sustained 7/1/49

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** Mrs. Burniece McLarren

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation cedar posts at least 4' below grade or to ledge Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Pitch Rise per foot _____ Roof covering Asphalt Class C Und Lab
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 3 1/2 x 4 Sills 6x6 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 _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

with letter by AGS

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

INSPECTION COPY

Signature of owner Mrs. Burniece M. McLarren

NOTES

7/18/49 This work to be done
See enclosed.

Permit No. 49 93-1-3
 Location Johnston Field
 Owner Johnston Field
 Date of permit 7/18/49
 North closing-in
 Inspn. closing-in
 Final North
 Final Inspn.
 Cert. of Occupancy issued

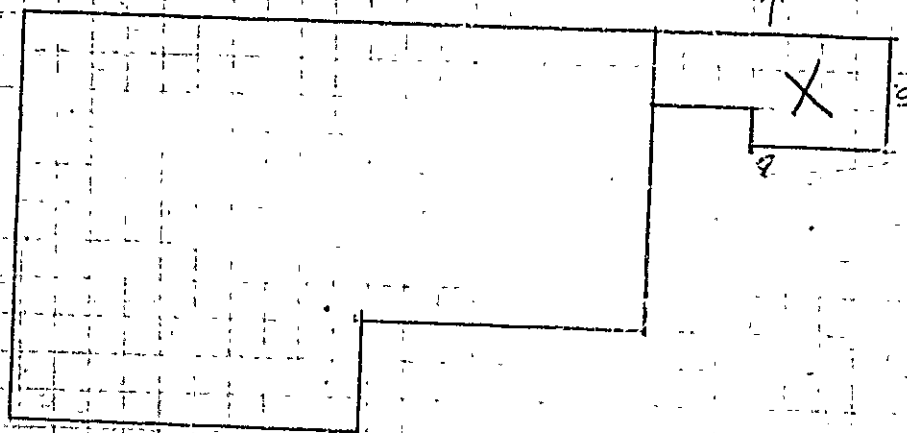
General Description of New Work

To construct...
 Details of New Work

Details of New Work

Details of New Work
 Details of New Work

50' deep



owner owns
2 or 3 lots
in this side

Harrington Ave

4/50.0
12.5' rear yard

total footage run = 115'

RECEIVED
JUN 22 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

AP Harrington Avenue,
Long Island-I

July 11, 1949

Mrs. Burniece McLarren
19 Vesper Street
Portland, Maine

Subject: Application for permit for construc-
tion of addition on end of cottage at Harring-
ton Avenue, Long Island

Dear Mrs. McLarren:

Although the appeal under the Zoning Ordinance concerning the close-
ness of the proposed addition to the rear lot line has been sustained, we
are unable to issue the permit for the work until information concerning
the framing of the addition, which was not supplied at time of original appli-
cation, has been furnished. We need to know the spacing of the cedar posts
beneath the 6x6 sills, the size, span and spacing of the floor joists and
similar data regarding the rafters. Also indicated should be the shape
and pitch of the roof.

Until such information is forthcoming to show compliance with Build-
ing Code requirements, we will be unable to issue the permit.

Very truly yours,

Inspector of Buildings

AJS/G

CC: A. H. Nelson & Sons
Scarborough, Maine

AP Harrington Avenue,
Long Island
(Assessors Lot No. 93-J-3)

June 23, 1949

Mrs. Burniece McLaren
19 Vesper Street
Portland, Maine

Subject: Application for building permit
intended to cover construction of one
story frame addition on the side of cottage
owned by Mrs. Burniece McLaren on Harrington
Avenue, Long Island (Assessors Lot No. 93-J-3)

Dear Mrs. McLaren:

As you are aware, the building permit to cover the construction of
this one story frame addition about 8' x 10', is not issuable under the Zoning
Ordinance because the distance between the proposed addition and the rear pro-
perty line would be only 7' instead of the 12' 6" stipulated by the Zoning
Ordinance in the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of
Appeals, and there is enclosed, therefore, an outline of the appeal procedure.

Some of the details of construction work have not been given, and I
understand you are to talk the matter over with your contractor and supply
the needed information in event your appeal should be successful.

Very truly yours,

Inspector of Buildings

WMB/G

Enclosure: Outline of the appeal procedure

CC: A. H. Nelson & Sons with outline of appeal procedure
Saurborough, Maine

Edward T. Gignoux
Assistant Corporation Counsel

*Sustained
7/1/49*

49/59

City of Portland, Maine
Board of Appeals
--ZONING--

June 24, 1949

To the Board of Appeals:

Your appellant, Burniece McLarren, who is the owner of property at Harrington Avenue, Long Island, 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 17, Paragraph E of the Zoning Ordinance,

Building permit to cover construction of one story frame addition on the side of cottage on Harrington Avenue, Long Island is not issuable because the distance between the proposed addition, 8' x 10', and the rear property line would be only 7' instead of the 12'6" required by the Zoning Ordinance.

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.

Mrs. Burniece M. McLarren
Appellant

49/59

City of Portland, Maine
Board of Appeals
—ZONING—

Decision

Public hearing was held on the 1st day of July, 1949, on petition of Burniece McLarren, owner of property at Harrington Ave., Long Island, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property.

Building permit to cover construction of one-story frame addition on the side of cottage on Harrington Avenue, Long Island is not issuable because the distance between the proposed addition, 8' x 10', and the rear property line would be only 7' instead of the 12'6" required by the Zoning Ordinance.

The Board 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.

John W. Lake
Edmund J. Kelley
William H. O'Brien

P. W. H. H. H.

Board of Appeals

49/59

DATE: July 1, 1949

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Mrs. Burniece McLarren
AT Harrington Avenue, Long Island

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Getchell	(x)	()	
Mr. O'Brien	(x)	()	
Mr. Holbrook	(x)	()	
Mr. Colley	(x)	()	
Mr. Lake	(x)	()	
	()	()	
	()	()	
	()	()	

Record of hearing:

Mrs. McLarren pro se

Mrs. Canning, neighbor, without objection.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

49/59

June 28, 1949

Mrs. John Canning
Ponce Landing
Long Island, Maine

Dear Mrs. Canning:

According to our records you represent your son-in-law, Robert Krach, who is the owner of Lot 93-F-7 abutting on property owned by Mrs. Burniece McLarren on Harrington Avenue, Long Island, Maine.

The Board of Appeals will hold a public hearing on Friday, July 1, 1949 at 10:30 a. m. Daylight Saving Time in the Council Chamber, City Hall, Portland, Maine to hear the appeal of Mrs. McLarren for exception to the Zoning Ordinance to permit construction of additional one-story frame addition on side of her cottage on Harrington Avenue, Long Island. This permit is presently not issuable because the proposed addition to be 8' x 10' would be only 7' from the rear property line instead of the 12'6" required by the Zoning Ordinance.

8 If you wish to be heard either for or against this appeal, please be present or be represented at this hearing.

Very truly yours,

BOARD OF APPEALS

Robert L. Gatchell

Chairman

M

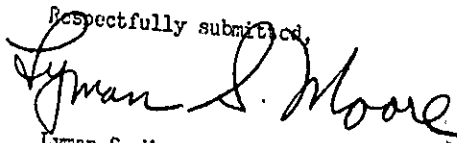
Housing conditions - 7

3. Is public housing a necessary element in any plan of clearance and redevelopment?

Answers to these highly controversial questions by a representative and realistic citizens' committee would be of great value in the formulation of public policy by the City Council. It should be recognized that such a committee may very well need professional help, and this is a question to be discussed with the committee at the outset of its work.

It is recommended that such a committee be appointed to consist of not more than 15 citizens and that this committee be asked to file a report during 1949.

Respectfully submitted,



Lyman S. Moore
City Manager

Mrs. John Canning
Telephone no.
Bjpaton

12/1/1918

49/59

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 27, 1949

Mrs. Burniece McLarren
19 Vesper Street
Portland, Maine

Dear Mrs. McLarren:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, July 1, 1949 at 10:30 a. m. Daylight Saving Time to hear your appeal under the Zoning Ordinance relating to the premises at Harrington Avenue, Long Island.

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

Very truly yours,
Board of Appeals
Robert L. Getchell
Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

49/59

CITY OF PORTLAND, MAINE

On reply refer
to file AP Harrington Avenue,
Long Island
FU (Assessors Lot No. 93-J-3)

Department of Building Inspection

June 23, 1949

Mrs. Burniece McLarren
19 Vesper Street
Portland, Maine

Subject: Application for building permit
intended to cover construction of one
story frame addition on the side of cottage
owned by Mrs. Burniece McLarren on Harrington
Avenue, Long Island (Assessors' Lot No. 93-J-3)

Dear Mrs. McLarren:

As you are aware, the building permit to cover the construction of
this one story frame addition about 8' x 10', is not issuable under the Zoning
Ordinance because the distance between the proposed addition and the rear pro-
perty line would be only 7' instead of the 12' 6" stipulated by the Zoning
Ordinance in the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of
Appeals, and there is enclosed, therefore, an outline of the appeal procedure.

Some of the details of construction work have not been given, and I
understand you are to talk the matter over with your contractor and supply
the needed information in event your appeal should be successful.

Very truly yours,

(Signed) WARREN McDONALD
Inspector of Buildings

WHd/G

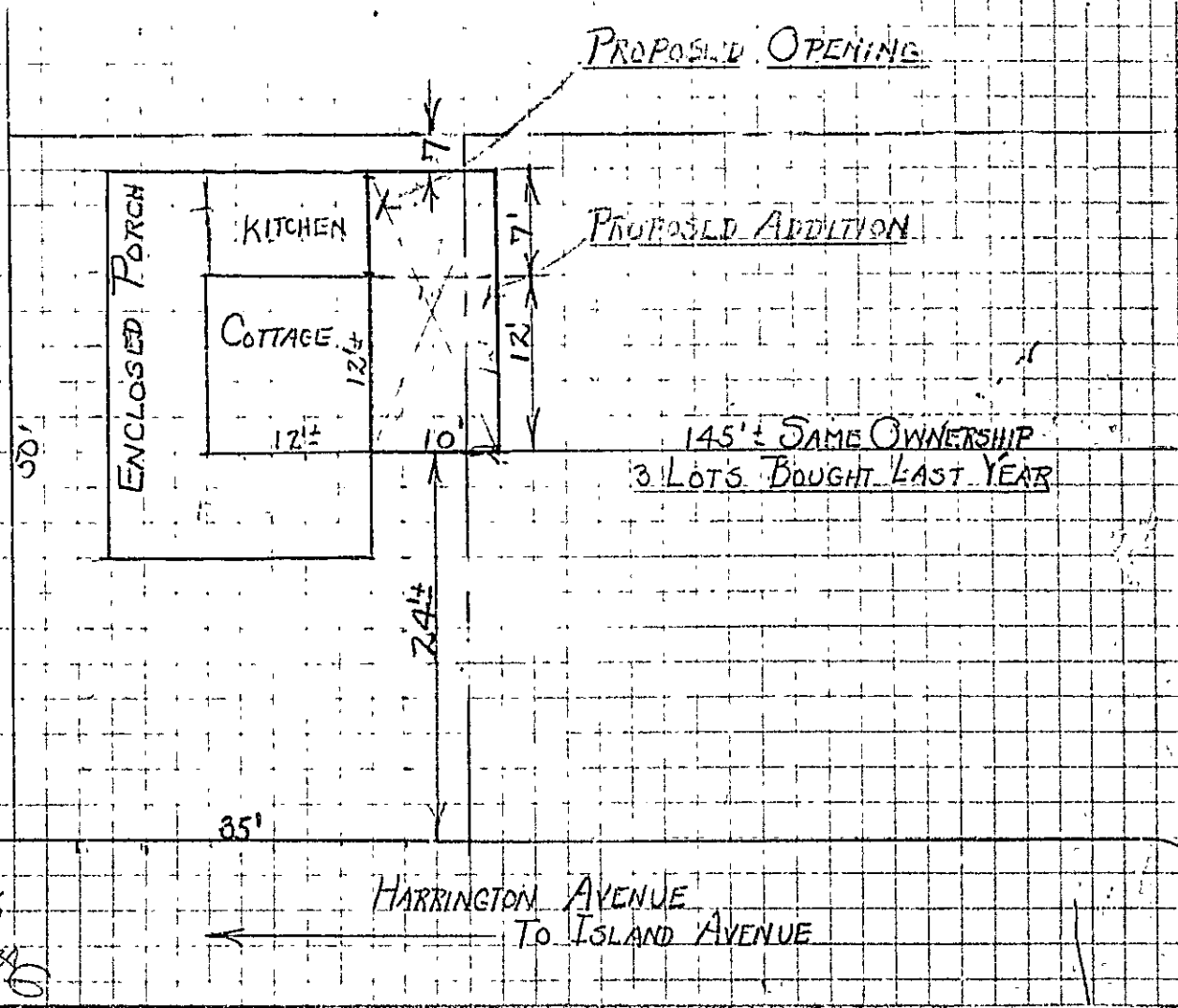
Enclosure: Outline of the appeal procedure

CC: A. H. Nelson & Sons with outline of appeal procedure
Scarborough, Maine

✓ Edward T. Gignoux
Assistant Corporation Counsel

C
O
P
Y

Required rear yard distance { 25% of 55' = 12.5' - PRESENT ZONING LAW
 20% of 50' = 10' - OLD ZONING LAW



3/27/17
 12/16/16
 12/16/16
 12/16/16
 12/16/16

Mrs. H. J. McLaren.
Ponce Landing
Long Island Maine

6x11-5' span = 4067
4x6-5' span = 2813
6x5x45 = 1350#
6x5x10 = 300#
6x5x30 = $\frac{900}{2550\#}$

front.
Harrington Ave. two cottages lots east
of Island Ave.

6 ft. long.

Main house, already here.

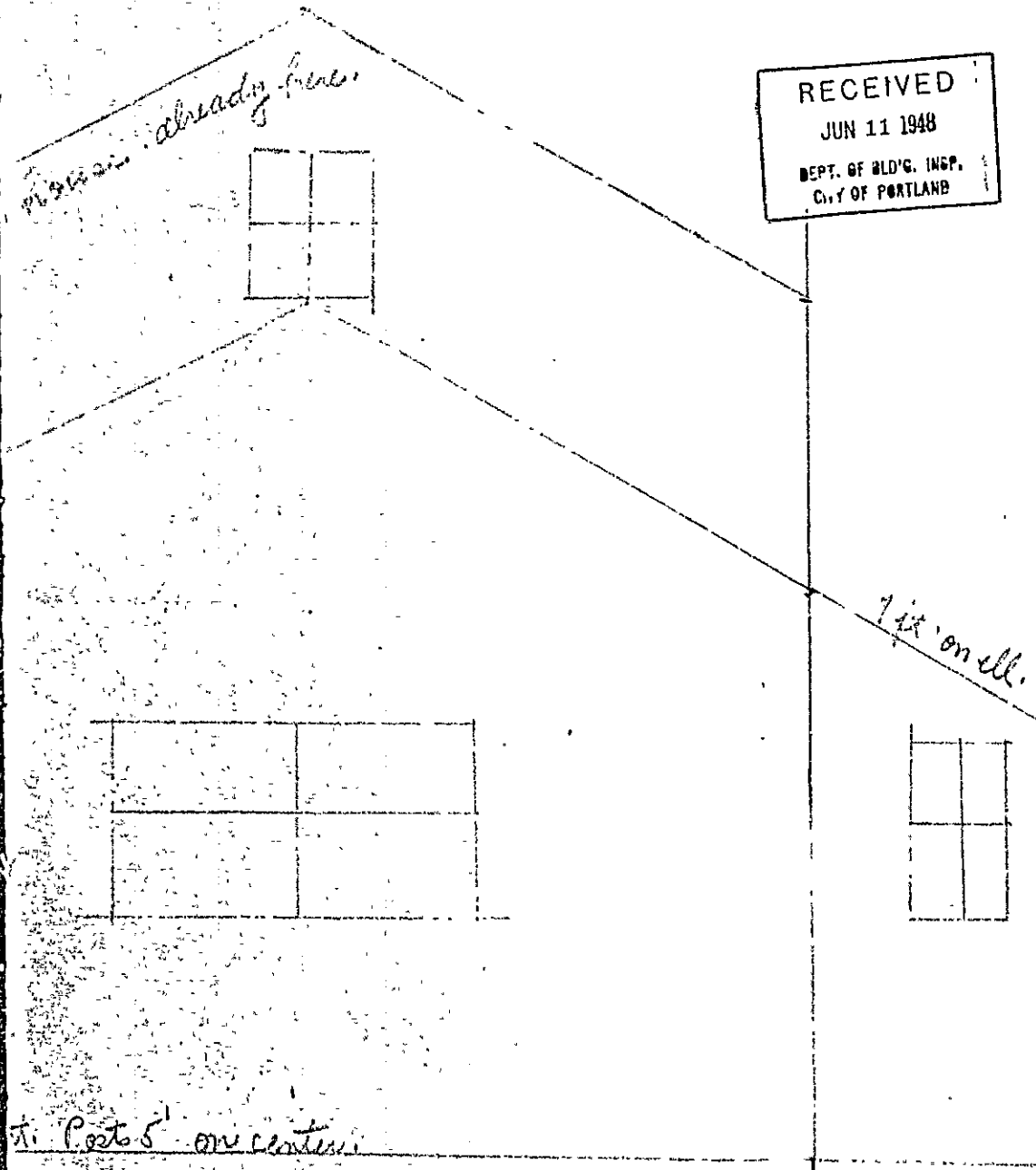
Ell extends out ten
ft.

12 ft on main part. Posts 5' on center.

Land extends 100 ft. on this side. Lot 35.50
Johnson adjoining.

Sledge. All parts 5' on center.

L. J. McLaughlin.
Inches Landing
Long Island Maine.



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CITY OF PORTLAND

already here

7 ft on ell.

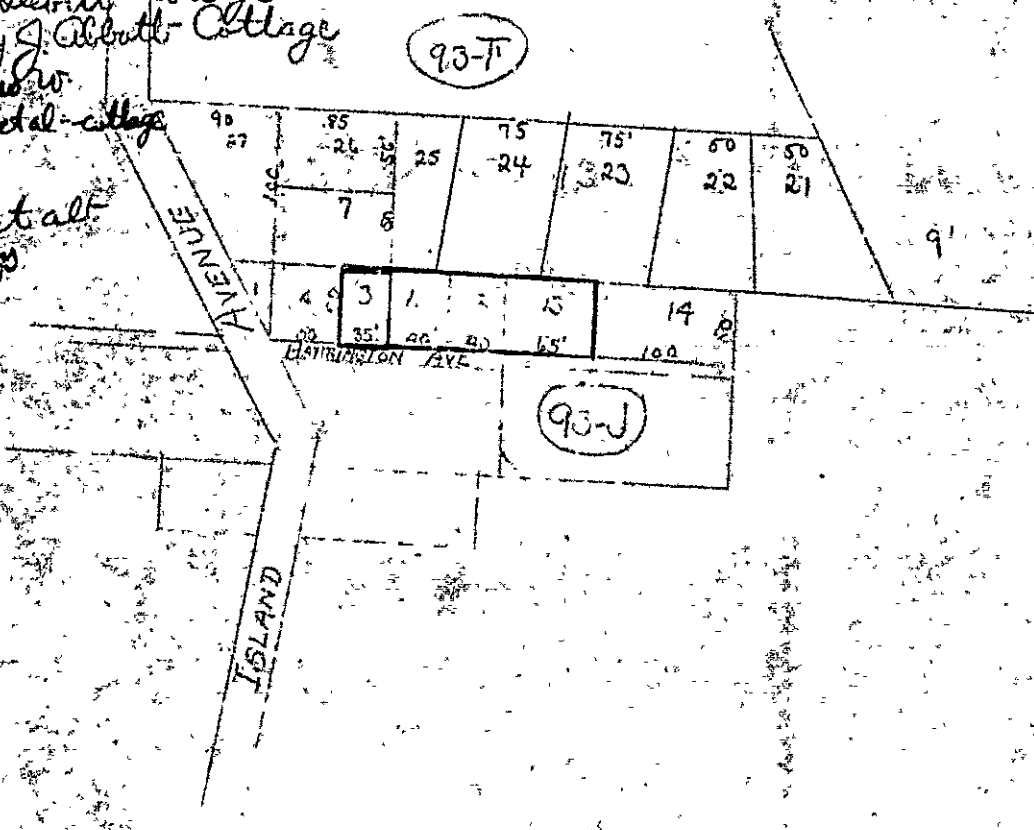
6 ft long
1 ft on land owned by
Mr. Robert Breach

Posts 5' on center

10.0 ft. on the side dot 35 150 around of
wing

Sledge: All parts 5' on center.

- 93-J-1 - Edith Talbot
- 93-J-2 - Viola Carr
- 93-J-11, 12, 13 - Ble. Jenn. Cottage
- 93-J-14 - Mary C. Baston - Cottage
- 93-F-7 - Dubarleth - Cottage
- 93-F-26 - Mary J. Abbott - Cottage
- 93-F-27 - Frances W. Power et al - cottage
- 93-F-21 to 25 - Bertha Ridlon et al. no buildings



LONG ISLAND

AP Harrington Ave., Long
Island (Mrs. Burniece
McLarran)-1

June 14, 1948

Mrs. Burniece McLarran
19 Vesper Street
Portland, Maine

Subject: Application for building permit to
cover construction of one-story addition
10' x 19' on the cottage of Mrs. Burniece
McLarran on Harrington Avenue, Long Island
(Assessors Lot No. 93-J-3), and proposed
zoning appeal relating thereto

Dear Mrs. McLarran:

As explained to you over the telephone on Saturday morning, this building permit, intended to cover construction of a one-story addition, 10' x 19', at the side of your cottage is not issuable under the Zoning Ordinance because the addition, although representing an extension of the present rear wall of the cottage, would be about 7' from the rear property line than the present rear wall of the cottage, would be about 7' from the rear property line in a situation where the Zoning Ordinance requires no less than 12'. For the application of the Zoning Ordinance in this connection please refer to Section 38 of the ordinance relating to required rear yards.

You have indicated your desire to seek an exception from the Board of Appeals, therefore, an outline of the appeal procedure is enclosed.

Very truly yours,

Inspector of Buildings

Mcb/s

Encl: Outline of appeal procedure

Cc: Mr. James Gray
Long Island, Maine with copy of appeal procedure

Edward T. Gignoux
Assistant Corporation Counsel



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

01044
JUN 23 1948

Class of Building or Type of Structure Third Class

Portland, Maine, June 1, 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Completed 6/7/48

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 Harrington Ave., Long Island (93-J-3) Within Fire Limits? no Dist. No. _____

Owner's name and address Mrs. Rex Burniece McArrren, 19 Vesper St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address James Gray, Long Island Telephone 304-23

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Cottage No. families _____

Last use _____ No. families _____

Material frame No. stories 1 1/2 Heat _____ Style of roof pitch Roofing _____

Other buildings on same lot _____ Fee \$ 50

Estimated cost \$ 100.

General Description of New Work

To construct 1 story frame addition ^{18'} 10' x 30' to side of cottage.
To remove 7' portion of outside wall of cottage (bearing wall)
To change window to door side of cottage.
150' to lot line

Permit Issued with Letter

Appeal sustained 6/21/48

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate 8' Height average grade to highest point of roof 12' 11"

Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation cedar posts at least 4' below grade or to ledge Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch-gable Rise per foot 3 1/2" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing lumber—Kind second-hand Dressed or full size? _____

Corner posts 4x4 Sills 6x6 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 2x6 2x6, 2nd _____, 3rd _____, roof 2x6

On centers: 1st floor 16", 2nd _____, 3rd _____, roof 24"

Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof 5'

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

Permit Issued with Letter

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

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED: _____

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

Signature of owner Mrs. Burniece M. Arrren

ON COPY

NOTES: ~~Water put in pits & roof of building
to run further inspection~~

Permit No. 42/1044
Location Washington Ave, City
Owner Charmaine McEwen
Date of permit 6/23/68
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 7/14/68
Cert. of Occupancy issued 7/14/68
H. W. ...

Table with multiple columns and rows, containing handwritten notes and possibly some faint printed text. The content is mostly illegible due to the quality of the scan and the handwriting.

Ex parte #21, 1948

45/47

City of Portland, Maine
Board of Appeals
—ZONING—

June 14, 19 48

To the Board of Appeals:

Your appellant, Mrs. Burniece McLarren, who is the owner of property at Harrington Ave., Long Island, 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 17, Paragraph E of the Zoning Ordinance,

Building permit cover construction of one-story addition 10' x 19' on the cottage is not issuable under the Zoning Ordinance because the addition, although representing an extension of the present wall of the cottage and no closer to the rear property line than the present rear wall of the cottage, would be about 7' from the rear property line in a situation where the Zoning Ordinance requires no less than 12 1/2'.

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 avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Mrs. Burniece McLarren
Appellant

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 18th day of June, 19 48,
on petition of Mrs. Burniece McLarren, owner of property at
Harrington Ave., Long Island, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to cover construction of one-story addition 10' x 19' on the
cottage is not issuable under the Zoning Ordinance because the addition,
although representing an extension of the present wall of the cottage and
no closer to the rear property line than the present rear wall of the
cottage, would be about 7' from the rear property line in a situation where
the Zoning Ordinance requires no less than 12-1/2'.

The Board finds that an exception is necessary in this case so as to grant reasonable
use of property and avoid unnecessary hardship 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.

Robert L. Gitchell
Edward Colley
John W. Lake
Gerald A. Cole

B. W. Hallworth

Board of Appeals

June 21, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. BURNIECE McLARREN
AT HARRINGTON AVENUE, LONG ISLAND

Public hearing on above
appeal was held before
the BOARD OF APPEALS

Present for City

Board of Zoning Appeals members:-

~~xxxxxx~~
June 18, 1948

VOTE

	Yes	No
Mr. Getchell	()	()
Mr. Colley	()	()
Mr. Holbrook	()	()
Mr. Cole	()	()
Mr. Lake	()	()
	()	()
	()	()
	()	()

Municipal Officers:-

NO OPPOSITION

City officials:-

June 19, 1948

Mr. Gignoux:

Mr. John Canning of Long Island telephoned that they have no objection to proposed addition on Mrs. McLaren's cottage, and would like to have permit granted to her.

M.

THE GRIFFIN HOSPITAL
DERBY, CONNECTICUT

JUNE 16, 1948

Mr. Robert Getchell, Chairman
Board of Appeals
City of Portland, Maine

Dear Sir:

In reply to your letter of June 15, 1948, I recently sold my property on Long Island to Mr. Robert L. Krach, 74 Chadwick Street, Newport, R.I. who would be represented by his mother-in-law, Mrs. John Canning of Ponce Landing, Long Island, Maine.

Yours very truly,

Vera Devitt
Vera Devitt

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 15, 1948

Mrs. Burniece McLarren
19 Vesper Street
Portland, Maine

Dear Mrs. McLarren:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 18, 1948 at ten-thirty o'clock in the forenoon to hear your appeal under the Zoning Ordinance relating to cottage on Harrington Avenue, Long Island.

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

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 15, 1948

Miss Lulu Devitt
c/o Miss Vera Devitt
Griffin Hospital
Derby, Connecticut

Dear Miss Devitt:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 18, 1948 at ten-thirty o'clock in the forenoon to hear the appeal under the Zoning Ordinance of Mrs. Furnicea McLarren requesting exception to permit construction of one-story addition 10' x 19' on cottage on Harrington Avenue, Long Island.

This permit is presently not issuable because the addition, although representing an extension of the present wall of the cottage and no closer to the rear property line than the present rear wall of the cottage, would be about 7' from the rear property line in a situation where the Zoning Ordinance requires no less than 12-1/2'.

An exception to the Ordinance is requested to permit this construction, and if you wish to be heard either for or against this appeal, please be present or be represented at the above time and place.

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

Note: If not possible to attend, a letter addressed to the Board of Appeals, Room 35, City Building, Portland, Maine, will suffice.

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File

FU AP Harrington Ave., Long
Island (Mrs. Burniece
McLarren)-1

CITY OF PORTLAND, MAINE
Department of Building Inspection

June 14, 1948

C
Mrs. Burniece McLarren
19 Vespey Street
Portland, Maine

Subject: Application for building permit to
cover construction of one-story addition
10' x 19' on the cottage of Mrs. Burniece
McLarren on Harrington Avenue, Long Island
(Assessors Lot No. 93-J-3), and proposed
zoning appeal relating thereto

Dear Mrs. McLarren:

O
P
As explained to you over the telephone on Saturday morning, this building permit, intended to cover construction of a one-story addition, 10' x 19', at the side of your cottage is not issuable under the Zoning Ordinance because the addition, although representing an extension of the present wall of the cottage, would be about 7' from the rear property line than the present rear wall of the cottage, which is less than 12 1/2'. For the application of the Zoning Ordinance in this connection please refer to Section 6B of the ordinance relating to required rear yards.

Y
You have indicated your desire to seek an exception from the Board of Appeals, therefore, an outline of the appeal procedure is enclosed.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

WHD/S

encl: Outline of appeal procedure

cc: Mr. James Gray
Long Island, Maine with copy of appeal procedure

✓ Edward T. Gignoux
Assistant Corporation Counsel



APPLICATION FOR PERMIT

PERMIT ISSUED
01688
JUL 17 1917

Class of Building or Type of Structure Third Class
Portland, Maine, July 17, 1917

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 Harrington Ave., Long Island 93-J-3 Within Fire Limits? no Dist. No. _____
Owner's name and address Burbridge H. Harold I McLarren, et als, 19 Vesper St. Telephone _____
Lessee's name and address former owner Alfreda Jensen Telephone _____
Contractor's name and address John Canning, Long Island Telephone _____
Architect _____ Specifications _____ Plans no No of sheets _____
Proposed use of building _____ No. families _____
Last use Cottage No. families _____
Material frame _____ No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 1 1/2 story frame cottage.

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

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ 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 sp.: 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? _____

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

Harold McLarren

APPROVED:

Signature of owner

By Burbridge H. McLarren

INSPECTION COPY

Permit No. 47/168F

Location Harrington ave, Rongdol.

Owner Hans McLasser

Date of permit 7/17/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES



APPLICATION FOR PERMIT TO REPAIR BUILDINGS

PERMIT ISSUED

OCT 19 1938

Third Class Building

Portland, Maine, October 19, 1938

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

Location Harrington Avenue, Long Island Ward, 1st 1 Within fire limits? no Dist. No. _____

Owner's name and address Mrs. Kate Berry, 9 Vessey St. Telephone _____

Contractor's name and address Thomas Wood, Long Island Telephone _____

Use of building Garage Height _____ ft., Gross area _____ sq. ft., Slope of roof pitch

No. stories 1 1/2

Type of present roof covering wood

General Description of New Work

To cover entire roof

If Roof Covering is to be Repaired or Renewed

When last repaired? _____ Area then repaired _____ sq. ft.

Are repairs or renewal due to damage by fire? no If so, what area damaged? _____ sq. ft.

Area of roof to be repaired now? entire _____ sq. ft.

Type of roofing to be used Asphalt roofing _____ sq. ft.

Trade name and grade of roof covering to be used Cinco G Und. Lab. No. plies _____

Estimated cost \$ _____

INSPECTION COPY

Signature of owner by Mrs. Kate Berry

Fee \$.50

[Handwritten signature]

31552



SEVENTEENTH HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure: Third Class

Portland, Maine, June 23, 1930

Permit 1272 ISSUED
JUN 28 1930

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 Off Harrington Avenue Long Island Ward 1 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Mrs. Kate Berry, Long Island Telephone _____

Contractor's name and address T. F. Wood, Long Island Telephone _____

Architect's name and address _____ Telephone _____

Proposed use of building Cottage

Other buildings on same lot _____ No. families _____

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Last use Cottage No. families _____

General Description of New Work

To glass in existing 2nd story front piazza, and to recover roof of same, (piazza existing with roof over same prior to Dec. 6, 1930)

NO INSPECTION BEFORE LATHING OR CLOSING-IN IS WAIVED
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ height _____ Thickness _____
Kind of roof _____ Roof covering Asphalt roofing Class G 2nd Lab. of lining _____
No. of chimneys _____ Material of chimneys _____ Type of fuel _____ Distance, heater to chimney _____
Kind of heat _____
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? _____ Size of service _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Vertical columns under girders _____ Size _____ Max. on centers _____
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 _____, 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 _____
Total 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 above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? no No. sheets _____
Estimated cost \$100 Fee \$ 50
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

INSPECTION COPY

Signature of owner

Mrs. Kate Berry

Mrs. H. J. McEwan

Ward 1 Permit No. 30/1272

^{off}
Location Harrington Ave, Long Is.

Owner Mrs. Kate Berg

Date of permit 6/23/30

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

2/14/31 NOTES
check off OK 93
✓ 11