

67-73 CURTIS ROAD



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 0069A

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Jan. 29, 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 71 Curtis Rd. Fire District #1 [] #2 []
1. Owner's name and address David Peterson 71 Curtis Rd. Telephone 797-7300
2. Lessee's name and address Telephone
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans YES No. of sheets 5
Proposed use of building Dwelling No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 12
Estimated contractual cost \$ 2300

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 To make an addition on second floor as per plans
Dwelling Ext. 234
Garage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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 [x] 2 [] 3 [] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? YES 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 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 repair to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING: O.K. 1/21/75
BUILDING CODE: O.K. E.B. 1/30/75
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
David Peterson

Signature of Applicant David Peterson, III Phone # 797-7300

Type Name of above 1 [] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

FEBRUARY 10-1975
WORK GENIE Seed

R. B. Ritzel

MARCH 24-1975 COOL NOT GET
IN BAY FERTILE

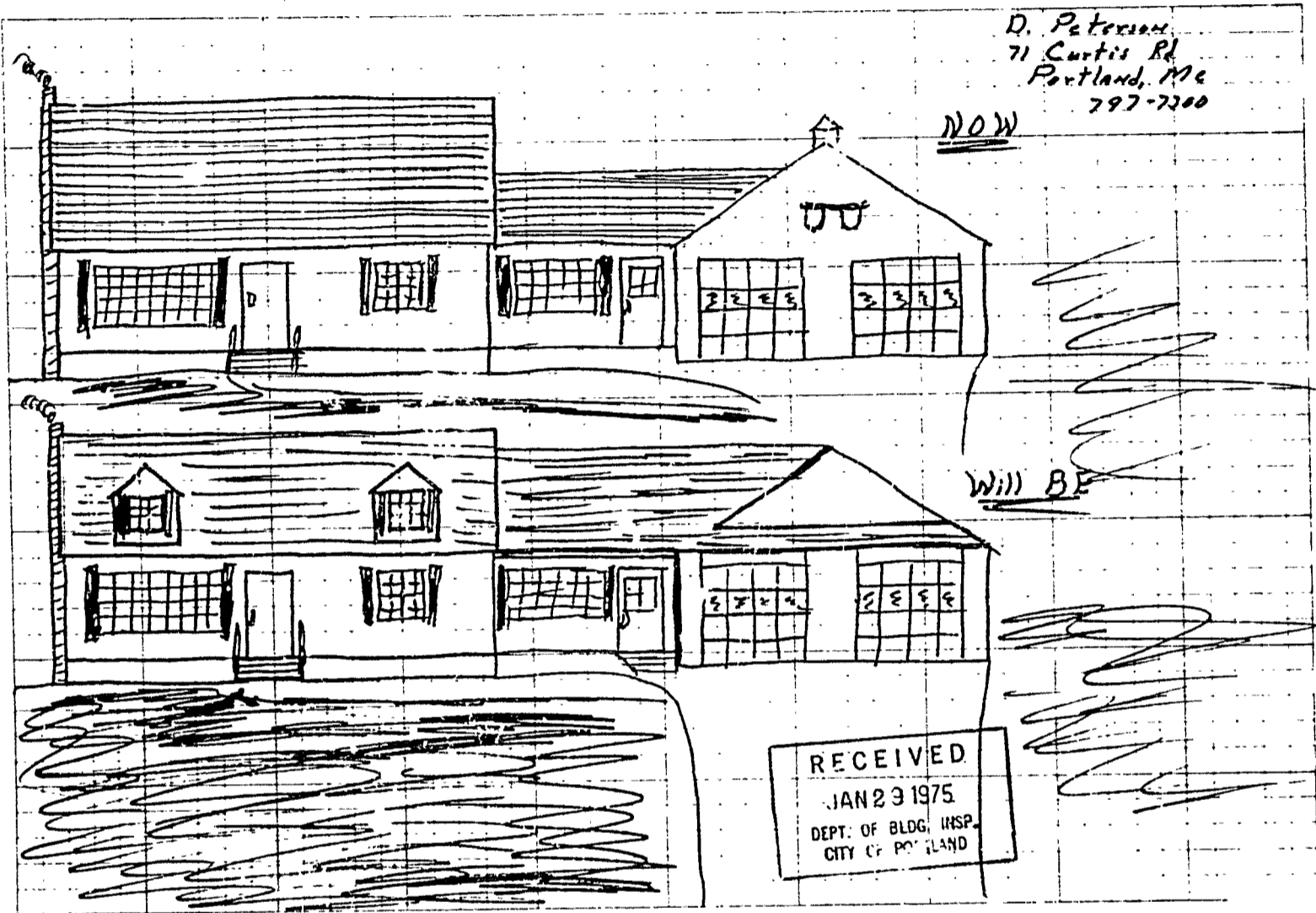
April 8-1975 wood Corvair
did not pull for slaking
is inefficient

Ray Ritzel

Permit No. 75/69
Location 71 Quater Rd
Owner Pelton
Date of permit 1/31/75
Approved

Ray

Large grid area with horizontal and vertical lines, mostly blank with some faint markings.

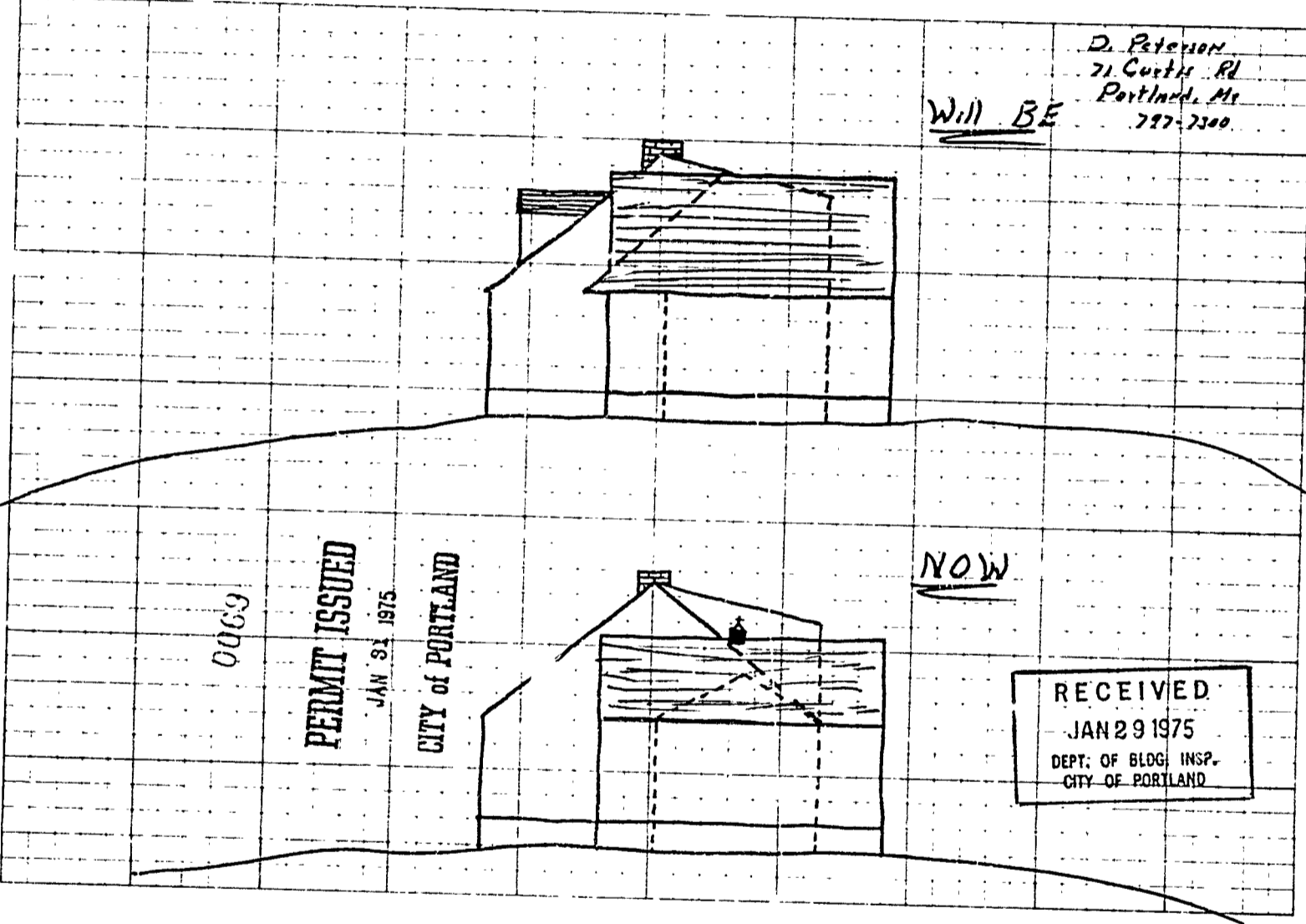


D. Peterson
71 Curtis Rd
Portland, Me
797-7200

NOW

Will BE

RECEIVED
JAN 29 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



D. Peterson
71 Curtis Rd
Portland, Me
797-7300

Will BE

0069

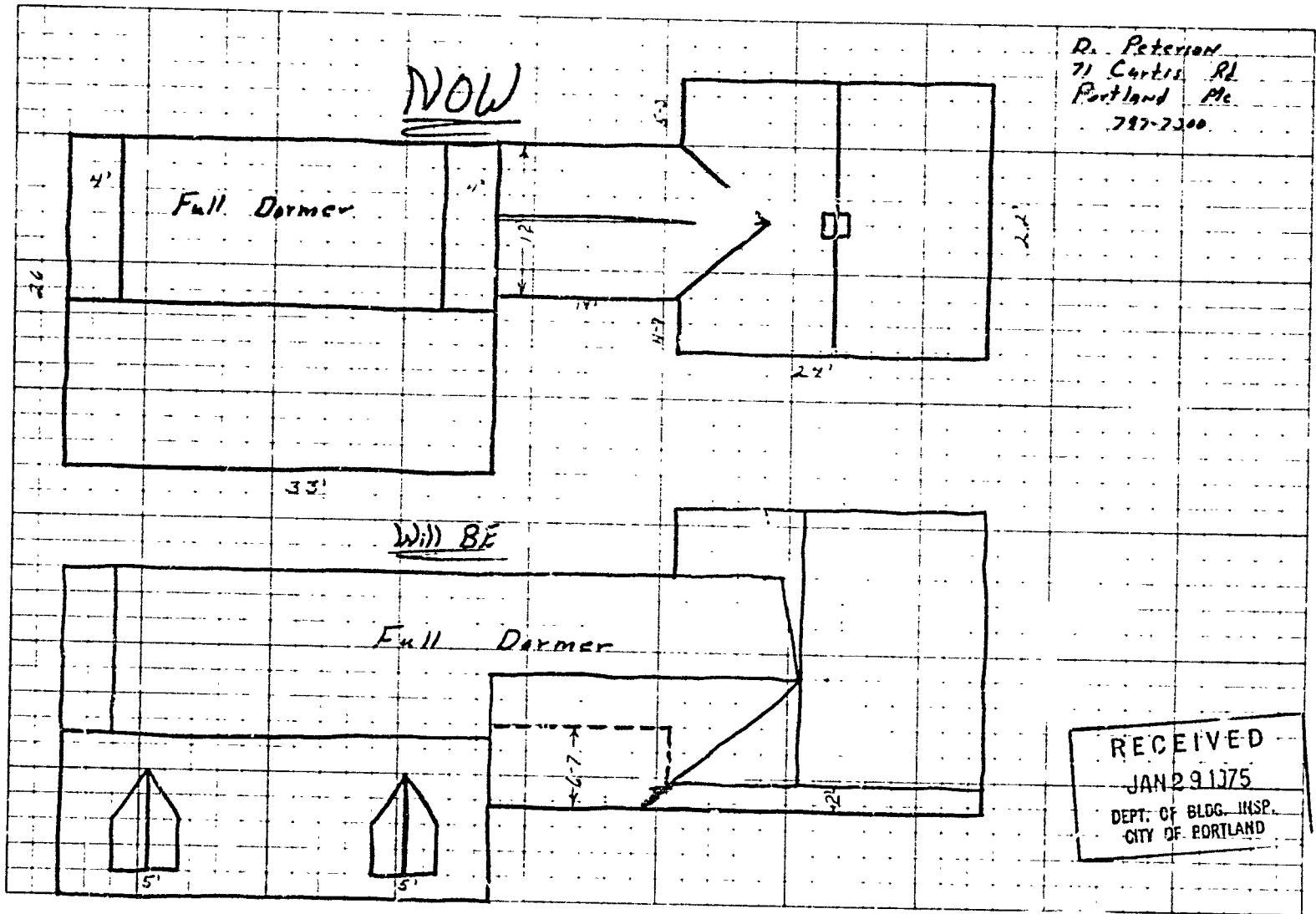
PERMIT ISSUED

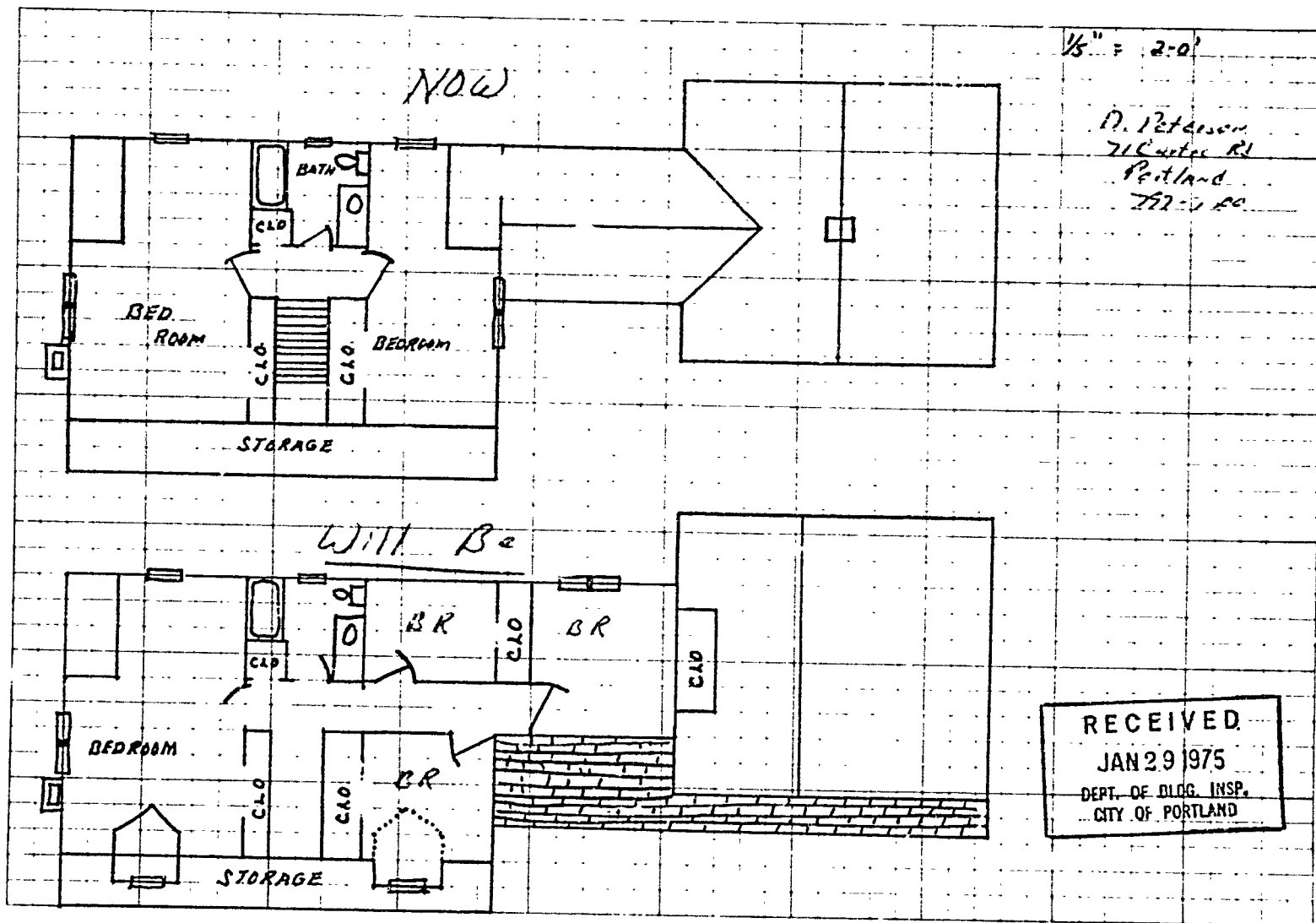
JAN 31 1975

CITY of PORTLAND

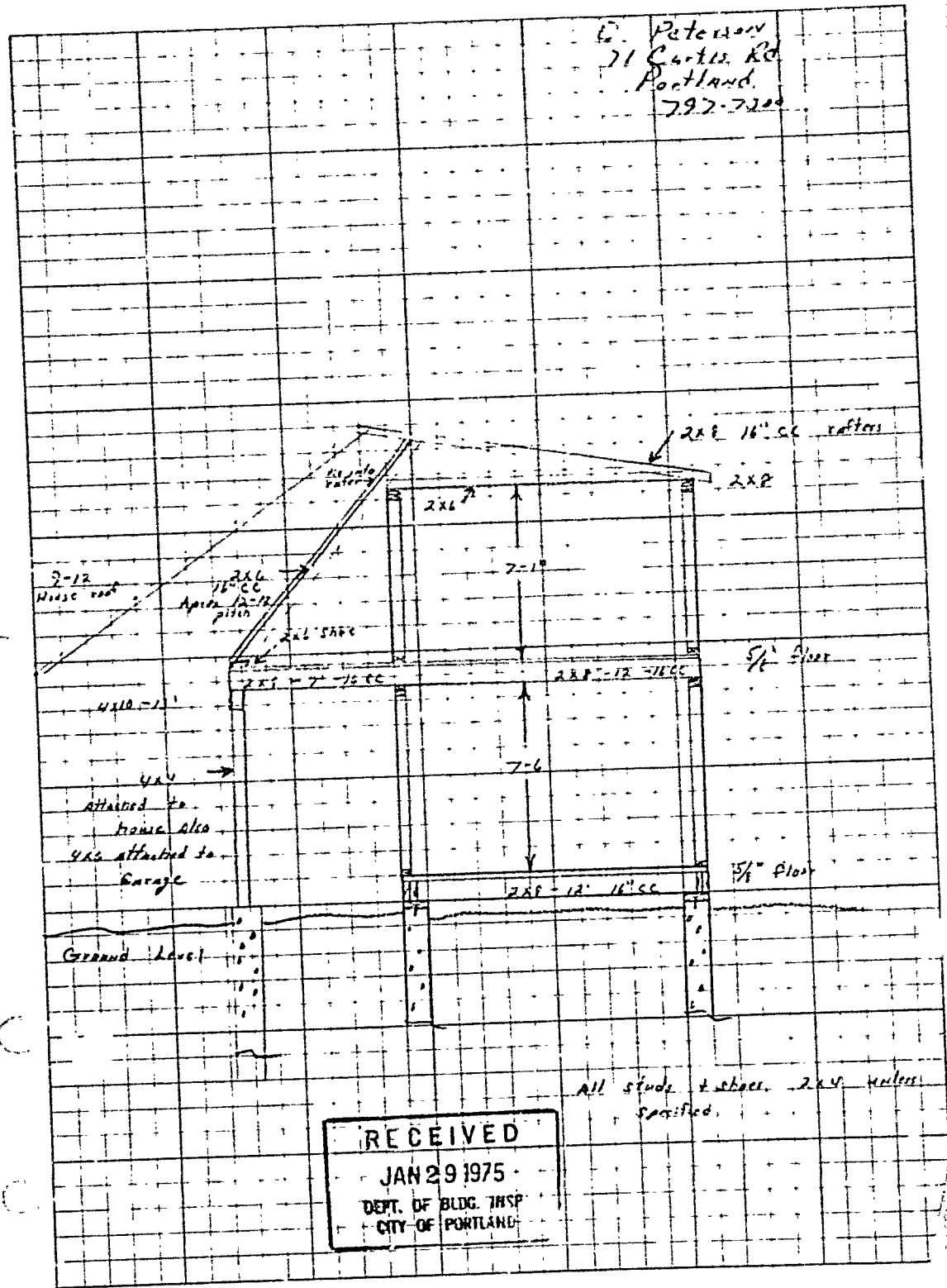
NOW

RECEIVED
JAN 29 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND





G. Peterson
71 Curtis Rd
Portland
792-7200



RECEIVED
JAN 29 1975
DEPT. OF BLDG. INSP
CITY OF PORTLAND



R2 RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
SEP 5 1962
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, August 15, 1962

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: see Plans (Walling Wood Heights)

Location 71 Curtis Rd. (Lot 2) (255-610) Within Fire Limits? Dist. No.
Owner's name and address Stanley R. Williamson, 71 Curtis Rd. Telephone 2-8702
Lessee's name and address _____ Telephone _____
Contractor's name and address B. & J. Builders, North Windham, Maine Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling and 2 car garage No. families 1
Last use Dwelling and 1 car garage No. families 1
Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1200. Fee \$ 6.00

General Description of New Work

To construct 12'x22' addition to right hand side of garage.

Appeal sustained 8/30/62

Permit Issued with Memo

2x8 header over garage door - gable end
8' opening

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 owner

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? yes
Height average grade to top of plate 4' Height average grade to highest point of roof 16'
Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar no
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch Rise per foot _____ Roof covering asphalt roofing Class C/nd. Tab.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind knock Dressed or full size? dressed Corner posts 4x6 Sills 4x6
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Kind and thickness of outside sheathing of exterior walls? _____
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 concrete, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12'
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

Cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

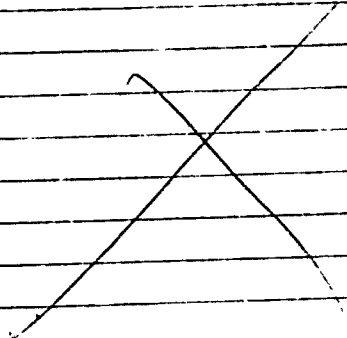
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

J. E. M. w/ memo

Signature of owner Stanley R. Williamson

NOTES

9/13/62 - Form imp.
made P.S.
10/22/62 - Work done
P.S.S.



Permit No. 62/1086
Location 5517 Curtis Road (Blk 2)
Owner Streets: P. M. Williams
Date of permit 9/5/62
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 10/22/62
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

As - 71 Curtis Road extension (Lot 2)

August 16, 1962

Mr. Stanley R. Williamson
71 Curtis Road

cc to: Corporation Counsel
cc to: B & S Builders,
North Andover, Maine

Dear Mr. Williamson:

Building permit for construction of a one story addition 12 feet by 22 feet on right hand side of garage (as one stands in street facing the building) attached to dwelling at the above named location is not issuable under the Zoning Ordinance because the addition is to extend to within 13 feet of the side lot line, which abuts a proposed side street, instead of a minimum distance of 20 feet being provided from the side street as required by Section 3-B-3 of the Ordinance applying to the R-2 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Smith
Director of Building Inspection

AJS/H

71 CURTIS ROAD
PERMIT TO INSTALL PLUMBING

Date Issued **10-14-77**
 Portland Plumbing Inspector
 By **ARNOLD R GOODWIN**

Address **71 Curtis Road** PERMIT NUMBER **1334**
 Installation **one family**
 Owner of Bldg **one family**
 Owner's Address **131 Abbi Lane Portland, Me.**
 Plumber **Rudi Fire Plumber** NO. **10-14-77**

App. First Insp.
 Date
 By
 App. Final Insp.
 Date
 By
 Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

	SINKS		
	LAVATORIES		
	TOILETS		
	BATH TUBS		
	SHOWERS		
	DRAINS FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
X	ROOF LEADERS	1	2.00
	AUTOMATIC WASHERS		
	DISH WASHERS		
	OTHER		
	Base Fee		3.00
	TOTAL		5.00

Building and Inspection Services Dept: Plumbing Inspection

Memorandum from Department of Building Inspection, Portland, Maine

35-61
AP- 71 Curtis Road, extension

Sept. 5, 1962

B. & G. Builders
Att: Earl Bridges
No. Windham, Maine

cc to: Stanley R. Williamson
71 Curtis Road, ext.

Dear Mr. Bridges:

Permit to construct a 12'x22' addition to right hand side of garage is being issued subject to the pitch of the garage roof being over 4 inches rise per foot of run. If this is not the case however then rafter size will need to be approved before the form inspection is called for.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

CS-27

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 20, 1962

VARIANCE APPEAL

Stanley R. Williamson, owner of property at 71 Curtis Road Extension (Lot 2) under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of a one-story addition 12 feet by 22 feet on right hand side of garage attached to building at this location. This permit is presently not issuable because the addition is to extend to within 13 feet of the side lot line, which abuts a proposed side street, instead of a minimum distance of 20 feet being provided from the side street as required by Sec. 3-B03 of the Ordinance applying to the R-2 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Stanley R. Williamson
APPELLANT

DECISION

After public hearing held August 30, 1962, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin G. Hurlley
Harry M. Albert
Frederick Shelton
BOARD OF APPEALS

NS HOOPER'S ROAD
THIS POINT



Williamson

Proposed Road
NOW EXISTING LANE

Vineria

FOOTE

McGarrick

Weyand

Chase

CURTIS ROAD

52 Curtis Road
Portland, Maine
August 27, 1962

To whom it May Concern: -

It is my understand that Mr Stanley Williamson has requested permission to build an addition to his garage at 71 Curtis Road, which addition will be at a point closer to a proposed street than allowed by municipal regulations.

This is to advise that, insofar as I am concerned, there is no reason why the city should not grant his request for permission to waive the minimum requirements in this situation.

I am the owner of the property at the above address.

H. Wakefield McGill

August 27, 1962

Mr. Stanley A. Williamson
71 Curtis Road
Portland, Maine

Dear Mr. Williamson:

August 30, 1962,

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP - 71 Curtis Road Extension (Lot 2)

August 16, 1962

Mr. Stanley R. Williamson
71 Curtis Road

cc to: Corporation Counsel
cc to: H & G Builders,
North Windham, Maine

Dear Mr. Williamson:

Building permit for construction of a one-story addition 12 feet by 22 feet on right hand side of garage (as one stands in street facing the building) attached to dwelling at the above named location is not issuable under the Zoning Ordinance because the addition is to extend to within 13 feet of the side lot line, which abuts a proposed side street, instead of a minimum distance of 20 feet being provided from the side street as required by Section 3-B-3 of the Ordinance applying to the R-2 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/H

Variance
#500

C
O
P
Y

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 27, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 30, 1962, at 4:00 P.M. to hear the appeal of Stanley R. Williamson requesting an exception to the Zoning Ordinance to permit construction of a one-story addition 12 feet by 22 feet on right hand side of garage attached to building at 71 Curtis Road Extension (Lot 2).

This permit is presently not issuable because the addition is to extend to within 13 feet of the side lot line, which abuts a proposed side street, instead of a minimum distance of 20 feet being provided from the side street as required by Section 3-B-3 of the Ordinance applying to the R-2 Residence Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

HAMLIN LAND DEVELOPMENT CORPORATION

320 Riverside Street

Portland Maine

August 21, 1962

TO WHOM IT MAY CONCERN:

This is to advise that we have no objection to the proposed addition to the existing garage on lot #2, Extension #2, Curtis Road, at the residence of Stanley Williamson 71 Curtis Road, Portland, Maine.

It is understood that the proposed addition will not conform to the building codes as it will be only thirteen (13) feet from a proposed street.



PHILIP E. HAMLIN
Pres.- Treas.

59 Curtis Road
Portland, Maine

August 27, 1962

To whom it may concern

It is my understanding that my neighbor, Mr. Stanley R. Williamson, 71 Curtis Road, has made an appeal to make an addition to his existing garage which, when completed, would bring the building within thirteen (13) feet of a proposed road which does not comply with existing zoning ordinances. We were advised by Mr. Williamson of his intentions before making any plans to build the addition to the garage and we do not object to his proposal.

We might point out that the proposed road in question at the present time has been loamed and seeded into a lawn at the expense of both Mr. Williamson and ourselves as we are informed by the developer, Mr. Hamlin, that

it will undoubtedly be five to ten years before the road is built. We also feel that the addition will add to the appearance and value of both of our properties.

Respectfully,

Helen M. Foote
Stuart C. Foote

August 20, 1962

Dear Sirs,

We do not object to an added garage on the Shiloh property, and we feel that it will be an asset not only to them but will also add to the value of the neighborhood property.

Very truly yours,

Mr. & Mrs. Gordon Vincent
60 Curtis Road



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 27, 1941

RECEIVED
CITY ENGINEER
NOV 27 1941
CITY OF PORTLAND

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: 26 Commercial St. Use of Building: Dwelling No. Stories: 2 New Building
Name and address of owner of appliance: George J. Smith, 26 Commercial St., Portland, Me.
Installer's name and address: William E. Smith, 125 Commercial St., Portland, Me. Telephone: 5-0537

General Description of Work

To install a gas water heater, 30 gallon, in kitchen, (this is a replacement permit)

IF HEATER OR POWER BOILER

Location of appliance: Kitchen Any burnable material in floor, surface or beneath? No
If so, how protected? Kind of fuel? Gas
Minimum distance to burnable material, from top of appliance or casing top of furnace: 3 ft.
From top of smoke pipe: From front of appliance: From sides or back of appliance: 1 ft.
Size of chimney flue: 6 in. Other connections to same flue: No
If gas fired, how vented? Rated maximum demand per hour:
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner: Labeled by underwriters' laboratories? Yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? No
Type of floor beneath burner: Size of vent pipe: 1 1/2 in.
Location of oil storage: Number and capacity of tanks: 275 Gallons
Low water shut off: Make: No
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners:

IF COOKING APPLIANCE

Location of appliance: Any burnable material in floor, surface or beneath?
If so, how protected? Height of legs, if any:
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance: From sides and back: From top of smoke pipe:
Size of chimney flue: Other connections to same flue:
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour:

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

W. E. Smith, 11/27/41

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

William E. Smith

Signature of Installer

William E. Smith

CS 300

INSPECTION COPY

7.71



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 2, 1960

PERMIT ISSUED

MAR 28 1960

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 Lot 28 Curtis Road Within Fire Limits? no Dist. No. _____
 Owner's name and address George Curtis, 1912 Washington Ave. Telephone 2-4220
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 7
 Proposed use of building Dwelling & 1-car Garage No. families _____
 Last use _____ No. families _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ 12,000 Fee \$ 12.00

General Description of New Work

To construct 1 1/2-story frame dwelling and 1-car garage 58' x 24'

The inside of the garage will be covered where required by law with rock, lath and plaster. Solid wood core door 1 3/4" thick.

Permit Issued with Letter

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 owner

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate 12' Height average grade to highest point of roof 24'
 Size, front 46' depth 24' No. stories 1 1/2 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes
 Material of underpinning " to sill Height 8" Thickness 8"
 Kind of roof pitch Rise per foot 10" Roof covering Asphalt Class C Und. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f.h. water fuel oil
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x6
 Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 8'
 Kind and thickness of outside sheathing of exterior walls? _____
 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 2x8 -gar-cong, 2nd 2x8 ceiling, 3rd _____, roof 2x6 -gar 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16" 16"
 Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 18' 14'
 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 1 number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

with letter by GJS

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
 George Curtis

Signature of owner by: George Curtis

INSPECTION COPY

T. M.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION Lot 2 Curtis Road

Issued to **George Curtis**
1712 Washington Ave.

SS-01 Date of Issue September 14, 1961

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 60/271, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

One family dwelling with attached garage.

Limiting Conditions.

This certificate supersedes certificate issued

Approved

(Date)

Carl Smith
Inspector

Albert J. Sears
Inspector of Buildings

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

Lot 2 Curtis Road

September 5, 1961

George Curtis
1912 Washington Avenue

Dear Mr. Curtis:

Upon inspection of the above job on August 31, 1961, the following defects were found which prevent us from issuing the certificate of occupancy—required by law to be in possession of the owner before the building may be lawfully occupied:

—Column not fastened.

—Two holes in masonry chimney not filled in solid with bricks or equivalent.

It is important that correction of the above conditions be made before September 11, 1961, and that you notify this office of readiness for another inspection, so that, if all is found in order, the certificate of occupancy required by law may be issued.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 4-6221, extension 234, any week day but Saturday between 8:00 and 9:00 A.M.

Very truly yours,

ESS/jg

Earle S. Smith
Field Inspector

AP Lot 28 Curtis Road

March 7, 1960

Mr. George Curtis
1912 Washington Ave.

cc to: Graham S. Finney
Planning Director

Dear Mr. Curtis:

Permit for construction of a single family dwelling with attached garage on so-called Lot #28 Curtis Road is not issuable because we can find no record of such a lot on any development plan which has been approved. Inquiry at the quarters of the Planning Board indicates that while some sort of preliminary approval of an extension of Curtis Road has been considered, no definite approval by the Planning Board has been given. Before a building permit can be issued, it is necessary that a development plan indicating approval by the Board of the street and lot layout be on file at this office and that a bond be filed covering the street improvements.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

X means copy sent to the parties

(date) March 7, 1960

Location Lot ²⁶ 28 Curtis Road Description Dwelling & Attached garage

Owner and Address George Curtis, 1912 Washington Ave.

Contractor and Address None

Architect or Engineer and Address _____

Actual Area of Lot ~~10,000~~ 11,570 Sq. Ft. Zone R-2 Residence

Area required by Zoning Ord. if sewer were available 3,600 sq. ft.

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

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

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

Albert J. Sears
Inspector of Buildings

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 10 minutes. On this basis area required by Zoning Ordinance is 10000 sq. ft.

Comments in event zoning appeal is filed: _____

Norman M. Welch
Director of Health *8/14/60*

AP- Lot 2 (Valley View Heights Development)
Curtis Road

March 28, 1960

Mr. George Curtis
1912 Washington Avenue

cc for foreman on job

Dear Mr. Curtis:

Building permit for construction of a single family dwelling and attached garage at the above named location is issued herewith based on plans filed with application for permit, but subject to the following conditions:

1. Before notification is given for check of forms and location, the following information is to be furnished.

a. Framing of front entrance platform and framing and foundations of entrance platform to "Family Room".

b. Size, span, spacing, and pitch of rafters of dormer roof. If pitch is to be much less than 4 inches in 12 inches, it is likely that support will be needed at the ridge.

2. Where an 8 inch thick concrete trench wall is indicated as a foundation for "Family Room", a concrete footing at least 8 inches deep and 10 inches wide is required.

3. While plans indicate the use of a 6x8 Douglas Fir girder on spans of about 6 feet 3 inches, the permit application specifies a 6x10 girder on spans of about 8 feet. Either will work out, but please indicate which you will use.

4. Unless there are to be intermediate studs between sections of picture window, the header over the opening will need to be 4x10 Douglas Fir instead of the 4x8 indicated on plans.

Very truly yours,

AJSM

Albert J. Sears
Inspector of Buildings

P. S.

A copy of this letter for use of the foreman on the job is enclosed.

to the
foreman

4x8
2x8-16" o.c.
3" rafter
2x8-16" o.c.
Pitch 4" in
12"

OK

OK

4x8 with intermediate studs