

PERMIT OLOG	15	•	PERMIT TO INSTALL PLUMBING	beine	
DUMBER 8486	Addre	25.	161 austin Stut		
2-17-60	Install	ation	4	SHOW W	
PORTLAND PLUMBING	Owne	r of B	ldg. H A Amall	di Albi	
INSPECTOR	Owne	er's Ac	idress: 101 Austin Street	連絡的	
APPROVED FIRST INSPECTION	Plumb				17-60
	NEW	REP'I	PROPOSED INSTALLATIONS	NUMBER	FEF
Date 2/23/60			LAVATORIES		2,00
By Christanier			TOILETS	-	
APPROVED FINAL INSPECTION			BATH TUBS	_	
			SHOWERS	_	
Date			DRAINS		
JOSEPH P. WELCH			HOT WATER TANKS		
97			TANKLESS WATER HEATERS		
TYPE OF BUILDING			GARBAGE GRINDERS		
COMMERCIAL RESIDENTIAL			SCOTIC TANKS		
SINGLE			HOUSE SEWERS		
MULTE FAMILY			ROOF LEADERS (conn. to house drain)		
NEW CONSTRUCTION	1		Linkerscher	1	2,00
REMODELING				3	54.00
SM 13-12 D PORTLA	ND HE	ALTH	DEPT. PLUMBING INSPECTION	Iolal	

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CA. BESON EQUECIZED (LL.) APPLICATION FOR PERMIT

Class of Building or Type of Structure ____Foundation____

Portland, Maine, March 2, 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit in accordance with the Laws of the State of Maine, specifications, if any, submitted herewith and the following	the Building Code and Zoning Ordinand	llowing building structure equipment se of the City of Portland, plans and
Location 99-10-3 Austin Street		tel no Dist No
Owner's nam and address Buel W. Bla	ir. 174 Anthoine St., So. Po	rtland Tolophone
Lesseo's name and address		Telephone
Lessee's name and address	ood, 149 New York Ave., So.	Port, Talendary
Architect		1 elephone. 4-8017
Architect	Specifications	
Proposed use of buildingDwelling s		
Last use		No. families
Material		#!
Other buildings on same lot		4
Estimated cost \$	Description of New Work	Fee \$ 1.00
General	Description of New Work 🖟 📗	755 · · · · · · · · · · · · · · · · · ·
To excavate and construct foundation attached garage - 8' breezeway, - 3	only for 2 story frame dwell 22'x24' with 14'x22' garage.	ing with
It is understood that this permit does not include by	zI	CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAVED
Is any plumbing involved in this work? Height average grade to top of plate	etails of New Work Lisany electrical work involution. Height average grade to highes	to be taken out separately by and in l
Size, front depth No. stor	iessolid or filled land?	earth or rock?
Material of foundation concrete	Thickness, top10" bottom16"	cellar yes
Material of underpinning " to sill	Height	Thickness
Kind of roofRise per foot		
No. of chimneys Material of chimn	eys of lining Kin	d of heat fuel fuel
Framing lumber—Kind		
Corner posts Sills Girt	•	
Girders Columns u		
Studs (outside walls and carrying partitions) 2x4		
	, 2nd	
	, 2nd 3rd 3rd	
If one story building with masonry walls, thickne		
it one story bunding with masonry wans, thickness		
No. cars now accommodated on same lot, to		
Will automobile repairing be done other than min	_	
ROVED:	i	laneous
panadinada,peninganganganga 1 - njadangan an and mandinangan an ang mandinangan an an ang mandinangan an ang m	Will there be in charge of the a	bove work a person competent to/ quirements pertaining thereto are

INSPECTION COPY

Signature of owner By: To AB Buder

Buel Blair Hill & Burdwood

March 2, 1948

Hill & Burwood 149 New York Avenue So. Portland, Maine Hr. Buel.W. Blair 174 Anthoine Street So. Portland, Maine Subject: Application for permit for excavation and foundation only for dealling and attached garage at 99-103 Austin Street

We are unable to issue a permit for the above work because Gentlemen: the location plan filed does not show compliance with requirements of the Zoning Ordinance. In the Residence M Zone where the property is located the Ordinance provides that there shall be at least 8' between the building and the lot lines on either side of a building, but that this distance may be reduced to not Less than 51 on one side if the yard on the other side is increased to 11'. Because in the arrangement shown on the location plan the garage is indicated as occupying more than 20 percent of the dopth of the side yard, the required side yard on that and of house must be measured from the side of the garage instead of the dwelling and a distance of ll' is necessary instead of the 6' shown,

However, if the front of the garage were so located that it would not be closer to the street from the rear wall of the main house than 4.31 or 20 percent of the depth of the side yard (241), wo would be able to issue a pormit for the 81 bruezeway and the wall of the garage 6' from the lot line as shown. This is because a garage, whether attached or detached, is allowed to project into the side yard not more than 20 percent of the depth of that yard.

Under these circumstances will you kindly let us know how you propose to locate this building and attached garage on the lot in conformity with Zoning Ordinance requirements, so that we may be able to issue the requested building permit.

Very truly yours,

Inspector of Buildings

AJS/S

1	A CONTRACTOR OF THE PROPERTY O
	, 2nd , roof height?
The state of the s	height?
If one story building with masonry walls, thickness	s of wallst
	If a Garage
No. cars now accommodated on same lot, to l	If a Garage accommodated number commercial cars to be accommodated number cars to be accommodat
Will automobile repairing be done other than	Miscellaneous
APPROVED:	Will work require disturbing of any tree on a public street?
Section for the section of the secti	Will there be in charge of the above work a pertaining thereto are see that the State and City requirements pertaining thereto are
Arean common to a selecti se city (ref. ; box & color deres becommonly one;) a constituti constituti constituti	observed?yes Buel Blair
Consessed to the contract of t	Hill & Burdwood



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	(m ; v) 2	5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
AP	PLICATION F	OR PERMIT	
Class of Build	ing or Type of Structure	Foundation	
Class of Billia	Doubland Maine	March 3, 1948	
WATES OF	Phytip-u, wante,	March 3, 1948 Supersects application of 372/48	v **
in accordance with the Laws of	applies for a permit to erect the State of Maine, the Bu	aHerropnizatenotics wasted the following bu ilding Code and Zoning Ordinance of the Co specifications:	
	Buel W. Blair, 174	Anthorne Do. Joe Lot Garage	I Ciopitalia
Lessee's name and address		49 New York Avs So. Portland	Telephone 4-8617
Last use		Chalo of roof	.Roofing
MaterialNo. sto	ories Heat	Style of 1001	
Other buildings on same lot.			Fee \$1.00
Estimated cost \$	C1 Dear	cription of New Work only for 2-story frame dwelling	3 32' x 24'
the name of the heating conti	Deta	IIIS Of 146W World world involved in	
Is any plumbing involved	in this work	- 4- 4- highort poir	CIIIO WOLLEY MANAGEMENT
Height average grade to t	No. stories	Height average grade to nightest point	t of roof
Size, frontdep	Th	tid or filed lend?	earth or rock?
Material of underninning		solid or filled land?	earth or rock?
Material of direct bressers		ickness, topbottomce	earth or rock?
Kind of roof		ickness, topbottomce	mearth or rock?
Kind of roof	Rise per foot	solid or filled land?	llarickness
Kind of roof No. of chimneys Framing lumber—Kind	Rise per foot	solid or filled land?	llar
Kind of roof No. of chimneys Framing lumber—Kind	Rise per foot	solid or filled land?	llar
Kind of roof	Rise per foot	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of I Dressed or full size? r ledger board? er girders Size	nearth or rock?
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Kind of roof	Rise per foot Material of chimney Sills Columns und carrying partitions) 2x4-10	solid or filled land?	meat fuel Size Max. on centers roof span over 8 feet. roof, roof, roof
Kind of roof	Rise per foot Material of chimney Sills Cirt or Columns und carrying partitions) 2x4-10 1st floor	solid or filled land?	mearth or rock?
Kind of roof	Rise per foot Material of chimney Sills Cirt or Columns und carrying partitions) 2x4-10 1st floor	solid or filled land?	mearth or rock?
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Kind of roof	Rise per foot Material of chimney Sills Girt or carrying partitions) 2x4-1 1st floor 1st floor 1st floor th masonry walls, thicknes	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of I Dressed or full size? r ledger board? er girders Size 6" O. C. Bridging in every floor and flat 2nd 3rd 3rd 2nd 3rd 3rd 1 a Garage	mearth or rock? llar
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Kind of roof	Rise per foot Material of chimney Sills Girt or carrying partitions) 2x4-1 1st floor 1st floor 1st floor th masonry walls, thicknes	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of I Dressed or full size? r ledger board? er girders Size 6" O. C. Bridging in every floor and flat 2nd 3rd 3rd 2nd 3rd 3rd 2nd 3rd 1 a Garage be accommodated number commercial or repairs to cars habitually stored in the Miscellan	mearth or rock? llar
Kind of roof No. of chimneys Framing lumber—Kind Corner posts Girders Siz Studs (outside walls and Joists and rafters: On centers: Maximum span: If one story building with No. cars now accommod Will automobile repairing	Rise per foot Material of chimney Sills Girt or carrying partitions) 2x4-1 1st floor 1st floor 1st floor th masonry walls, thicknes	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of I Dressed or full size? r ledger board? r ledger board? r ledger board? or size 37d	mearth or rock? llar lickness meat fuel Size Max. on centers roof span over 8 feet. roof roof height? cars to be accommodated proposed building? cous ree on a public street? no
Kind of roof No. of chimneys Framing lumber—Kind Corner posts Girders Studs (outside walls and Joists and rafters: On centers: Maximum span: If one story building with No. cars now accommod Will automobile repairing	Rise per foot Material of chimney Sills Girt or e Columns und carrying partitions) 2x4-10 1st floor 1st floor th masonry walls, thickness dated on same lot , to be ing be done other than mine	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of land o	mearth or rock? llar
Kind of roof No. of chimneys Framing lumber—Kind Corner posts Girders	Rise per foot Material of chimney Sills Columns und carrying partitions) 2x4-1 1st floor 1st floor 1st floor th masonry walls, thicknes dated on same lot ing be done other than mino	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of land o	mearth or rock? llar
Kind of roof No. of chimneys Framing lumber—Kind Corner posts Girders Studs (outside walls and Joists and rafters: On centers: Maximum span: If one story building with No. cars now accommod Will automobile repairing	Rise per foot Material of chimney Sills Girt or e Columns und carrying partitions) 2x4-1 1st floor 1st floor 1st floor th masonry walls, thicknes dated on same lot to be ng be done other than mino	solid or filled land? ickness, top bottom ce Height Th Roof covering Kind of I Dressed or full size? r ledger board? r ledger board? r ledger board? or size 37d	mearth or rock? llar
Kind of roof No. of chimneys Framing lumber—Kind Corner posts Girders	Rise per foot Material of chimney Sills Girt or e Columns und carrying partitions) 2x4-1 1st floor 1st floor 1st floor th masonry walls, thicknes dated on same lot to be ng be done other than mino	solid or filled land? Solid or filled land? Height Solid or filled land? Roof covering Solid or filling Solid or repairs to cars habitually stored in the Will work require disturbing of any to see that the State and City required.	mearth or rock? llar

Signature of owner by: The Bushood fe

INSPECTION C

AP 99-103 Austin Street-I

Harch 19, 1949

Hill & Burdwood
149 New York Avenue
So. Portland, Maine
Mr. Buell Blair
174 Anthoine Street
So. Portland, Maine

Subject: Building pormit for construction of newscalling house at 99-103 Austin Street

Ventlemen:

Building permit for the above dwelling is issued herewith subject to the fol-

- 1. The permit is issued based on the plat plan filed here March 17, 1948, showing a proposed garage entirely separate from the dwelling and a small platform and stops outside of the rest door of the dwelling, this result therefore not including the construction of any part of the garage and construction. Threezeway shown on
- 2. Corner posts are to extend in one length from sill to plate, or, if splicing is necessary, lap splices at least 16" long will be provided. The stude of the of the outside walls and carrying partitions in the second story are required to extend down to the girts and plates directly below them where they exist in such locations.
- 3. The joists in the attic flobr are to run in the same direction as those in first and second floor framing. The front and rear walls of building where these joists run parallel to them are to be tied together by means of the strapping.
- 4. Hearth of fireplace is to be at least 13" usep. Inside face of chimney above the fireplace itself must be kept at least 1." from all exposed woodwork.

Very truly yours,

Inspector of Buildings

WMcD/3

F.3. The above notations as to compliance with the Building Code are only a few of the many requirements of the Code which the contractor is expected to know and has agreed to abide by. These particular provisions of the Code are called specially to show compliance, and because we sometimes have experience of finding out, after the work is partly done, that the contractor was not aware of the minimum requirements. If to a certain part of the work.

I note that the plans shows the floor joists framed down on nailing strips on side of girder. Some difficulties may arise as to inserting the warm air and return ducts of the neating system, and the contractor would do well to work out this detail and talk it over with Mr. Sears before committing himself to this type of framing.

146 - 5 66 To

HP 43/299-I

July 28, 1948

Mr. Buell Blair 174 Anthoine Street So. Portland, Maine

Subject: Final inspection of new dwelling at 99-103 Austin Street

Dear Sir:

A final inspection of your new dwelling discloses the following matters to be taken care of before the certificate of occupancy can be issued:

- 1. Fasten the caps of supporting columns to girder.
- 2. Firestop around soil stack in basement.
- 3. The hearth of the fireplace has been provided only 16½ deep, whereas a minimum of 10° is specified by the Building Code. We are extremely corry that this has happened, but have no other option except to require that the hearth be made at least 13° deep. We endeavored to prevent just such a situation from arising by specifically monitioning this particular requirement in the letter which was sent with the permit for the building when it was issued, of which you received a copy; but were plainly unsuccessful in doing so.
 - $t_{i\bullet}$ Provide mast iron cleanout doors in chimney.

healizing your hurry to get moved into your new home, we are willing for this letter to be considered as a temporary certificate of occupancy, on the conditions that all of the matters will be taken care of as soon as you are able to do so and that, after this has been done, notice will be given for another inspection, when, if everything is found in order the final certificate of occupancy will be issued. The fireplace should not be used until the proper depth of hearth has been provided.

Very truly yours,

Inspector of Buildings

AJS/S

and talk it over with Mr. Janes moreove we are well-



(RAA) RESTRICT ZONE - AA APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PRRMIT ISSUED

	netwice	Action work
	laine, March 11, 1948	CITY of PORTI AND
To the INSPECTOR OF BUILDINGS, PORTLAND,		
The undersigned hereby applies for a permit to a accordance with the Laws of the State of Maine, the Build if any, submitted herewith and the following specifications		
Location 99-103 Austin Street	Within Fire	Limits? no Dist. No.
Owner's name and address Buell Blair, 1	174 Anthoine St., So. Por	tlendTelephone
Lessee's name and address		Telephone
Contractor's name and address Hill & Burdwo	ood, 149 N. Y. Ave. So. I	Portland Telephone 4-8617
Architect		
Proposed use of building Dwelling a	CHOXXXXXX	No families
Last use		
MaterialNo. storiesHeat	Stula of roof	Dougas
Other buildings on same let		Nooning
Other buildings on same lct		D 4 4 00
		Fee \$ 4.00
	Description of New Work	
To construct 2 story frame dwelling	z 24'x32' as per plans.	
	ECTION NOT COMPLETED	
	MIPLAND	
	NOT LUM	
nt.	-CLION NO	
المراجعة الم	المساملة المساملة	
1	Pe	rmit Issued with Lette
It is understood that this permit does not include installation the heating contractor. Hill &	n of heating apparatus which is to be Burdwood	aken out separately by and in the name of
Hill &	on of heating apparatus which is to be Burdwood etails of New Work	aken out separately by and in the name of
Hill & De	Burdwood etails of New Work	
Hill & De Is any plumbing work involved in this work?y Height average grade to top of plate16!	Burdwood etails of New Work resIs any electrical work i	nvolved in this work? yos
Hill & De Is any plumbing work involved in this work?y Height average grade to top of plate16!	Burdwood etails of New Work resIs any electrical work i	nvolved in this work? yos
Hill & De Is any plumbing work involved in this work?y Height average grade to top of plate16!	Burdwood etails of New Work resIs any electrical work i	nvolved in this work? yos
Is any plumbing work involved in this work?y Height average grade to top of plate16' Size, front32'	Burdwood etails of New Work yesIs any electrical work iIeigh average grade to hi oriessolid ar filled land? below grade Thickness, topbottom16!	nvolved in this work?yos ghest point of roof2&!
Is any plumbing work involved in this work?y Ileight average grade to top of plate16.' Size, front32.'	Burdwood etails of New Work yes Is any electrical work i Heigh average grade to hi ories solid ar filled land? below grade Thickness, top bottom 16! Height	nvolved in this work? yos ghest point of roof 22' 11d earth or rock? earth cellar yes Thickness
Hill & De Is any plumbing work involved in this work?y Height average grade to top of plate16.' Size, front32.'	Burdwood etails of New Work Tes Is any electrical work i Heigh average grade to his ories solid ar filled land? solid ar filled land? frickness, top to bottom 16 Height asphe	nvolved in this work? yos ghest point of roof 22. 11d earth or rock? earth cellar yes Thickness alt roofing Class C Up). Lab.
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Is any plumbing work involved in this work?y Ileight average grade to top of plate16.' Size, front32.'	Burdwood etails of New Work res	nvolved in this work? yos ghest point of roof
Is any plumbing work involved in this work?y Height average grade to top of plate16. Size, front32.*	Burdwood etails of New Work yes Is any electrical work i Heigh average grade to hi ories solid ar filled land? So. below grade bettem 16! Height sphe Shrick of lining tile I Dressed or full size? r ledger board? der girders tally Size etails Size, 3rd, 2nd 16", 3rd, 3rd, 2nd 16", 3rd, 3rd, 2nd	nvolved in this work? yos ghest point of roof 22! 11d earth or rock? earth ! cellar yes
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Is any plumbing work involved in this work?	Burdwood etails of New Work yesIs any electrical work iIleigh average grade to his ories	nvolved in this work? yos ghest point of roof 22' 11d earth or rock? earth cellar yes 'cellar yes 'fhickness alt rcofing Class C Un). Lab. Kind of heathot air fuel oil dressed Size 32" Max. on centers 5'6" and dist roof span over 8 feet. Ceilling 2x8 , roof 2x6 16" , roof 16" height?
Is any plumbing work involved in this work?y Height average grade to top of plate16.' Size, front32.'	Burdwood etails of New Work resIs any electrical work iHeigh average grade to his ories	nvolved in this work? yos ghest point of roof 22' 11d earth or rock? earth cellar yes Thickness alt reofing Class C Un). Lab. Kind of heathot air fuel oil dressed Size. 3½" Max. on centers 5'6" and flat roof span over 8 feet. Celling, roof 2x6. 16", roof 16", height?
Is any plumbing work involved in this work?	Burdwood etails of New Work yesIs any electrical work iIteigh average grade to his oriesEsolid ar filled land?	nvolved in this work? yos ghest point of roof 22' 11d earth or rock? earth cellar yes 'cellar yes 'Thickness alt reofing Class C Un). Lab. Kind of heathot air fuel oil dressed Size. 32" Max. on centers 5'6" and flat roof span over 8 feet. cellar yes 16", roof 2x6. height? more in the proposed building?.
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Is any plumbing work involved in this work?	Burdwood etails of New Work res	nvolved in this work? yos ghest point of roof 22' 11d earth or rock? earth cellar yes 'cellar yes 'Thickness alt reofing Class C Un). Lab. Kind of heathot air fuel oil dressed Size. 32" Max. on centers 5'6" and flat roof span over 8 feet. cellar yes 16", roof 2x6. height? more in the proposed building?.

Buel Blair Hill & Burdwood

INSPECTION COPY

Signature of owner By: THB But Level 1

(WAA) RESIDENCE ZONE - AA APPLICATION FOR AMENDMENT TO PERMIT



INSPECTION COPY

	Amendment No	1		
	Portland, l	Maire, March 11,	1948	
To she INSPECTOR OF	BUILDINGS, PORTLANI	D, ME.		
	by applies for an amendmon	out to Permit No.	pertaining to the Building Code and 2	ne building or structure comprised coning Ordinance of the City of
Location 99-103 A				no Diet No
Owner's name and address.	Buel Blai	r, toxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	Axe., So. Portla	no Dist. No
Lessee's name and address				Telephone
Contractor's name and add	dress Hill & Bu	rdwood, 149 N. Y	I. Ave., So. Port	l and Telephone
Architect				filed_yes_No. of sheets_1
Proposed use of building_	garage atta	ched to dwalling		No. families
Increased cost of work7				dditional fee 25
	-	ption of Proposed		Iditional fee
	D COCIT	part of Proposed	u work	
To construct 121	in 14'x22' garage	with 71 hreezen	war hatwaan cama	a and dwalling
	encrete slab found			
fa	stening to dwell i	ng. PLATE - 2-	-2x8.	span.
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Is any plumbing work invo				
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Size, front 14. do	at least 4	below grade	led land? SOLID	earth or rock? earth
Material of Ioungation.	11010 00	inickness, top 10-0	_bottom/Qcellar	I.O
Material of underpinning				
				ing Class C Und. Lab.
Family lumbs Vist	hemlook		• • • • • • • • • • • • • • • • • • • •	i lining
Framing lumber—Kind— Corner posts—4x6	bolted	Dressed or	· tun oraci	
			Si	
Study (outside wells and		ider girders	Size	_Max. on centers
Stude (outside walls and of Joists and rafters:				
On centers:			, 3rd	
Maximum span:			, 3rd	
Approved:	TSL YIOOF	, %nd	, 8rd	
ripproved;			Buel :	Blair Burdwood O
Print Marks or state as a Marks again again to a warrantee and a state of the state		Signe	nture of Owner By: J	ABul III
			ву: У	
				*

Inspector of Build ags.

BP 48/209 Amdt. AL-T

March 20, 1948

Hr. Buel Blair 174 Anthoine Street South Fortland, Haine

Subject: Proposed construction of attached Arage in connection with dwelling house now under construc-tion at 99-103 Austin Street

Dear Mr. Mair:

Building permit to cover construction of the garage proposed to be attached to your dwalling house now under construction, is not issuable because the proposed attached garage would project into the fear part of the otherwise of a space between the bicowall of the dwalling toward Clifton Street and the side lot line wort than the twenty per cent of the cepth of the dwalling allowed in such a case by Section 15F of the Zoning Ordinance. Thus the arrangement which you propose would actually leave a side ward width between the garage and the side lot line by Section 13r of the coming ordinance. Thus the arrangement which you propose would actually leave a side yard width between the garage and the side lot line of five feet instead of the minimum of eleven feet atigulated (coction 126 of the Ordinance applying to the residential A/ Zone in which your property is located.

You have indicated your desire to seek an exception from the Bord of Appeals in this commection, and there is enclosed, therefore, an outline of the

When Mrs. Blatr was in the office the other day she unid that you lien to When Mrs. Blair was in the office the other day she used that you has to construct an enclosed passageary between your new hows and parage instead of the open "brosseway" shown on the original plan, if you are successful in your agreat to the world of appeals for an exception as regards location of the proposed garage. In that case the foundation of the sidewalls of the passageary will have to extend at least four feet below the finished grade of the ground. If you should be successful in your zonful appeal, your contractor should give us this additional information as to enclosed presidence and the foundations.

Very truly yours,

MICD/J

Inspector of Mildings

Enclosure: (utilize of appeal processors.

CC: RAIJ & Burdwood 149 New York Avenue South Fortirnd, Maine

> Edward T. Cignous Asolstant Corporation Counsel

\$299 Ameit. #1-I Mr. Buel Blair

CITY OF PORTLAND, MAINE

Department of Building Inspection

March 20, 1948

174 Anthoine Street South Portland, Kaine Subject: Proposed construction of attached garage in connection with dwelling house now under construction at 99-103 Justin Street

Zear Mr. Blair:

Building permit to cover construction of the garage proposed to be attached to your dwelling house now under construction, is not issuable tocause the proposed attached garage would project into the rear part of the otherwise open space between the standl of the dwelling toward Clifton Street and the side lot line more than the trenty per cent of the depth of the dwelling allowed in such a case by Section 15F of the Zoning Ordinance. Thus the arrangement which you proposed would actually leave a side yard width between the garage and the side lot line of five feet instead of the minimum of eleven feet stipulated by Section 12C of the Ordinance applying to the Residential AA Zone in which your property is located.

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

When Mrs. Blair was in the office the other day she said that you plan to construct an enclosed passageway between your new home and garage instead of the open "breezeway" thown on the original plan, if you are successful in your appeal open "orsezeway" mown on the original plan, it you are successful in your appeal to the Board of Appeals for an exception as regards location of the proposed garage. In that case the foundations of the sidewalls of the passageway will have to extend at least four feet below the finished grade of the ground. If you should be successful in your zoning appeal, your contractor should give us this additional information as to enclosed passageway and the foundations.

Very truly yours,

(alened) WARKEN NOW MEET

WMcD/J

Inspector of Buildings

Enclosure: Ouwline of appeal procedure.

CC: Hill & Burdwood 149 New York Avenue South Portland, Maine

> Edward T. Gignoux Assistant Corporation Commeel

CITY OF PORTLAND, MAINE LEGAL DEPARTMENT

April Lag Sons

TO THE POARD OF APPEALS:

The Board of Appeals will hold a mable bearing to the Court of Priday, Oity Hell, Portland, Haine on Friday, April of, 1948 at ten-inists of clock in the foreness to hear the following process under the tening Ordinarso.

hay (. Fister - 92) hate Street - continued from its two-flog

era de ligerly - Val Eserona Avenue - inarease non-conforming une

Thomas J. Lane = 173 Veel Strott - change use of part of building from repair set service garage to make to distribution of

to molecule distribution of moleged feeds. Garage new to continue in part of building.

(200 ettechni botics for motella

BOTE: This projected also requestively on appet under the bullation Code with reference to rejultative pertitions.

fuel field - 93 ductio where a persit to aprel transtruction of garage fuel field - 93 ductio where a persit to aprel to dealling now undo pountruction is the sear part of active interest in the field in the search of the death of the the death of the

BOARD OF MITCHES

MUNICIPAL OFFICERS

Sabert L. Cotaboli Shaleman CITY OF PORTLAND, MALES edard of appeals

April 12, 1915

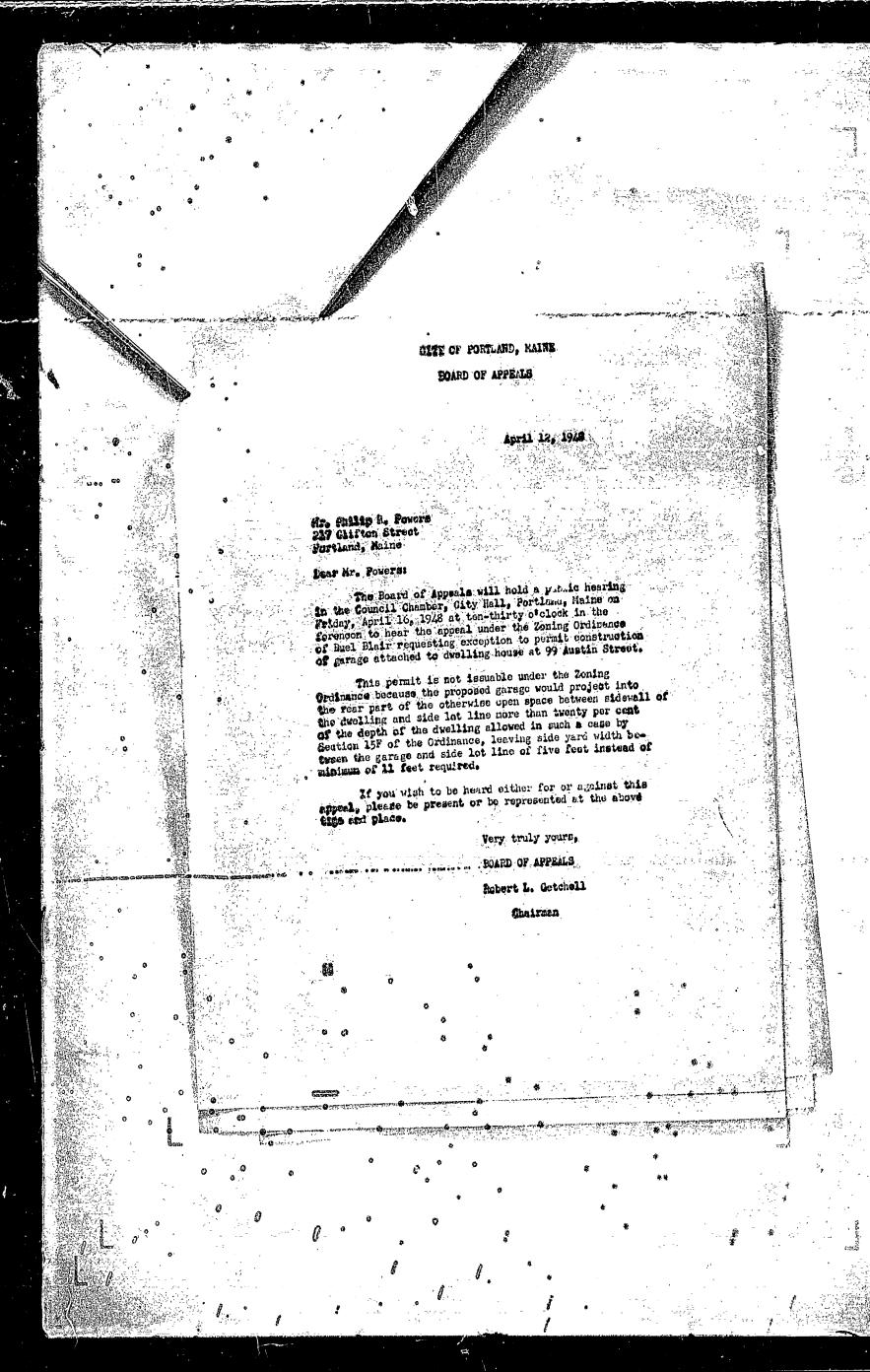
Mrs. Buel Blair 17% Anthoine Street South Portland, Maine

Bear Mrs. Blair:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine ex Friday, April 16, 1948 at ten-thirty o'clock in the forenoon to hear your appeal under the Zoning Ordinants relating to 99 Austin Street.

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

Very truly yours, HOARD OF APPEALS . Mobert L. Gatchell Chairman



Board of Appeals

April 15, 1948.

- 1. The possible adverse effect on the value of
- 2. The Zoning Ordinances are for the most part fair laws. I like to see folks abide by them wherever possible, and in this case it's possible.
- 3. Hany of my neighbors have approached me, showing evident concern that the board might grant this appeal and thereby cause a precedent which could well affect them at some future date.
- 4. The nearer this proposed garage comes to my house, the greater becomes the hazard of fire.

Mhen building my own home, the architect would have liked to have had a small vestibule come nearer to the street, so that the house proper would be lined up with the other houses. The building inspector said "no". Although disappointed I considered it no to my attention.

Respectfully yours,

Mailife Towers

Philip R. Powers

217 Clifton Street Portland 5, Maine April 15, 1948.

Board of Appeals City Hall Portland, Me.

Gentlemen:

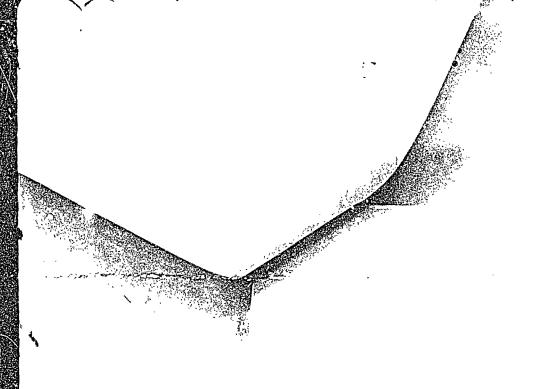
Your notice in regard to the appeal requesting exception to permit construction of garage attached to dwelling house at 99 Austin Street has been received and is hereby acknowledged.

Although I am at a loss to understand why anyone contemplating the building of a home in a section which enjoys strict provisions under the Zoning Ordinances, and who, of course, will himself directly benefit from such provisions, desires to build in non-conformity with the said ordinances I nevertheless, realize that he has a right to appeal for release from their restrictions. However, for the benefit of my neighbors as well as myself, I believe I should review the situation as it appears to me, so that the members of the board will understand my position in respect thereof.

In the first place, the building inspector told me that after the forms were all set up for pouring cement for the foundation of this house, they had to be set over two feet due to a miscalculation of the contractor. This error was discovered by my neighbor to the

After granting a temporary permit so that work could be begun, the inspector noticed that allowance for bay windows which had not been shown on a submitted sketch of the house, and which would bring the building closer to the street (Austin St.) than it should be under the law, had been made. Mr. MacDonald very considerately called this irregularity to my attention with the suggestion that if I had no objection, he would be inclined to allow construction of the bay windows. I had no objection. But things were beginning to look a little slip shod to me.

Then, Mr. MacDonald informed me that, contrary to the plan submitted to him, a breezeway and garage were contemplated for erection, bringing over-all construction up to within five feet of the side line of the lot, whereas the zoning law says there should be eleven feet between the building and the line. (16 ft. on both sides, 5 ft. having been the clearance on the other side). To this second infringement of the Zoning Ordinances, I do object. Some of my reasons are:



April 21, 1948

REARING ON APPEAL UNDER THE ZONING ORDINANCE OF BUEL BLAIR AT 99 Austin Street

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

Present for City

Board of Zoning Appeals members:-

xxxxxxx. April 16, 1948

VOTE

Mr. Getchell () ()
Mrs. Frost () ()
Mrs. Colley () ()
Mr. Holbrook () ()
Mr. Lake () ()
() ()

Municipal Officers:-

APPEAL WITHDRAWN DISMISSED WITHOUT PREJUDICE.

. City officials:-

City of Portland, Maine Board of Appeals

-ZONING-

Decision

Public hearing was held on the 16th day of April , 19 48, on petition of Buel Blair , owner of property at 99 Austin Street , seeking to be permitted an exception to the regulations of the Zoning Ordinance: relating to this property.

Building permit to cover construction of garage proposed to be attached to dwelling house now under construction is not issuable because the proposed garage would project into the rear part of the otherwise open space between sidewall of the dwelling and side lot line more than space between sidewall of the dwelling allowed in such a case twenty per cent of the depth of the dwelling allowed in such a case twenty per cent of the Zoning Ordinance, leaving side yard width between by Section 15F of the Zoning Ordinance, leaving side minimum of 11 feet the garage and side lot line of five feet instead of minimum of 11 feet required.

inchiseproform determined that exception to the model are a specific case, this appeal is dismissed without prejudice.

Zoning Ordinance in this specific case, this appeal is dismissed without prejudice.

Robert L. Getchell
Chairman

Board of Appeals

City of Portland, Maine Board of Appeals -zoning-

To the Board of Appeals.

April 1,

, 19 ₄₈

Your appellant, property at 99-103 Austin Street Mrs. Buel Blair

City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this , respectfully petitions the Board of Appeals of the property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to cover construction of garage proposed to be attached to dwelling house now under construction is not issuable because the open space between sidewall of the rear part of the otherwise than twenty per cent of the dwelling and side lot line more by Section 15F of the Zoning Ordinance, leaving side yard width between the garage and side lot line of five feet instead of minimum of ll feet required.

The facts and conditions which make this exception legally permissible are as follows:— An exception is necessary to grant reasonable use of property and avoid unnecessary hardship and can be granted without substantially departing from the intent and purpose of th Zoning Ordinance.

Memorandum from Department of Building Inspection, Portland, Maine

99-103 Austin Street-Construction of 2-car garage for Suel Blair by Hill & Burdwood, contractors

4/24/48

If the foundation wall is to be uniformly "" thick as shown on the application, Section 307c3.7 of the Building Code requires that the wall have a concrete footing at the bottom at least 12" in depth and projecting at least 4" beyond the face of the wall on each side. The same section allows, if you wish to avoid the concrete footing, a trunch wall no less than 8" thick at the surface of the ground and no less than 10" thick at the bottom of the wall. These are minimum dimensions, of course, and the wall could be made uniformly 10" thick without footings if desired.

I note there is to be a contraction and I presume that you will leave a contraction and expansion joint between the floor and the trench wall.

WideD/S

CC: Mr. Buel Blair 17% Anthoine Street Sc. Portland, Maine

(Signed) Warren McDonald Inspector of Buildings

(RAA) REMAINCE TOUE-AA
APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Build	ing or Type of Structure	Third Class	00	574
COMMENTS.	Portland, Maine, At	ril 23, 1948	APR 24	1948
To the INSPECTOR OF BUIL	DINGS, PORTLAND, ME.		CITY of Pr	RTLAND
The undersigned hereby appaced accordance with the Laws of the Sai if any, submitted herewith and the f	dies for a permit to erect after re e of Maine, the Building Code an ollowing specifications:	epair demolish install the d Zoning Ordinance of the	following building structure equ	ipment in
Cocation To Too Mas of	u otreet			
Owner's name and address Lessee's name and address	Buel Blair, 174 Anth	oine Street, So.	Portland Telephone	
Lessee's name and address Contractor's name and address		,	Telephone	
Proposed use of building	2 car garage		No. families	4-63
Last useNo, stories			No. families	***************************************
Other buildings on same lot Estimated cost \$ 850.				
			Fee \$ 2.00	
To the second of	General Description	n of New Work	_ · · ·	
To construct 2 car fram	te company of the company	•		
	in Squage St. XST.	,		
	TO THE LAND OF THE PARTY OF THE			1
-	TION NOT COMPLETE	10.5%	1.33 X 30 = 420 571+1	,0
	TOW MOTO	TR. 2-X (on1015 : 1717	5 FC.
arap F	C. P. F.		· 2	i
Latina			ı	•
			ied with Memo	
• •	America			,
•	OR CLOSIN	V BEFORE LATHING	CERTIFICATE OF OCCUPANCY	
It is understood that this permit does not the heating contractor.		~ 40 IO WALLEY	REQUIREMENT IS WAIVED	/- ;
			can out separately by and in the	name of
Is any plumbing work involved in	Details of No	ew Work	,	
Is any plumbing work involved in Height average grade to top of r	date 71 III	any electrical work inv	olved in this work? no	
Height average grade to top of p	21. No storios 3	t average grade to high	est point of roof 12'	-
Size, front 21 depth Material of foundation concrete Material of underpinning	at least 4 helow gre	id or filled land?so	lid_earth or rock?_eart	ah
Material of underpinning	Lineariess, top	bottom 8"	cellar <u>no</u>	
Kind of roof <u>pitch-gable</u>	Rise per foot 7" Po		Thickness	
No. of chimneys none Ma	terial of chinneyso	lining to	rooting Class C Und.	Lab.
	CUIDINS MICH GIRCAGE	C+		
,	barrenous) \$24-10 O. C. Bu	idging in every floor an	d flat most a e	
	noor, and		wood 1 De-C	
***	noor, and		1 100	
1	11001			
If one story building with masonry	walls, thickness of walls?		height?	
•	II a Gara	10'A	, ,	
No. cars now accommodated on sar Will automobile repairing be done	ne lot, to be accommoda	ted_2_number comme	reial cars to be accommodated	none
Will automobile repairing be done	other than minor repairs to ca	ers habitually stored in t	he proposed building? no	
OVED:		Miscel*	laneous	
· · · · · · ·	Will work		y tree on a public street? <u>no</u>	
	Will there	be in charge of the	bove work a person compete	
V. Committee of the com	see that t	he State and City rec	nirements pertaining thereto	nt to -
	observed?_	yes	ments bertaining mereto	are
	-	Buel Bl		
		H111 & 1611+	idwood .	

INSPECTION COPY

Signature of owner By: Thereas C. Bulling Ly

AF 99 Austin Street-I

July 29, 1918

Marshall Engineering Coupany 116 Middle Street Portland 3, Maine

Subject: Permit for installation of oil burning forced warm at meating system at 99 Austin St.

Gentlemon:

The believed permit for the above installation, this installation having been made without the permit first having been secured as specified by law, is issued necessith, subject to the following:

- l. This the application indicates that the distance from the top of the furnace to the woodwork above is to be about 42°, this distance must be measured from the top of the plenum chamber, which we find is only 4" below the floor timbers. This is just the minimum distance allowable if a shield of asbestos lumber extending at least 2° beyond the edges of the plenum chamber on all sides and suspended halfway between the top of the chamber and the woodwork above is provided. This should be done at once and notification given to this office for inspection.
- 2. It is noted that the application states that a gas-fired hot water heater is to be vented to the same flue as the furnace. If this gas heater is automatically controlled, the Building Code provides that, where it is vented to the ame flue as another heating and, it shall be equipped with a device that will automatically shut off the flow of gas in case the pilot light becomes extinguished. We do not know whether you or some other concern installed the gas heater, but in any case the owner, who is receiving a copy of this letter, should ascertain from the installer whether or not the equipment has the required control, and, if not, have it provided. No permit is required for the installation of this heater, because installations of such equipment in dwelling houses and individual apartments of tenement houses are exempted from permit requirements of the Building Code.

Very truly yours,

Inspector of Buildings

A. S/S

CC: hr. Busli Blair 174 Anthoine Street So. PortLad, Maine #B 46

FILL IN AND BIGN WITH INK APPLICATION FOR PERMIT FOR

PERMIT ISSUED

HEATING, COOKING OR POWER EQUIPMENT Portland, Maine, July 27, 1948

CITY of PORTLAND

The undersigned hereby applies for a permit to inst nce with the Laws of Maine, the Building Code of the City	all the following heating, cooking or power equipment in accord- of Portland, and the following specifications: New Building Dwelling house No. Stories 21 New Building Extending " 1r. 99 Austin Street
ocation 99 Austin Street Use of Building	Dwelling house No. Stories Printing
Name and address of owner of applianceBuell_Blan	ir, 99 Austin Street Co. 116 Middle St. Telephone Crub24
installer's name and address Marshall Engineering	Co., 116 Middle St. Telephone 10024
General Des	scription of Work
and and inverse acuipment inverse and	inxxiii for ced partialr heating system
Po install 011 bulling 9 2 2 2 2	Co. 116 Middle St. Telephone 12 1624 cription of Work cription o
IF HEATER, (OR POWER BOILER
Location of appliance or source of heat cellar	Type of floor beneath appliance concrete Kind of fuel
If wood, how protected?	Kind of fuel
Minimum distance to wood or combustible material, from	m top of appliance or casing top of furnace nce over 4° From sides or back of appliance over 5°
From top of smoke pipe	neg-fired hot water heater
Size of chimney flueSx12 Other connections	to same flue
If gas fired, how vented?	and the same state of the same
F-1 0	AT DITONIED
Name and type of burner Delco	Labelled by underwriter's laboratories? . Yes
Will operator be always in attendance? Does	s oil supply line feed from top or bottom of tank?battom
Type of floor beneath burner concrete	Number and capacity of tanks 1-275 gal.
Location of oil storagecallar	Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provide	tog tanks fire proofed?
Will all tanks be more than five feet from any flame?	
Total capacity of any existing storage tanks for furnac	CC Duriners is many
0001	ZYNIC A DDI I A NCH
Location of appliance	1 Type of floor beneath appliance
1 Ocation of appliance in the land	
If good how protected?	
If wood, how protected?	
If wood, how protected?	om top of appliance
Minimum distance to wood or combustible material fro From front of appliance	om top of appliance
Minimum distance to wood or combustible material fro From front of appliance	om top of appliance
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	om top of appliance
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	om top of appliance
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	om top of appliance
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	om top of appliance I back
Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Lange
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Letter
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Letter
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Lengt
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Lengt
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Lengt
Minimum distance to wood or combustible material from front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Langer eater, etc., 50 cents additional for each additional heater, etc., in same
Minimum distance to wood or combustible material from front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Lange eater, etc., 50 cents additional for each additional heater, etc., in same
If wood, how protected? Minimum distance to wood or combustible material fro From front of appliance	m top of appliance I back From top of smokepipe Sto same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Latter eater, etc., 50 cents additional for each additional heater, etc., in same Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are
Minimum distance to wood or combustible material from front of appliance	m top of appliance I back From top of smokepipe Is to same flue Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Letter eater, etc., 50 cents additional for each additional heater, etc., in same
Minimum distance to wood or combustible material from front of appliance	m top of appliance I back From top of smokepipe Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Letter eater, etc., 50 cents additional for each additional heater, etc., in same 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
Minimum distance to wood or combustible material from From front of appliance	m top of appliance I back From top of smokepipe Rated maximum demand per hour MENT OR SPECIAL INFORMATION Permit issued with Letter eater, etc., 50 cents additional for each additional heater, etc., in same Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are

INSPECTION COPY

ptoken and hvery som in a two story fine ducking. Hoor just wet on 6x10 girole under 2 X 6 partition also to clay window over sink from a 3 3 to a 3-6 x3-10 aparing late \$ 50. ECEIVED JAN 13 1960 DEPT. OF BLD'G. INSP.

R3 RESIDENCE ZOME



PERMIT ISSUED THOO AS JAN 14 1960

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine, January 13, 1960 AR A PRIAM

To the INSPECTOR OF BUILDINGS PORTLAN	D'MAINE
The undersigned hereby applies for a permit to	o erect alter repair demolish install the following building structure equipment he Building Code and Zoning Ordinance of the City of Portland, blans and
in accordance with the Laws of the State of Maine, it specifications, if any, submitted herewith and the follo	ming specifications:
Topeston 103 Austin Street	Within Fire Limits? Dist. No
Cocation Warnie Small	Jr 101 Austin St. Telephone
Owner's name and address	Jr., 101 Austin St. Telephone Telephone Dbins, 1347 Westbrook-St. Telephone
Lessee's name and address	obins 1347 Westbrook-St. Telephone
Contractor's name and address	Specifications Plans yes No. of sheets 1
Architect	Specifications Plans Plans 1
Proposed use of building	No. families 1
Last use	No. families I Style of roof Roofing
Material frameNo. stories Heat	Style of roofKooning
Other buildings on same lot	Fee \$ 2,00
Estimated cost \$ 120.	CC Summinum unus
General	Description of New Work
and the state of t	esapo Men.
To relocate existing door in kittener	the first of the solution
-	kitchen as jer plan
	and the first term of the control of the control of the first term of the control
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The second district courses of the content of the contradency of property products of the content of the conten	A STANDARD OF A STANDARD AS A
D.	and the same of th
Is any plumbing involved in this work?	Is any electrical work involved in this work? If not, what is proposed for sewage?
Is any plumbing involved in this work? Is connection to be made to public sewer? Has-septic-tank notice been sent?	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent?
Is any plumbing involved in this work? Is connection to be made to public sewer? Has-septic tank notice been sent? Height average grade to top of plate	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to bighest point of roof.
Is any plumbing involved in this work? Is connection to be made to public sewer? Has-septic-tank notice been sent? Height average grade to top of plate	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to bighest point of roof.
Is any plumbing involved in this work? 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. stor	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to bighest point of roof solid or filled land? Thickness, top bottom cellar
Is any plumbing involved in this work? 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. stor	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to bighest point of roof solid or filled land? Thickness, top bottom cellar
Is any plumbing involved in this work? 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. stor Material of foundation Kind of roof Rise per foot	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to bighest point of roof earth or rock? Thickness, top bottom cellar Roof covering
Is any plumbing involved in this work? 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. stcr Material of foundation Kind of roof Rise per foot No. of chimneys Material of chimn	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Fleight average grade to bighest point of roof earth or rock? Thickness, top bottom cellar Roof covering fuel fining fuel fining fuel finite field.
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