

99-103 AUSTIN STREET

103

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **8486** Address: 101 Austin Street

Date Issued 9-17-60 Installation For: H. A. Small

By J. P. Welch PORTLAND PLUMBING INSPECTOR Owner of Bldg.: H. A. Small

Owner's Address: 101 Austin Street

Plumber: John A. Jensen Date: 9-17-60

APPROVED FIRST INSPECTION

Date: 2/23/60

By: C. Christensen

APPROVED FINAL INSPECTION

Date: _____

By: JOSEPH P. WELCH

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

RE-MODELING

NEW	REPL.	PROPOSED INSTALLATIONS	NUMBER	FEES
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	<u>3</u>	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
		<u>Disposer</u>	<u>1</u>	<u>2.00</u>
			<u>2</u>	<u>54.00</u>
			Total	

MA 12-52 □ PORTLAND HEALTH DEPT. PLUMBING INSPECTION



(SINGLE) RESIDENCE HOME - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation
Portland, Maine, March 2, 1949

PERMIT ISSUED

206
MAR 5 1949

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~or to repair or to 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 99-103 Austin Street Within Fire Limits? no Dist. No.
Owner's name and address Buel W. Blair, 174 Anthoine St., So. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Hill & Burwood, 149 New York Ave., So. Port. Telephone 4-8617
Architect Specifications Plans yes No of sheets 1
Proposed use of building Dwelling and attached garage No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To excavate and construct foundation only for 2 story frame dwelling with attached garage - 8' breezeway, - 32'x24' with 14'x22' garage.

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 Hill & Burwood

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 concrete at least 4' below grade Thickness, top 10" bottom 16" cellar yes
Material of underpinning " to sill 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 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: _____

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

Buel Blair
Hill & Burwood

Signature of owner By: T. H. Burdwood Jr.

AP 99-103 Austin Street-1

March 2, 1948

Hill & Burwood
149 New York Avenue
So. Portland, Maine
Mr. Buel W. Blair
174 Anthoine Street
So. Portland, Maine

Subject: Application for permit
for excavation and foundation
only for drilling and attached
garage at 99-103 Austin Street

Gentlemen:

We are unable to issue a permit for the above work because the location plan filed does not show compliance with requirements of the Zoning Ordinance. In the Residence AA 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 5' 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 depth of the side yard, the required side yard on that end of house must be measured from the side of the garage instead of the side of the dwelling and a distance of 11' 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 4.3' or 20 percent of the depth of the side yard (24'), we would be able to issue a permit for the 8' breezeway 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

....., 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?
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..

Buel Blair
Hill & Burdwood

APPROVED:



APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation
Portland, Maine, March 3, 1948
Supersedes application of 3/2/48

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or demolish~~ 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 99-103 Austin Street Within Fire Limits? no Dist. No.
Owner's name and address Buel W. Blair, 174 Anthoine St., So. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Hill & Burwood, 149 New York Ave., So. Portland Telephone 4-8617
Architect Specifications Plans yes No of sheets 1
Proposed use of building Dwelling house No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 1.00
Estimated cost \$

General Description of New Work

To excavate and construct foundation only for 2-story frame dwelling 32' x 24'

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 Hill & Burwood

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 plat 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 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?

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

APP APPROVED:

Buel Blair
Hill & Burwood

Signature of owner

by:

Buel Blair

INSPECTOR

AP 99-103 Austin Street-I

March 19, 1948

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

Subject: Building permit for construction of
new dwelling house at 99-103 Austin Street

Gentlemen:

Building permit for the above dwelling is issued herewith subject to the following:

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 steps outside of the rear door of the dwelling, this permit therefore not including the construction of any part of the garage and connecting "treezeway" shown on the architectural plans.
2. Corner posts are to extend in one length from sill to plate, or, if splicing is necessary, lap splices at least 18" long will be provided. The studs 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 floor 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" deep. Inside face of chimney above the fireplace itself must be kept at least 1" from all exposed woodwork.

Very truly yours,

Inspector of Buildings.

W McD/S

P.S. 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 attention, because the plans are not complete enough in these and other particulars 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 in doubt about details, the contractor should inquire here before committing himself 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 heating 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.

HP 48/299-1

July 28, 1948

Mr. Bueil 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 18" is specified by the Building Code. We are extremely sorry that this has happened, but have no other option except to require that the hearth be made at least 18" deep. We endeavored to prevent just such a situation from arising by specifically mentioning 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.
4. Provide cast iron cleanout doors in chimney.

Realizing 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. Sears before you proceed.



(RAA) RESISTANCE ZONE - AA
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 11, 1948

PERMIT ISSUED

01297
MAR 20 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and to demolish~~ 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 99-103 Austin Street Within Five Limits? no Dist. No. _____
Owner's name and address Buel Blair, 174 Anthoine St., So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Hill & Burdwood, 149 N. Y. Ave., So. Portland Telephone 4-8617
Architect _____ Specifications _____ Plans yes No. of sheets 4
Proposed use of building Dwelling ~~and garage~~ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 7000 Fee \$ 4.00

General Description of New Work

To construct 2 story frame dwelling 24'x32' as per plans.

INSPECTION NOT COMPLETED

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.

Hill & Burdwood
Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
Height average grade to top of plate 16' Height average grade to highest point of roof 22'
Size, front 32' depth 24' No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 16" cellar yes
Material of underpinning " to sill Height _____ Thickness _____
Kind of roof pitch-gable Rise per foot 8" Roof covering asphalt roofing Class C Unl. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat hot air fuel oil
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
Girders yes Size 6x8 Columns under girders Lally Size 3 1/2" Max. on centers 5'6"
Studs (outside walls and carrying partitions) 2x4-16" C. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd 2x8, roof 2x8
On centers: 1st floor 16", 2nd 16", 3rd 16", roof 16"
Maximum span: 1st floor 12'8", 2nd 12'8", 3rd _____, roof 12'
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:

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

Buel Blair
Hill & Burdwood

Signature of owner By: Hill & Burdwood

(R-1) RESIDENCE ZONE - AA
 APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, March 11, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. _____ pertaining to the building or structure comprised in the original application 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 99-103 Austin Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Buel Blair, 174 Anthony St., So. Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Hill & Burdwood, 149 N. Y. Ave., So. Portland Telephone _____
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building garage attached to dwelling No. families _____
 Increased cost of work 700. Additional fee .25

Description of Proposed Work

To construct ~~12x14~~ 14'x22' garage with 7' breezeway between garage and dwelling.
 Breezeway - concrete slab foundation, 2x6 rafters, 24" O.C., 3' span, fastening to dwelling. PLATE - 2-2X8.

appeal filed and withdrawn after initial hearing of 2nd floor garage permit work

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate 2' Height average grade to highest point of roof 12'
 Size, front 14' depth 22' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 6" 8" bottom 10 3/4" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 7" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber--Kind hemlock Dressed or full size? dressed
 Corner posts 4x6 Sills 2x6 ^{bolts} Girt or ledges 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 concrete, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 7'

Approved: _____

Buel Blair
 Hill & Burdwood
 Signature of Owner By: *J. H. Burdwood*

Approved: _____ Inspector of Buildings.

INSPECTION COPY

BP 48/299 Int. EL-J

March 20, 1948

Mr. Sam Blair
174 Anthony Street
South Portland, Maine

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

Dear Mr. Blair:

Building permit to cover construction of the garage proposed to be attached to your dwelling house now under construction, is not issuable because the proposed attached garage would project into the rear part of the otherwise open space between the sidewall of the dwelling toward Clifton Street and the side lot line more than the twenty 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 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 stipulated in Section 12C 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 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 house and garage instead of the open "breezeway" shown on the original plan, if 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,

WRM/d

Inspector of Buildings

Enclosure: Outline of appeal procedure.

CC: R.H. & Bardwood
149 New York Avenue
South Portland, Maine

Edward T. Cignoux
Assistant Corporation Counsel

CITY OF PORTLAND, MAINE

CITY OF PORTLAND, MAINE
Department of Building Inspection

299 Amdt. #1-I

Ed

March 20, 1948

Mr. Buel Blair
174 Anthoine Street
South Portland, Maine

Subject: Proposed construction of attached garage in
connection with dwelling house now under construction
at 99-103 Justin Street

Dear Mr. Blair:

C
O
P
Y

Building permit to cover construction of the garage proposed to be attached to your dwelling house now under construction, is not issuable because the proposed attached garage would project into the rear part of the otherwise open space between the sidewall of the dwelling toward Clifton Street and the side lot line more than the twenty 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" shown on the original plan, if 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,

(Signed) WARREN WOODWARD

WMCD/J

Inspector of Buildings

Enclosure: Outline of appeal procedure.

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

Edward T. Gignoux
Assistant Corporation Counsel

CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

April 20, 1948

TO THE BOARD OF APPEALS
TO THE MUNICIPAL OFFICERS:

The Board of Appeals will hold a public hearing at the
City Hall, Portland, Maine on Friday,
April 24, 1948 at ten-thirty o'clock in the forenoon to
hear the following appeals under the Zoning Ordinance.

Ray W. Dietz - 92 Skato Street - continuance from last hearing

Cora S. Wigerly - 341 Stevens Avenue - increase non-conforming use
(see copy of notice attached for details)

Thomas J. Lane - 175 Wash Street - change use of part of building
from repair and service garage
to wholesale distribution of
packaged foods. Garage use to
continue in part of building.

(see attached notice for details)

NOTE: This proposal also necessitates an appeal
under the Building Code with reference
to requirements for fire restrictive partitions.

Fuel Blair - 99 Austin Street - permit to cover construction of garage
to be attached to dwelling now under
construction not possible because it
would project into the rear part of
other open space between sidewalk
of the dwelling and side lot line more
than twenty per cent of the depth of the
dwelling, leaving side yard width between
the garage and side lot line of five feet
instead of minimum of 11 feet required.

BOARD OF APPEALS

MUNICIPAL OFFICERS

Robert L. Cotebois
Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 12, 1948

Mrs. Euel Blair
17 1/2 Anthoine Street
South Portland, Maine

Dear Mrs. Blair:

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

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

Very truly yours,

BOARD OF APPEALS

Robert L. Gatchell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

April 12, 1948

Mr. Philip S. Powers
217 Clifton Street
Portland, Maine

Dear Mr. Powers:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, April 16, 1948 at ten-thirty o'clock in the forenoon to hear the appeal under the Zoning Ordinance of Ducl Blair requesting exception to permit construction of garage attached to dwelling house at 99 Austin Street.

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

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. Gatchell

Chairman

Board of Appeals

-2-

April 15, 1948.

1. The possible adverse effect on the value of my property.
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. Many 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.

When 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 hardship to agree with his decision after the ordinance had been brought to my attention.

Respectfully yours,

Philip R. Powers
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 south.

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

HEARING 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

~~today~~. April 16, 1948

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	()	()
Mrs. Frost	()	()
Mr. Colley	()	()
Mr. Holbrook	()	()
Mr. Lake	()	()
	()	()
	()	()
	()	()

Municipal Officers:-

APPEAL WITHDRAWN
DISMISSED WITHOUT PREJUDICE.

City officials:-

City of Portland, Maine
Board of Appeals

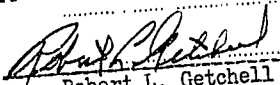
—ZONING—

Decision

Public hearing was held on the 16th day of April, 1948,
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
twenty per cent of the depth of the dwelling allowed in such a case
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 11 feet
required.

~~It is the Board's determination that an exception to the Zoning Ordinance is not permitted~~
~~in this specific case.~~ Appellant having withdrawn his petition for exception to the
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-

Appellants
Mrs. Buel Blair
with her husband
175 Commercial Street
4/21/48

18722

To the Board of Appeals:

April 1, 1948

Your appellant, Mrs. Buel Blair, who is the owner of property at 99-103 Austin Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 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 proposed garage would project into the rear part of the otherwise open space between sidewall of the dwelling and side lot line more than twenty per cent of the depth of the dwelling, leaving side yard width between the garage and side lot line of five feet instead of minimum of 11 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 the Zoning Ordinance.

Kathryn L. Blair
Appellant

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 8" 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 trench 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 concrete floor, and I presume that you will leave a contraction and expansion joint between the floor and the trench wall.

W McD/S

CC: Mr. Suel Blair
177 Anthony Street
So. Portland, Maine

(Signed) Warren McDonald
Inspector of Buildings



(RAA) RESIDENCE ZONE - AA
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 23, 1948

PERMIT ISSUED
00571
APR 24 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 99-103 Austin Street Within Fire Limits? no Dist. No. _____
Owner's name and address Buel Blair, 174 Anthoine Street, So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Hill & Burdwood, 149 New York Ave., So. Port. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building 2 car garage No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot dwelling
Estimated cost \$ 850. Fee \$ 2.00

General Description of New Work

To construct 2 car frame garage 21'x21'

INSPECTION NOT COMPLETE

$10.5 \times 1.33 \times 30 = 420.0$
 $2 \times 6 \text{ on } 10.5 = 571 + 6 \times 2 = 578$

Permit Issued with Memo

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

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.

Hill & Burdwood

Details of New Work

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no
Height average grade to top of plate 7' Height average grade to highest point of roof 12'
Size, front 21' depth 21' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 8" cellar no
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch-gable Rise per foot 7" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys none Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills 4x6 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 concrete, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 10'6"
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated 2 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:

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

Buel Blair
Hill & Burdwood

Signature of owner By: Thomson Burdwood Jr.

INSPECTION COPY

At 99 Austin Street-I

July 29, 1943

Marshall Engineering Company
116 Middle Street
Portland 3, Maine

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

Gentlemen:

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

1. While the application indicates that the distance from the top of the furnace to the woodwork above is to be about $4\frac{1}{2}$ " , 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 permit is issued on the basis that such a shield will be 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 same flue as another heating unit, 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: Mrs. Susie Blair
174 Anthoine Street
So. Portland, Maine



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 27, 1948

PERMIT ISSUED

01328
JUL 29 1948

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 99 Austin Street Use of Building Dwelling house No. Stories 2 1/2 New Building Existing "Existing"
Name and address of owner of appliance Buell Blair, 99 Austin Street
Installer's name and address Marshall Engineering Co., 116 Middle St. Telephone 23-1624

General Description of Work

To install oil burning equipment ~~in connection with~~ forced ~~air~~ heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 7"
From top of smoke pipe 6' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue Gas-fired hot water heater
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

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

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Permit issued with Letter

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:

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

Marshall Engineering Co.

Signature of Installer BY:

INSPECTION COPY

Proposed to relocate door opening between
kitchen and living room in a two-story frame
dwelling. Floor joists rest on 6x10 girder under
2x6 partition.

Also to change window over sink from a 5-6x2-10

to a 3-6x2-10 opening

Estimated cost of both \$150.00

RECEIVED

JAN 18 1960

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

R3 RESIDENCE ZONE



APPLICATION FOR PERMIT

PERMIT ISSUED
00045
JAN 14 1960
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, January 13, 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 101 Austin Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Harris Small, Jr., 101 Austin St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Durward Robbins, 1347 Westbrook St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Dwelling No. families 1
 Last use _____ " _____ No. families 1
 Material frame _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 150. Fee \$ 2.00

General Description of New Work

To relocate existing door in kitchen as per plan.

To change size of existing window in kitchen as per plan.

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 Durward Robbins

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber - Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

ON-1/14/60-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
Harris Small, Jr.

CS 301

INSPECTION COPY

Signature of owner

Durward Robbins