

318-322 CAPISIC ST.

SHAW-WALKER

8203-10

September 27, 1956

AP - 318-322 Capisic Street

Mr. Miles W. Weaver  
320 Capisic Street

Copy to Corporation Counsel

Dear Mr. Weaver:-

As you are aware, we are unable to issue a permit for construction of a one car garage about 13 feet by 22 feet connected to the left hand side of your dwelling at the above location by an open breezeway 8 feet by 14 feet because the front of the garage is to be about two feet closer to the street line than the front wall of the existing dwelling on the adjoining lot, contrary to Section 15A6 of the Zoning Ordinance applying to the Residence C Zone where the property is located.

You have expressed a desire to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel who serves as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WSS/G

Enclosure: Outline of appeal procedure

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for garage  
at 320 Canisic St. Date 9/26/56

1. In whose name is the title of the property now recorded? Miles Weaver
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes & fence
3. Is the outline of the proposed work now staked out upon the ground? yes  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? none
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Miles Weaver



(RC) RESIDENCE ZONE: C

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 26, 1956

PERMIT ISSUED

01789  
OCT 17 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ~~alter~~ ~~repair~~ ~~and~~ ~~improve~~ 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 320 Capisic St. Within Fire Limits? NO Dist. No. \_\_\_\_\_  
 Owner's name and address Miles Weaver, 320 Capisic St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building dwelling house and garage No. families 1  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 800. Fee \$ 7.00

### General Description of New Work

To construct open breezeway 8' x 14' and 1-car <sup>garage</sup> ~~garage~~ 12' 9" x 22' on left hand side of building.

Approval sustained 10/17/56

CERTIFICATE OF OCCUPANCY REQUIREMENTS 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 owners

### 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 8' 4" Height average grade to highest point of roof 14' 4"  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation concrete piers at least 4' below grade thickness, top 10" bottom 10" cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 6" Roof covering Asphalt Class C Und Lab  
 No. of chimneys \_\_\_\_\_ Material of chimneys hemlock of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind second hand Dressed or full size? full size & dressed  
 Corner posts 4x4 Sills 4x8 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 none 2nd 2x8 3rd \_\_\_\_\_ roof 2x8  
 On centers: 1st floor 16" 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 16"  
 Maximum span: 1st floor 8' 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot 0. to be accommodated 1 number commercial cars to be accommodated 0  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

OK-10/17/56-ajv

### Miscellaneous

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

INSPECTION COPY

Signature of owner

Miles Weaver

NOTES

FOR PERMIT

2-5-57

3-4-57

4-15-57

6-25-57 Framing garage  
wall along

7-18-57 Addition not  
attached to boarding  
on house as per  
S.P.C. 312-C-312

8-25-57 same

12-16-57

1-10-58

INSPECTION NOT COMPLETED

Permit No. 5611989

Location 320 Cabana St.

Owner S.M. L. Cabana

Date of permit 10/17/56

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

3-4-57

11-28-57

12-24-57

7-25-57

7-25-57

1-28-58

City of Portland, Maine  
Board of Appeals  
—ZONING—

appeal  
granted 10/12/56

September 28, 1956, 19

56/97

To the Board of Appeals:

Your appellant, Miles W. Weaver, who is the owner of property at 318-322 Capisic 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 18, Paragraph E of said Zoning Ordinance.

Permit for construction of a one car garage about 13 feet by 22 feet connected to the left hand side of the dwelling at 318-322 Capisic Street by an open breezeway 8 feet by 14 feet is not issuable under the Zoning Ordinance because the front of the garage is to be about two feet closer to the street line than the front wall of the existing dwelling on the adjoining lot, contrary to Section 15A6 of the Zoning Ordinance applying to the Residence C Zone where the property is located.

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

*Miles W. Weaver*  
Appellant

After public hearing held on the 12th day of October, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

*Sumner S. Luntz*  
*John W. Lake*  
*Ben. B. Wilson*  
*Terley J. Lussard*  
*William F. Brown*  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

October 9, 1956

Mr. Milos W. Weaver  
320 Capisic Street  
Portland, Maine

Dear Mr. Weaver:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 12, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

October 9, 1956

Mr. and Mrs. Mark L. Barrett  
314 Capisic Street  
Portland, Maine

Dear Mr. and Mrs. Barrett:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 12, 1956, at 10:30 a. m. to hear the appeal of Miles W. Weaver requesting an exception to the Zoning Ordinance to cover construction of a one car garage, about 13 feet by 12 feet, connected to the left hand side of the dwelling at 318-722 Capisic Street by an open breezeway 8 feet by 14 feet.

This permit is presently not issuable under the Zoning Ordinance because the front of the garage is to be about two feet closer to the street line than the front wall of the existing dwelling on the adjoining lot, contrary to Section 15A6 of the Zoning Ordinance applying to the Residence C Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K





(RC)

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 12, 1955

PERMIT ISSUED  
00864  
MAY 3 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter, repair, demolish or install~~ the following building structures ~~and~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 318-322 Capisic St. Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Maurice H. Lewis, 308 Capisic St. Telephone 4-1989  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 4  
 Proposed use of building dwelling house No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 9,500. Fee \$ 10.00

### General Description of New Work

To construct 1-story frame dwelling house 24' x 36'.

Permit Issued with Letter:

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate 12' 8" Height average grade to highest point of roof 13'  
 Size, front 36' depth 24' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 12" cellar yes  
 Material of underpinning " to sill Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 6" Roof covering Asphalt Class C Und Lab  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat ht. water fuel oil  
 Framing lumber—Kind hemlock Dressed or full size? dressed  
 Corner posts 4x6 Sills 2x6 Girt or ledger board? yes Size \_\_\_\_\_  
 Girders yes Size 6x8 Columns under girders lally Size 3 1/2" Max. on centers 7'  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x8, 2nd 2x6, 3rd \_\_\_\_\_, roof 2x6  
 On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof 16'  
 Maximum span: 1st floor 11', 2nd 11', 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

APPROVED:

with letter by AJL

### Miscellaneous

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

Signature of owner

Maurice H. Lewis

INSPECTION COPY



AP - 318-322 Capisic Street

May 13, 1955

Mr. Maurice Lewis,  
308 Capisic Street

Dear Mr. Lewis:

Building permit for construction of a single family dwelling 24 feet by 36 feet at the above location is issued herewith based on plans filed with application for permit, but subject to the following conditions:

--Before notice is given for checking of forms and location prior to pouring of concrete, information is to be furnished as to framing and foundations of side entrance platform.

--We note that a future breezeway and garage are indicated on some of the plans. However, under the proposed arrangement the side of the garage would be only three feet from the side lot line, whereas a clearance of not less than five feet would be required because the front of the garage is proposed less than 50 feet back from the street line. This is called to your attention at this time so that you may be aware of what may be involved when and if application is made for a permit for construction of breezeway and garage.

--By acceptance of permit you agree to provide construction as indicated below or else to secure approval of some other acceptable construction before work is started on that part of the building involved:

1. Use 6x8 full size hemlock girder instead of the dressed girder of that size indicated.
2. Use 4x10 dressed Douglas Fir header over picture window opening in front wall of living room instead of double 2x8 header specified.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/H

*4" x 6" sills  
with joists  
or  
Breezeway  
(Garage)  
  
8' breeze  
12' Garage  
20' = 6' side lot*

CS-151-5C-Marks

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 318-322 Capitan St.

Issued to Maurice H. Lewis

Date of Issue Dec. 5, 1955

This is to certify that the building, premises, or part thereof, at the above location, built ~~1953~~  
~~1954~~ under Building Permit No. 55/664, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

One-family Dwelling House

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:  
12/2/55 Nelson F. Cartwright  
(Date) Inspector

Warren W. [Signature]  
Inspector of Buildings

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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 20, 1955

PERMIT ISSUED

01627 SEP 21 1955

CITY of PORTLAND

N-NFC

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 318 Capisic St. Use of Building dwelling No. Stories 1 1/2 New Building Existing "
Name and address of owner of appliance Maurice Lewis, 308 Capisic St.
Installer's name and address Randall & McAllister, 84 Commercial St. Telephone 3-2941

General Description of Work

To install forced hot water furnace and oil burner

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 36"
From top of smoke pipe 24" From front of appliance OVER 4' From sides or back of appliance OVER 3'
Size of chimney flue 8x10 Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Timken Labeled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnaces burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: OK 9-10-55 RJC

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

Randall & McAllister

INSPECTION COPY

Signature of Installer By: J.C. ...

CH-24-1M ME 1955

HB



**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 330 Capisic St.		Owner: Barbara A. Lawrence		Phone: 871-0439	Permit No: <b>960453</b>
Owner Address: 330 Capisic St. - 04102		Leasee/Buyer's Name		Phone:	BusinessName:
Contractor Name: 1- family dwelling		Address: 1-fam dwelling with home occup.		Phone:	
Past Use:		Proposed Use:		COST OF WORK: \$	
				PERMIT FEE: \$ 25	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group Type:	
Proposed Project Description: Change of use - to allow home occupation <i>crafts Therapy</i>		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions. <input type="checkbox"/> Denied	
Permit Taken By: retyped		Date Applied For: originally 4/3/96 - see attached original			

**PERMIT ISSUED**  
MAY 29 1996  
**CITY OF PORTLAND**

Zone: R-3 CBL:

Zoning Approval:  
*ok with conditions*

Special Zone or Reviews:

Shoreland *street*

Wetland

Flood Zone

Subdivision

Site Plan  major  minor  mm

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Appeal:

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Action: *See previous approval attached*

Approved

Approved with Conditions

Denied

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
DATE: *Logged 5-22-96* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **4**  
*K. Carroll*