

299-303 CAPISIC STREET

SILVERMASTER

Full cut #020R Half cut #020RH Third cut #0203R Fifth cut #0213R

Re: 299-303 Capisic St/

November 22, 1971

Mr. Donald Axelson,
236 State Street

cc: Clayton Ashnault
258 Preble St.
So. Portland, Maine

Dear Mr. Axelson:

Permit to construct a one-story frame dwelling
26'x44' with 20'x22' attached garage is issued herewith.

This permit is being issued on the basis of the
set of "marked-up plans". We trust that you have an
exact duplicate of these plans and if you find that some
variations in construction are contemplated you will
notify this office in advance of any such change.

Very truly yours,

Earle S. Smith
Plan Examiner

pc/s

894-976 Riverside Street
near 870-894 Riverside Street

November 22, 1971

Hamlin Sand & Gravel Company,
920 Riverside Street

cc: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy to extend the existing gravel pit at 894-976 Riverside Street, to the rear of 879-894 Riverside Street for the removal of sand, gravel and fill is not issuable under the Zoning Ordinance in the I-1 Industrial Zone unless authorized by the Board of Appeals under provisions of Section 602.11A.5.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for the Conditional Use appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MEW:m

P.S. This appeal has been signed and paid for by Mr. Bartlett.

299-303 Capisic Street

Nov. 3, 1971

Donald Axelson
236 State Street

cc to: Clayton Ashnault,
258 Preble St. So. Portland
cc to: Corporation Counsel

Dear Mr. Axelson:

Building permit to construct a 42' x 26' two story frame dwelling at the above named location is not issuable because under Section 602.43.2 of the Ordinance pertaining to the R-3 Residential Zone in which this property is located requires a 14 foot side yard rather than the 8 foot side yard which you show on your plans.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at the time the appeal is filed.

Very truly yours,

Malcolm C. Ward
Plan Examiner

MGW:m

PERMIT ISSUED
WITH LETTER

303 CADISIL ST.

11/5/74

1000

FOR FRAME DWG. - 10 -

44.25'

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - *NEW*
- ✓ Zone Location - *A-3*
- ✓ Interior or-corner Lot -
- ✓ 40 ft. setback area (Section 21) - *NO*
- ✓ Use - *DWELLING*
- ✓ Sewage Disposal - *PUBLIC*
- ✓ Rear Yards - *113' - 25' REQ*
- ✓ Side Yards - *8'-11' - 8' - 8' REQ.*
- ✓ Front Yards - *35' - 25' REQ.*
- ✓ Projections - *NONE*
- ✓ Height - *1 STORY - 2 1/2 STORY 55 MAX.*
- ✓ Lot Area - *13,000' - 6,500' MIN.*
- ✓ Building Area - *1,584' - 3,350' MAX.*
- ✓ Area per Family - *3,000' - 5,500' MIN.*
- ✓ Width of Lot - *65' - 65' MIN.*
- ✓ Lot Frontage - *65' - 50' MIN.*
- ✓ Off-street Parking - *YES*

35
8
44

87
113

200
80
72
26
44

PERMIT ISSUED
WITH LETTER

299-303 Capisic Street

Nov. 15, 1971

Clayton L. Ashnault
256 Preble Street
South Portland

cc to: Donald Axelson
236 State Street

Dear Mr. Ashnault:

Your appeal to construct a split foyer dwelling at the above address has been sustained, however, there are several questions having to do with the construction of the dwelling which prevents us from issuing the permit at this time. You may answer the following questions or substantiate our understanding of certain construction items which appeal at variance with the Building Code.

1. Please find enclosed a certificate of design which should be signed by the person who is responsible for the design of the steel beam in the garage section.
2. Because the plans have been marked up, especially the foundation plans, please assure this office that the 10" thick foundation wall will be provided under the entire perimeter of the house.
3. How is rear deck to be framed? The plans show one upright sill where the Building Code calls for the sill to extend around all three sides of the deck or platform. The plan also shows an 8" sonotube supporting the outside platform. Our requirements call for a sonotube no less in diameter than 9".
4. What is the size of the carrying timber?

When these questions have been answered either by letter or by visiting this office and conferring with me in person, we will then be in a position to issue the permit.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

PERMIT ISSUED
WITH LETTER

R3 RESIDENCE ZONE

PERMIT ISSUED



APPLICATION FOR PERMIT

NOV 22 1971

1474

CITY OF PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, November 2, 1971

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 299-303 Capisic St. Within Fire Limits? Dist. No.
Owner's name and address Donald Axelson, 236 State St. Telephone 775-2361
Lessee's name and address Telephone
Contractor's name and address Clayton L. Ashnault, 258 Preble St., S. Portland Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Dwelling - split foyer No. families 1
Last use No. families
Material frame No. stories 1 1/2 Heat forced hot water Style of roof a-pitch Roofing asphalt
Other buildings on same lot no
Estimated cost \$ 21,000. Fee \$ 63.00

General Description of New Work

To construct 42' x 26' split foyer dwelling, as per plan

Transferred to new application

PERMIT ISSUED WITH LETTER

Approved sustained 11/17/71

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 contractor

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 11 ft. Height average grade to highest point of roof 17'
Size, front 42' depth 26' No. stories 1 1/2 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 10" bottom 10" cellar yes
Kind of roof A-pitch Rise per foot 5" Roof covering Asphalt shingles
No. of chimneys 1 Material of chimneys cement block of lining 8x8 tile Kind of heat forced hot water
Framing Lumber-Kind spruce Dressed or full size? dressed Corner posts 4 x 6 Sills 4 x 6
Size Girder 6 x 12 Columns under girders 3 1/2 cement block 3 1/2 Max. on centers 7' & 12'
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 2 x 10, 2nd, 3rd, roof truss
On centers: 1st floor, 2nd, 3rd, roof 2 ft
Maximum span: 1st floor, 2nd, 3rd, roof 7' & 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?

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

Clayton L. Ashnault

APPROVED:
O.K. - 11/12/71 - Collier - Zoning
O.K. - 11/22/71 - C.A.
PERMIT ISSUED WITH LETTER
INSPECTION COPY

Signature of

NOTES

See new
application

R

Permit No. 711/1474
Location 299.303 2nd floor St
Owner Russell Osborn
Date of permit 11/22/71
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

5, no Paul
11/3/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Donald Axelson, owner of property at 299-303 Caprice St
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: to construct a 42' x 26'
two story frame dwelling at the above named location. This permit is presently
not issuable ^{because} under Section 602.4B.2 of the Ordinance pertaining to the R-3
Residential Zone in which this property is located requires a 14 ft. side yard
rather than the 8 ft. side yard which you show on your plans.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Donald A. Axelson
APPELLANT

DECISION

After public hearing held November 11, 1971, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS
W. Earl Eskelson
Harry M. [Signature]
Carl G. [Signature]

November 11, 1971

To the Board of Appeals,
City of Portland, Maine:

Gentlemen:

We, the undersigned, owning real estate as indicated below, hereby state that we are in favor of the granting of the variance requested by Mr. Donald Axelsen with regard to his lot located at 299-303 Capisic Street, Portland, Maine.

NAME

ADDRESS

Mr & Mrs. Marion F. Griffith	304 Capisic St.
Mrs Dorothy M. Hallise	294 Capisic St.
Mrs Helen T. Casey	300 Capisic St.
Mrs Catherine M. Lawrence	308 Capisic St.
Mr & Mrs Robert L. Larrick	323 Capisic St.
_____	_____

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 8, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, November 11, 1971 at 4:00 p.m. to hear the appeal of Donald Axelson requesting an exception to the Zoning Ordinance to permit the construction of a two-story frame dwelling 42' x 26' at 299-303 Capisic Street.

This permit is presently not issuable because under Section 602.4B.2 of the Ordinance pertaining to the R-3 Residential Zone in which this property is located requires a 14 foot side yard rather than the 8 foot side yard which you show on your plans.

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

Chairman

BOARD OF APPEALS

cc to: Robert F. & Sandra W. Philbrook
295 Capisic St.

Guy L. Crockite
311 Capisic St.

Robert H. & Barbara Ann Graves
323 Capisic St.

November 8, 1971

ccto: Clayton Asmault
258 Preble St.
South Portland, Maine

Donald Aselson
136 State Street
Portland, Maine 04101

November 11, 1971

299-303 Capital Street

Nov. 3, 1971

Donald Axelson
236 State Street

cc to: Clayton Asmundt,
258 Preble St. So. Portland
cc to: Corporation Counsel

Dear Mr. Axelson:

Building permit to construct a 42' x 26' two sto frame dwelling at the above named location is not issuable cause under Section 602.4B.2 of the Ordinance pertaining to the R-3 Residential Zone in which this property is located requires a 14 foot side yard rather than the 8 foot side yard which you show on your plans.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:es



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, November 19, 1971

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 299-303 Caprice Street Within Fire Limits? Dist. No.
Owner's name and address Donald Axelson, 236 State St. Telephone
Lessee's name and address Telephone
Contractor's name and address Clayton L. Ashnault, 258 Preble St., So. Port. Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Dwelling and garage No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 20,000 Fee \$ 60.00

General Description of New Work

To construct 1-story frame dwelling 26'x44' with 20'x22' attached garage

The inside of the garage will be covered where required by law with 5/8" sheetrock solid wood core fire door 1 3/4" thick self-closing

8' opening for garage doors 4x10 under eaves

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 10' Height average grade to highest point of roof 14'
Size, front 44' depth 26' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes
Kind of roof pitch Rise per foot 5" Roof covering asphalt roofing
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h.w. fuel oil
Lumber-Kind spruce Dressed or full size? dressed Corner posts Sills 2x10 box
Girder 8x10 Columns under girders tally Size 8x 3 1/2" Max. on centers 6'
Stud (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over feet.
Joists and rafters: 1st floor 2x10 2nd 3rd roof 2x8
On centers: 1st floor 16" 2nd 3rd roof 16"
Maximum span: 1st floor 13' 2nd 3rd roof 13'
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

APPROVED:

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

CS 301

INSPECTION COPY

Signature of owner

Donald F. Axelson