

BROOKVIEW TERRACE

3 BROOKVIEW TERRACE

SHAW-WALKER  
#9700-34

PERMIT  
NUMBER 8993

Address: 3 PERMIT TO INSTALL PLUMBING

Date issued 7-8-60  
PORTLAND PLUMBING  
INSPECTOR

Installation For: 117 Sunset Hdwrs

Owner of Bldg.: Charles Kovaty

Owner's Address: 117 Myrtle Street

Plumber: P. ... Date: 7-8-60

By J. P. W. L. H.  
APPROVED FIRST INSPECTION  
Date July 8, 1960  
By JOSEPH E. WELCH  
APPROVED FINAL INSPECTION  
Date July 8, 1960  
By JOSEPH E. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI-FAMILY
  - NEW CONSTRUCTION
  - REMODELING

NEW	REPAIR	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
	1	HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)	1	2.00

8M. 12-53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total \$2.00

PERMIT  
NUMBER

9150

PERMIT TO INSTALL PLUMBING

Address: 3 Lot 17 Sunset Heights  
 Installation For: Charles Koate  
 Type of Bldg: Charles Koate  
 Owner's Address: 117 Meyer Street

By: J. P. Welch  
 PORTLAND PLUMBING  
INSPECTOR

APPROVED FIRST INSPECTION

Date: Aug 12 - 1960

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: Oct 27 - 60

By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
1		SHOWERS	1	2.00
1		DRAINS	1	2.00
1		HOT WATER TANKS	1	1.00
1		TANKLESS WATER HEATERS	1	1.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		Laundry Tray	1	1.00
			<b>Total</b>	<b>11.00</b>

SM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 17, 1960

**PERMIT ISSUED**  
00725  
JUN 22 1960  
RENEW 1000000000

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:

3 Location Lot 17, Sunset Lane, Scarborough, Maine Within Fire Limits? NO Dist. No. ....

Owner's name and address Charles Kaatz, 117 Noyes St. Telephone .....

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 No. families 1

Last use ..... No. families .....

Material frame No. stories 1 Heat ..... Style of roof ..... Roofing .....

Other building on same lot .....

Estimated cost \$ 14,000 Fee \$ 14.00

### General Description of New Work

To construct 1-story frame dwelling house 42'6" x 24'

**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? yes

Height average grade to top of plate 12' Height average grade to highest point of roof 10'

Size, front 42'6" depth 24' at least 4' below grade solid or filled land? solid earth or rock? earth

Material of foundation concrete Thickness, top 10" bottom 10" cellar yes

Material of underpinning " to sill Height ..... Thickness .....

Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Und. Lat

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f. h. water fuel oil

Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 6x6 Sills box

Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 7'

Kind and thickness of outside sheathing of exterior walls? .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2x8, 2nd 2x8 ceiling, 3rd ....., roof 2x6

On centers: 1st floor 16", 2nd 16", 3rd ....., roof 16"

Maximum span: 1st floor 12', 2nd 12', 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  
Charles Kaatz

Signature of owner by: Charles Kaatz

INSPECTION COPY

NOTES

7/29/60 - Mr. Nantz reports  
 that forms have been  
 erected only 20 feet  
 back from Brookman  
 Terra C. Since build-  
 ing sets face this  
 street, a 25 foot setback  
 is required as shown on  
 plat plan filed with  
 this application and  
 on which permit was  
 issued. He has filed  
 appeal to allow for  
 20 foot setback only  
 7-18-60 Forms OK  
 after appeal  
 8-30-60 OK to close  
 in  
 6-16-61 Final all  
 OK. to replace  
 1-floor joist under  
 living room & put  
 back fire stop under  
 tub.  
 7-11-61 Final all  
 OK.

14. Breakview Terrace  
 160/1473  
 Owner: [illegible]  
 Date of permit: 6/29/60  
 Notif. closing-in: 8/30/60  
 Inspn. closing-in: 8-30-60  
 Final Notif.: None  
 Final Inspn.: 7-11-61  
 Cert. of Occupancy issued: 7/11/61  
 Staking Out Notice  
 Form Check Notice

General Notice

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INSPECTION COPY

AP Lot 17 Sun- Lane  
Construct 1-story dwelling

June 22, 1960

Mr. Charles Kaatz  
117 Hayes Street

Dear Mr. Kaatz:

Building permit for construction of the above  
dwelling is issued subject to the following condition:

Ceiling framing supporting the roof load over the  
living room projection will require 2x8 inch timbers  
spaced not over 24 inches on centers.

Very truly yours,

Gerald E. Mayberry  
Deputy Inspector of Buildings

CEM:m



# APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

JUL 15 1960

CITY of PORTLAND

Amendment No. #1

Portland, Maine, July 8, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 60/773 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 of 17 Sunset Lane Within Fire Limits? Dist. No. ....

Owner name and address Charles Kaatz, 11 Noyes St. Telephone .....

Lessee's name and address Telephone .....

Contractor's name and address owner Telephone .....

Architect Plans filed Yes No. of sheets .....

Proposed use of building Dwelling No. families 1

Last use No. families .....

Increased cost of work Additional fee \$50

### Description of Proposed Work

To set front wall of dwelling 20 feet back from Brookview Terrace instead of the 25 foot setback for which permit was issued and required by the Zoning Ordinance.

Appeal sustained 7/14/60

### Details of New Work permit to owner

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 Thickness, top bottom Cellular .....

Material of underpinning Height Thickness .....

Kind of roof Rise per foot Roof covering .....

No. of chimneys Material of chimneys of lining .....

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 .....

Approved:

Signature of Owner by: Charles Kaatz

Approved: Albert J. Sears Inspector of Buildings

INSPECTION COPY

CS-105



(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION Lot 17 Brookview Terrace

Date of Issue July 14, 1961

Issued to Charles Kants

This is to certify that the building, premises, or part thereof, at the above location, built—~~altered~~  
~~changed~~ under Building Permit No. 60/773, 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

1-family dwelling house

Entire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

*Nelson F. Cartwright*  
Inspector

*Albert J. Sears*  
Inspector of Buildings

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

AP-Lot 17 Sunset Lane, corner of Brookview Terrace

July 8, 1960

Mr. Charles Knatz  
117 Noyes Street

cc to: Corporation Counsel

Dear Mr. Knatz:

Permit amendment to locate front wall of dwelling under construction at the above named location only 20 feet back from the street line of Brookview Terrace is not issuable under the Zoning Ordinance because, since the building is to front on Brookview Terrace, a setback of not less than 25 feet is required by Section 4-1-4 of the Ordinance applying to the R-1 Residence Zone in which the property is located.

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

Very truly yours,

Albert J. Saura  
Inspector of Buildings

AJS/jg



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Aug. 8, 1960

PERMIT ISSUED

01048  
AUG 9 1960

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

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

Location: 3 Brookview Terrace, Lot 17, Sunset Lane. Use of Building: Dwelling. No. Stories: 1. New Building: Existing. Name and address of owner of appliance: Charles Kates, 117 Noyes Street. Installer's name and address: Resnick Oil Co., 200 Congress St. Telephone: 4-7873

General Description of Work

To install oil burning equipment and furnace with forced hot water.

IF HEATER, OR POWER BOILER

Location of appliance: Basement. Any burnable material in floor surface or beneath? none. If so, how protected? Kind of fuel? oil. Minimum distance to burnable material, from top of appliance or casing top of furnace: 5'. From top of smoke pipe: 5'. From front of appliance over: 4'. From sides or back of appliance over: 3'. Size of chimney flue: 8x8. Other connections to same flue: none. 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: Arco-Liner-gunt type. Labeled by underwriters' 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. 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. How many tanks enclosed? none. Will all tanks be more than five feet from any flame? YES. Total capacity of any existing storage tanks for furnace 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: O.K. 8-8-60 [Signature]

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. Resnick Oil Co.

[Signature]

Signature of Installer by:

CS 300 INSPECTION COPY

J.C.

NOTES

1	Full page	
2	Year from	
3	Water of land	
4	Garage, Blower & Support	
5	Water Label	
6	Stack and	
7	High (and) Control	
8	Sample of Oil	
9	High Sample & Project	
10	Water in Soil, Oil	
11	Water of Tanks	
12	Water Hydrolysis Support	
13	Water Control	
14	Oil Storage	
15	Water from	
16	Low Va or Soil	

Permit No. 160/1048  
 Location: 101-7-10-10-10  
 Owner: Charles E. Hayes  
 Date of permit: 8/15/53  
 Approved: [Signature]

Comments

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Granted 7/14/60

60/76

DATE: July 14, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHARLES KAATZ

AT 3 ~~105~~ <sup>417</sup> Sunset Lane, corner Brockview Terrace

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(X)	( )
Ralph L. Young	(X)	( )
Harry M. Shwartz	(X)	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

MISCELLANEOUS APPEAL

July 8, 1960, 19\_\_

Charles Kaatz, owner of property at 17 Sunset Lane, corner Brookview Terrace, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit locating front wall of dwelling under construction at this location only 20 feet back from the street line of Brookview Terrace. This permit is presently not issuable because, since the building is to front on Brookview Terrace, a setback of not less than 25 feet is required by Sec. 4-B-4 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if 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.

Charles Kaatz  
APPELLANT

DECISION

After public hearing held July 14, 1960, 19\_\_; 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 should be issued.

Franklin G. Hindley  
Henry M. [unclear]  
[unclear]  
BOARD OF APPEALS

**ALBERT J. SEARS**  
INSPECTOR OF BUILDINGS

**CITY OF PORTLAND, MAINE**  
Department of Building Inspection

**AP-Lot 17 Sunset Lane, corner of Brookview Terrace**

July 6, 1960

Mr. Charles Kaatz  
117 Noyes Street

cc to: Corporation Counsel ✓

Dear Mr. Kaatz:

Permit amendment to locate front wall of dwelling under construction at the above named location only 20 feet back from the street line of Brookview Terrace is not issuable under the Zoning Ordinance because, since the building is to front on Brookview Terrace, a set back of not less than 25 feet is required by Section 4-3-4 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

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

Very truly yours,

**Albert J. Sears**  
Inspector of Buildings

AJS/jb

C  
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P  
Y

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP-Lot 17 Sunset Lane, corner of Brookview Terrace

July 6, 1960

Mr. Charles Kaatz  
117 Noyes Street

cc to: Corporation Council

Re: Mr. Kaatz:

Permit amendment to locate front wall of dwelling under construction at the above named location only 20 feet back from the street line of Brookview Terrace is not issuable under the Zoning Ordinance because, since the building is to front on Brookview Terrace, a setback of not less than 25 feet is required by Section 4-3-4 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

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

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg

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