

111-113 BELFORT STREET

STICKER

Pat. No. 1,920,744; Hal. Sub. (1921) 571; 24, 482,093; 17th Oct. 1920-5R



R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, July 10, 1970

PERMIT ISSUED  
JUL 13 1970  
CITY OF PORTLAND

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 111 Belfort St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Albert F. Gendrolis, 111 Belfort St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans ywb No. of sheets 1  
 Proposed use of building Dwelling No. families 1  
 Last use \_\_\_\_\_ No. families 1  
 Material frame No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 400. Fee \$ 3.00

### General Description of New Work

To demolish existing platform and to construct 6' x 8' enclosed porch on side of dwelling

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? \_\_\_\_\_ 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 platf. 8' Height average grade to highest point of roof 10'  
 Size, front 6' depth 8' No. stories 1 solid or filled land? solid earth or rock? earth  
 Material of foundation 9" Sonotubes at least 4' below grade Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x4 Sills 4x6  
 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 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
 On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
 Maximum span: 1st floor 6', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 4'  
 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

APPROVED:

OK E.H.H. 7/14/70

CS 301

INSPECTION COPY

Signature of owner Albert F. Gendrolis



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 15, 1958

PERMIT ISS 01086 AUG 18 1958 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 111-113 Belfort St. Use of Building Dwelling No. Stories New Building Existing Name and address of owner of appliance Charles Hanson, 193 Allen Ave. Installer's name and address M. William Cohen, 67 Codman Street Telephone

General Description of Work

To install forced hot water heating system and oil burner equipment

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 15" From top of smoke pipe 15" From front of appliance 4" From sides or back of appliance 3" Size of chimney flue 8x10 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 Crane Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line lead 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 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 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:

a.k. e.s.s. 8/18/58

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 Installer

M. Wm. Cohen

AP-111-113 Balfort Street

Mr. Charles H. Hanson  
193 Allen Avenue

Dear Mr. Hanson:

June 20, 1958

cc to: Donald A. Leadbetter, Esq.  
415 Congress Street

We are unable to issue a permit for construction of a single family dwelling 26 feet by 32 feet on a lot at 111-113 Balfort Street comprised of two recorded lots 30 feet wide and 5 feet of another recorded 30 foot lot because, although the 65 foot width of lot specified by Section 4-B-10 of the Zoning Ordinance applying to the R-3 Residence Zone in which the property is located is being provided, the area of the lot is to be only about 5500 square feet instead of the minimum area of 6500 square feet required by Sections 4-B-8 & 9 of the Ordinance.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, at whose office the appeal should be filed.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/JS

June 1<sup>st</sup>, 1958

A.P.-115-119 (Lot 153 and parts of Lots 152 & 154) Belfort Street  
A.P.-111-113 (Lot 155 and 156 & part of Lot 154) Belfort Street

Mr. Charles H. Hanson  
193 Allen Avenue

cc to: Donald A. Leadbetter  
415 Congress St.  
cc to: Mr. George H. Weston  
147 E. Commonwealth Dr.

Dear Mr. Hanson:

Examination of plot plans filed with applications for permits for construction of dwellings at the above named locations discloses that, while lot widths have been made to comply with zoning Ordinance requirements, because the depth of the lots is less than 100 feet, the lot areas do not equal the 6500 square feet specified by Sections 4-B-8&9 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

In view of these circumstances it appears that you have the choice of two courses to follow, either to increase the width of lots enough to provide the required area of 6500 square feet or else to ask the Board of Appeals for variances allowing these two lots to have areas less than specified by the Ordinance. It seems likely that the length of street frontage of contiguous lots which you may have available for re-division may have a bearing on your decision in this matter.

We will await word from you as to how you wish to proceed before continuing further with check of the permit applications at these two locations.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AdS:EM

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

111-113 Belfort St.

LOCATION

October 3, 1958

Date of Issue

Issued to Charles H. Hanson

This is to certify that the building, premises, or part thereof, at the above location, built--altered  
--changed as to use under Building Permit No. 58/860, 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

Entire

APPROVED OCCUPANCY  
1-family dwelling house

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

Carl Smith

(Date)

Inspector

Warren McDonald

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 no dollar.



R3 RESIDENCE ZONE  
**APPLICATION FOR PERMIT**  
 Class of Building or Type of Structure Third Class  
 Portland, Maine, June 19, 1958

**PERMIT ISSUED**  
 00300  
 JUL 8 1958  
 CITY of PORTLAND

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 lots 155-156 Belfort St. (111-113) Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Charles H. Hanson, 193 Allen Ave. Telephone 2-7848  
 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 \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other building on same lot \_\_\_\_\_  
 Estimated cost \$ 9,000 Fee \$ 9.00

**General Description of New Work**

To construct 1 1/2-story frame dwelling house 26' x 32'

appeal sustained 7/13/58

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 10' Height average grade to highest point of roof 20'  
 Size, front 32' depth 26' No. stories 1 1/2 at least 4' below grade? solid earth or rock? earth  
 Material of foundation concrete Thickness, top 11" bottom 11" cellar yes  
 Material of underpinning " To sill Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 10" Roof covering Asphalt Class C Und. Lab.  
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h. water fuel oil  
 Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts bxh Sills box  
 Size Girder 6x10 Columns under girders 3 1/2" Lally Size Max. on centers 7'6"  
 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 \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8  
 On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
 Maximum span: 1st floor 14', 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:  
7-7-58 TTR

**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 H Hanson

Signature of owner by: Charles H Hanson

COPY

TTR

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

June 23, 1958

Granted  
7/31/58 56/65

MISCELLANEOUS APPEAL

Charles H. Hanson, owner of property at 115-119 Belfort Street  
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a single family dwelling 26 feet by 32 feet on the premises, comprised of one recorded lot 30 feet wide, 25 feet of another recorded 30 foot lot and 10 feet of a third recorded 30 foot lot. This permit is not issuable because, although the 65 foot width of lot specified by Section 4-B-10 of the Zoning Ordinance applying to the R-3 Residence Zone in which the property is located is being provided, the area of the lot is to be only about 5600 square feet instead of the minimum area of 6500 square feet required by Sections 4-B-8 & 9 of the Ordinance.

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 involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Charles H. Hanson

By: Franklin G. Hinkley  
APPELLANT

DECISION

At a public hearing held July 3, 1958, the Board of Appeals finds that enforcement of the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Therefore, determined such permit should be issued.

Franklin G. Hinkley  
Harry M. Adams  
Joseph J. [unclear]  
BOARD OF APPEALS



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

June 30, 1958

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, July 3, 1958, at 3:00 p.m. to hear the appeal of Charles H. Hanson requesting an exception to the Zoning Ordinance to permit construction of a single family dwelling 26 feet by 32 feet on the premises at 115-119 Balford Street, comprised of one recorded lot 30 feet wide, 25 feet of another recorded 30 foot lot and 10 feet of a third recorded 30 foot lot.

This permit is presently not issuable because the area of the lot is to be only about 5600 square feet instead of the minimum area of 6500 square feet required by Sections 4-B-8 & 9 of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley  
Chairman

6  
copies to: Warren E. Winslow - 79 Stevens Ave.  
Morris Sacknoff Heirs - 446 Fore Street