

20-24 Wymham St.

AP - 20-21, Wyndham Street

September 27, 1960

Christy & Small, Inc.
112 Rickland Street
So. Portland, Maine

Gentlemen:

A report has been received from the Health Department indicating that approval cannot be given for a septic tank sewage disposal system at the above named location under any circumstances. Therefore we are unable to issue a permit for construction of a dwelling on this property. If you will return to this office within ten days the receipt for fees paid at time of filing application for permit, we will be able to authorize return to you by voucher of the amount paid.

We are informed that unfortunately you have proceeded with the excavation for the cellar of the building without a permit having been issued. Such work without a permit is unlawful and this case is perhaps a good example of the reason for such a requirement. In accordance with the provisions of Section 307-a-2 of the Building Code, it is necessary that you proceed without delay to have this excavation filled in and levelled off with the surface of the surrounding ground.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/H

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties (date) Sept. 9 1960

Location 20-24 Wyndham St. Description Single Family Dwelling

Owner and Address Christy & Small Inc. 112 Richmond St., So. Portland Me.

Contractor and Address owner

Architect or Engineer and Address _____

Actual Area of Lot 7500 Sq. Ft. Zone R-2 Residence

Area required by Zoning Ord. if sewer were available 6500

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

Albert J. Sears
Inspector of Buildings

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

investigating Not approved

Rate of Percolation is _____ minutes. On this basis area required by Zoning

Ordinance is _____ sq. ft.

Comments in event zoning appeal is filed: _____

Norman Blumh
Director of Health

AP-20-2, Lyndham Street

September 9, 1960

Christy & Small, Inc.
112 Richard Street
South Portland, Maine

cc to: Health Department

Gentlemen:

Examination of application for permit for construction of a single family dwelling at the above named location discloses that a septic tank is proposed in connection with sewage disposal facilities and that the area of the lot involved is only 7500 square feet. The table in Section 19-N of the Zoning Ordinance establishing the minimum size of lot required on the basis of the rate of percolation of the soil when a septic tank is to be used starts at 7000 square feet, some 300 feet larger than the area of the lot involved in this case. Under such circumstances, we are unable to issue a permit for construction of a dwelling on a lot less than 7000 square feet in area, even though septic tank arrangements satisfactory to the Health Department are to be provided, unless authorization of the Board of Appeals is secured. Do you wish to exercise your appeal rights in this instance? If you have not already done so, it is suggested that you make arrangements to have the Health Department make a percolation test so that the area of lot required on this basis can be determined and that information may be obtained from that department as to whether they will be able to approve the use of a septic tank on a 7500 square foot lot and on what basis they would do so.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties

(date) Sept. 9, 1960

Location 20-24 Wyndham St Description Single Family Dwelling

Owner and Address Christy & Small, Inc, 112 Richland St, South Portland

Contractor and Address Conner

Architect or Engineer and Address _____

Actual Area of Lot 7500 Sq. Ft. Zone R3 RESIDENCE ZONE

Area required by Zoning Ord. if sewer were available 6500

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Albert J. Sears
Inspector of Buildings

2 copies to Health Director

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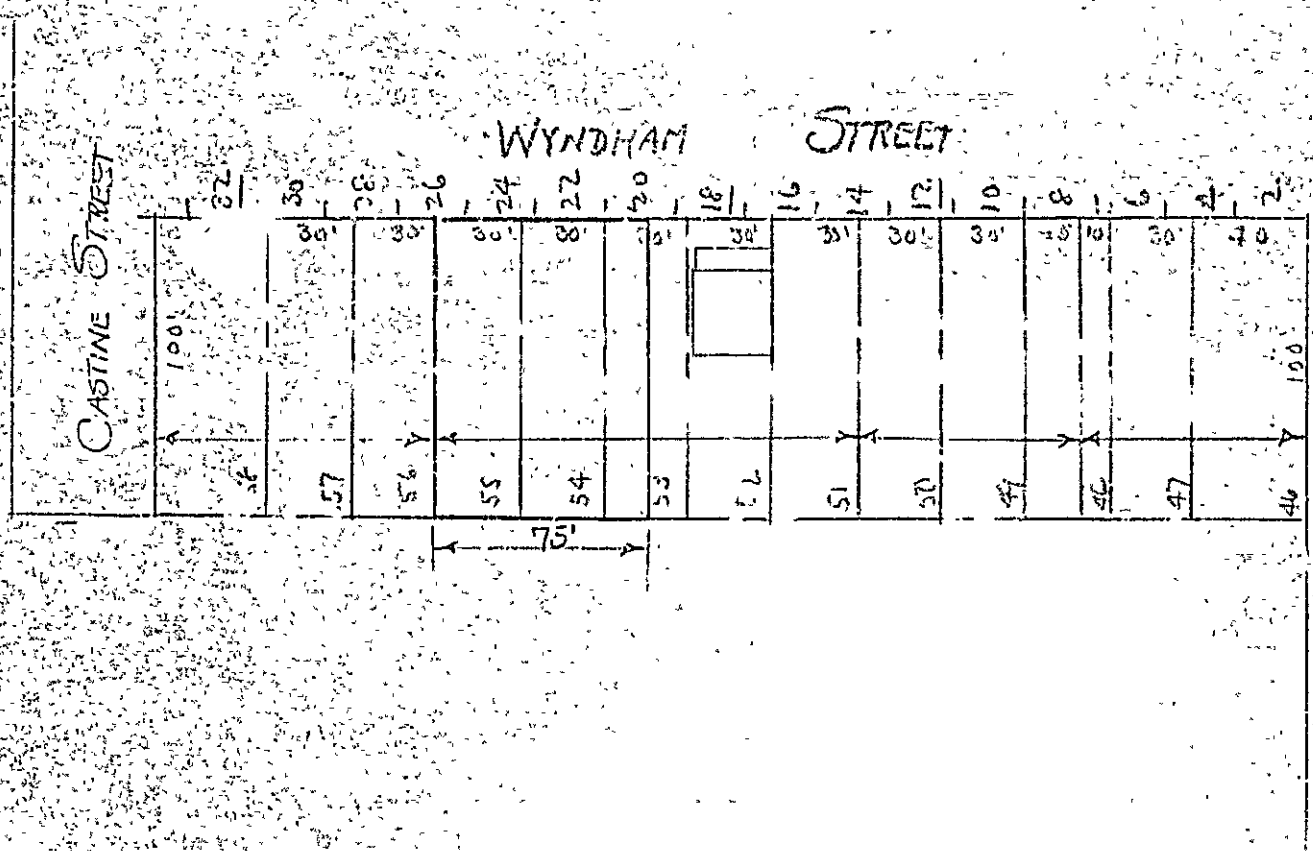
Inspector of Buildings

Rate of Percolation is _____ minutes. On this basis area required by Zoning

Ordinance is _____ sq. ft.

Comments in event zoning appeal is filed: _____

Director of Health





R3 H.A. ONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure...
Portland, Maine, Sept. 9 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 Pt. lot 53, lot 54, and 55, Wyndham St. (90-24) Within Fire Limits? Dist. No.

Owner's name and address Christy & Small, Inc. 112 Richland St. So. Portland Telephone 4-4466

Lessee's name and address Telephone

Contractor's name and address owners Telephone

Architect Specifications Plans Yes No. of sheets 3

Proposed use of building Dwelling No. families 1

Last use No. families

Material frame No. stories 1 1/2 Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 9400.00 Fee \$ 10.00

General Description of New Work

To construct 1 1/2-story frame dwelling house, 24' x 32'

Revised - 9/29/60 - see papers.

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? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? no if not, what is proposed for sewage? septic tank

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate 9'6" Height average grade to highest point of roof 19'

Size, front 32' depth 24' No. stories 1 1/2 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

Material of underpinning " to sill Height on footings Thickness

Kind of roof pitch Rise per foot 10" Roof covering Asphalt Class D Urd. Lab.

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 4x6 Sills 2x8 box

Size Girders 6x8 Columns under girders Lally Size 3 1/2" Max. on centers 7'2"

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 ceiling 3rd roof 2x8

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

Maximum span: 1st floor 12' 2nd 12' 3rd roof 16'

If one story building with masonry walls, thickness of wall? 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:

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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

Christy & Small Inc.
by: *George Christy*

INSPECTION COPY Signature of owner

NOTES

PERMIT

Blank lined area for notes.

Permit No. 601
 Location 1153-1854 553 Highway St
 Owner Christy & Donald
 Date of permit 1/9/16
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy Issued
 Staking Out Notice
 Form Check Notice