

4
108-112 ALLEN AVENUE

*Granted 10/29/59
59/98*

DATE: October 29, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHARLES H. HANSON

AT 108-112 Allen Avenue

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(5)	()
Ralph L. Young	(5)	()
Harry M. Shwartz	(5)	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Oct. 15, 1959

MISCELLANEOUS APPEAL

Charles H. Hanson, owner of property at 108-112 Allen Ave.
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 at this location. This permit is presently not issuable because the front wall is to be located only 25 feet back from the street line of Allen Avenue instead of 40 feet being provided as required by Sec. 21 of the Ordinance applying to that part of Allen Ave. where 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 H. Hanson

By: Donald A. Lee & W. H. Smith
APPELLANT

DECISION

After public hearing held October 29, 1959, 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 such permit should be issued.

Franklin G. Hussey
Henry J. [unclear]
John [unclear]
BOARD OF APPEALS

October 26, 1959

Donald A. Leadbetter, Esquire
415 Congress Street
Portland, Maine

Dear Mr. Leadbetter:

Re: Charles Hanson's appeal

October 29

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 26, 1959

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, October 29, 1959, at 4:00 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 at 103-112 Allen Avenue.

This permit is presently not issuable because the front wall is to be located only 25 feet back from the street line of Allen Avenue instead of 40 feet being provided as required by Section 21 of the Ordinance applying to that part of Allen Avenue where the property is located.

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

BOARD OF APPEALS

Franklin C. Hinckley

Chairman

Albert T. & Albert L. Asali - 120 Allean Ave.

Edwin R. & Virginia B. Low - 102-104 Allen Ave.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-108-112 Allen Avenue

October 21, 1959

Mr. Charles H. Hanson
193 Allen Avenue

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

Dear Mr. Hanson:

Building permit for construction of a single family dwelling 26 feet by 32 feet at the above named location is not issuable because the front wall is to be located only 25 feet back from the street line of Allen Avenue instead of a setback of 40 feet being provided as required by Section 21 of the Zoning Ordinance applying to that part of Allen Avenue where the property is located.

We understand that because existing dwellings on either side of the lot where proposed building is to be erected are much closer than 40 feet to the street line, you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, at whose office appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Room 21, City Hall

Gentlemen:

In connection with the installation of oil burning equipment as indicated in statement below, please sign this statement and return to this office as promptly as possible so that the permit may be issued if everything else is found in order, retaining the copy for your file.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings.

* * * * *

1. This statement is to become as much a part of the application for a permit to cover installation of oil burning equipment for Henry J. Lessard at 26 A Street, as though written on the application form.

2. A switch or other manual control capable of completely stopping flow of oil to the burner will be provided, such device to be so located as to be conveniently reached and operated without being exposed to danger that may exist at or near the burner. If feasible this switch or similar device will be located at or near the top of the cellar stairs. In case the burner is of a type without electrical controls, a quick-closing valve will be provided in the oil supply line so located and arranged that the valve may be manually closed from the top of the cellar stairs, or outside of the room where the burner is located or from outside the building.

3. A quick action, self-closing valve designed to close at 160 to 165 degrees Fahrenheit will be provided in oil supply line.

4. Readily accessible shut-off valves, one of which may be the self-closing valve indicated in No. 3 if capable of manual operation, will be installed in oil supply line near each burner and close to supply tank. Shut-off valves will be installed on each side of oil strainers which are not a part of the oil burner unit or which are connected to oil burner unit without intervening piping or tubing. Shut-off valves will be provided both on the discharge side and the suction side of oil pumps, if any, which pump directly to the burner but which are not a part of the burner unit.

5. If there is to be a shut-off valve in the discharge line of an oil pump, a suitable pressure relief valve will be connected into the discharge line between pump and shut-off valve and arranged to return surplus oil to the storage tank or to by-pass it around the pump.

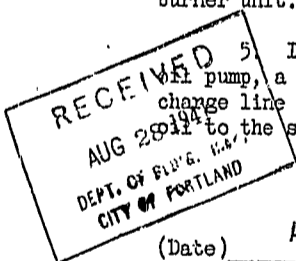
EASTERN OIL & EQUIPMENT CO.

Installer

(Date) AUG 15 1941

By

P. Loring





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 22, 1959

PERMIT ISSUED NOV 2 1959 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 108-112 Allen Ave. Use of Building Dwelling No. Stories 1 1/2 New Building Existing Name and address of owner of appliance Charles H. Hanson, 193 Allen Ave. Installer's name and address Jos. T. Letellier, 207 Pool St. Riddeford Me. Telephone Atlantic-4-7012

General Description of Work

To install Forced hot water heating system and oil burning equipment.

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 3 1/2' From top of smoke pipe 4' 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 Crane-gunttype Labelled 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 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., 60 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

C.K. E 88 11/2/59

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

Jos. T. Letellier

Signature of Installer by

Royal R. Chretien

CS 300

INSPECTION COPY



RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure... Third Class
Portland, Maine, October 20, 1959

PERMIT NO. 1587
OCT 30 1959
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 108-112 Allen Ave. Within Fire Limits? no Dist. No.
Owner's name and address Charles H Hanson, 19 Allen Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone 2-7848
Architect Specifications Plans yes No. of sheets 5
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 Fee \$ 11.00
Estimated cost \$ 11,000

General Description of New Work

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

Issued 10/24/59

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? 10/24/59
Height average grade to top of plate 8' Height average grade to highest point of roof 26'
Size, front 32' depth 26' No. stories 1 1/2 at least 4' below grade solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 10" bottom 12" 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 f.h. water 5 oil
Framing Lumber—Kind lock Dressed or full size? dressed Corner posts 4x6 Sills box full size
Size Girder 6x10 Joists under girders Lally Size 3 1/2" Max. on centers 8'
Kind and thickness of siding Nothing 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 timbers, roof 2x8
On centers: 1st floor 16", 2nd 16", 3rd, roof 16"
Maximum span: 1st floor 14', 2nd 14', 3rd, roof

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
Charles H Hanson - Co. owner

APPROVED:
O.H. - 10/30/59

Signature of owner by: Charles H Hanson

INSPECTION COPY

F.M.



R5 RESIDENCE ZONE

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, November 4, 1959

PERMIT ISSUED

NOV 4 1959

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 59/1587 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 108-112 Allen Ave. Within Fire Limits? no Dist. No.
Owner's name and address Charles H Hanson, 193 Allen Ave. Telephone
Lessee's name and address owner Telephone
Contractor's name and address owner Telephone 2-7848
Architect Plans filed yes No. of sheets
Proposed use of building Dwelling-Breezeway & Garage No. families
Last use " No. families
Increased cost of work 1000.00 Additional fee 1.00

Description of Proposed Work

To change size of propose dwelling from 32' x 26' to 34' x 26'
To construct enclosed breezeway 7' and 1-car frame garage 12' x 20' (attached to dwelling)
The inside of the garage will be covered where required by law with rock, lath and plaster. Solid wood core door 1 3/4" thick-self-closing.
Breezeway-floor joists- 2x8-12" o.c. 7'

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 10' Height average grade to highest point of roof 14'
Size, front 12' depth 20' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4" below grade Thickness, top 11" bottom 11" cellar
Material of underpinning Height Thickness
Kind of roof pitch Rise per foot .7" Roof covering Asphalt Class C Und. Lab.
No. of chimneys Material of chimneys of lining
Framing lumber-Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or leger 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 fat roof span over 8 feet.
Joists and rafters: 1st floor concrete-gy 2nd, 3rd, roof 2x4
On centers: 1st floor, 2nd, 3rd, roof 12"
Maximum span: 1st floor, 2nd, 3rd, roof 9-6'

Approved:

Charles H Hanson

Signature of Owner by:

Approved:

Albert J Sears
Inspector of Buildings

INSPECTION COPY
CJ-105

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 100-112 Allen Ave.

Date of Issue March 15, 1960

Issued to Charles Hannon

~~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. 59/1557, 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

One family dwelling house

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved: *Carl J. Smith*

Albert J. Sears
Inspector of Buildings

(Date) Inspector

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

AP-304-111 Allen Avenue

October 21, 1959

Mr. Charles H. Hanson
193 Allen Avenue

cc to: Donald A. Leebetter, Esq.
415 Congress Street
cc to: Corporation Counsel

Dear Mr. Hanson:

Building permit for construction of a single family dwelling 26 feet by 32 feet at the above named location is not issuable because the front wall is to be located only 25 feet back from the street line of Allen Avenue instead of a setback of 40 feet being provided as required by Section 21 of the Zoning Ordinance applying to that part of Allen Avenue where the property is located.

We understand that because existing dwellings on either side of the lot where proposed building is to be erected are much closer than 40 feet to the street line, you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, at whose office appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg