

15-27 CARTER STREET

STAMP WALKER

PERMIT TO INSTALL PLUMBING *(at house)* PERMIT NUMBER 16613

Date issued 9/20/66
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date SEP 21 1966
 By ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

App. Final Insp.
 Date DEC 28 1966
 By ERNOLD R. GOODWIN
CHIEF PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address		Lot 15 Carter Street		PERMIT NUMBER 16613	
Installation For:		Dwelling			
Owner of Bldg.:		Charles Hanson			
Owner's Address:		93 Allen Avenue		Date: 9/20/66	
Plumber:		William H. Carr		NO. FEE	
NEW	REPL.				
1		SINKS	1	2.00	
1		LAVATORIES	1	2.00	
1		TOILETS	1	2.00	
1		BATH TUBS	1	2.00	
		SHOWERS			
		DRAINS FLOOR SURFACE			
		HOT WATER TANKS			
1		TANKLESS WATER HEATERS	1	2.00	
1		GARBAGE DISPOSALS	1	.60	
1		SEPTIC TANKS	1	2.00	
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
2		OTHER	2	1.20	
				TOTAL	9 13.80

Building and Inspection Services Dept.: Plumbing Inspection

Semie Ready

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No 53797

Issued Sept 14, 1966
Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address *C.H. Hanson Co.* Tel.
Contractor's Name and Address *J.M. Cassidy* Tel.
Location *15 Carter St* Use of Building *Home*
Number of Families *1* Apartments Stores Number of Stories
Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets *14* Plugs *24* Light Circuits *41* Plug Circuits *2*
FIXTURES: No. Light Switches *12* Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires *3* Size *100 AMP.*
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges *1* Watts *5100* Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence *Sept 19 1966* Ready to cover in *Sept 19 1966* Inspection *Sept 19 1966*
Amount of Fee \$ *6.50*

Signed *James M. Cassidy*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:
Blk Tag
9/16/66

INSPECTED BY *[Signature]*
(OVER)

LOCATION *Carter St 15*
 INSPECTION DATE *9/16/66*
 WORK COMPLETED *9/14/66*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		2.00
Single Phase		4.00
Three Phase		
MOTORS		3.00
Not exceeding 50 H.P.		4.00
Over 50 H.P.		
HEATING UNITS		2.00
Domestic (Oil)		4.00
Commercial (Oil)		.75
Electric Heat (Each Room)		
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		1.00
Service, Single Phase		2.00
Service, Three Phase		1.00
Wiring, 1-50 Outlets		.02
Wiring, each additional outlet over 50		10.00
Circuses, Carnivals, Fairs, etc.		
MISCELLANEOUS		1.00
Distribution Cabinet or Panel, per unit		2.00
Transformers, per unit		2.00
Air Conditioner, per unit		2.00
Signs, per unit		
ADDITIONS		1.00
5 Outlets, or less		
Over 5 Outlets, Regular Wiring Rates		

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55272

Issued

Portland, Maine Oct 11, 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Charles Hanson Tel. _____
 Contractor's Name and Address Barry J. Jones Tel. _____
 Location 155 Central St Use of Building _____
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 19 68 Ready to cover in 19 68 Inspection 19 68
 Amount of Fee \$ 2.00

Signed Charles Hanson

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND	
VOLTS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY E. W. Hartman
 (OVER)

LOCATION *Carlee St Lot # 15*
 INSPECTION DATE *12/31/64*
 WORK COMPLETED *12/31/64*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformers per unit		2.00
Air Conditioners, per unit		2.00
Signs, per unit		2.00
ADDITIONS		
5 Outlets, or less		1.00
Over 5 Outlets, Regular Wiring Rates		



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 11, 1966

PERMIT ISSUED 00999 OCT 11 1966 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 15-27 Carter St. 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 Breggy Oil Service, 84 Congress St. Telephone

General Description of Work

To install Oil-fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none Kind of fuel? oil If so, how protected? 3' Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe 18" 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 A B C-gun type 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 275 gals. 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

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., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

A.K. E.S.R. 10/11/66

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

Breggy Oil Service

Signature of Installer by: [Signature]

CS 300

INSPECTION COPY

7m

Permit No. 261/999
 Location 15-27 Cedar Street
 Owner Charles H. Rowan
 Date of permit 12/11/66
 Approved 12/9/66

NOTES

1	Fill Pipe	
2	Manhole	
3	Kind of Work	
4	Number of Manholes & Structures	
5	Name of Contractor	
6	Street or Location	
7	High or Low	
8	Remarks	
9	Pipe Size	
10	Valves or Structures	
11	Capacity of Pipe	
12	Tank Capacity	
13	Type of Material	
14	City or State	
15	Other	
16		
17		
18		
19		
20		

Two large rectangular areas with horizontal lines for notes, separated by a vertical line. The top area is on the right side of the page, and the bottom area is on the left side. Both areas are currently blank.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #15-27 Carter St.

Issued to **Charles H Hanson & Co., Inc.**
193 Allen Ave.

Date of Issue **December 9, 1966**

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. **66/755**, 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

One family dwelling house.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Earle Smith
Inspector

H. E. Mayberry
Inspector of Buildings

CS 147

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.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, Sept. 12, 1966

PERMIT ISSUED

SEP 18 1966

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/755 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 15-27 Carter St. Within Fire Limits? Dist. No.

Owner's name and address Charles Hanson, 193 Allen Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Maine Shawnee Steps, Minot St., Auburn, Me. Telephone

Architect Telephone

Proposed use of building 1 fam. dwelling Plans filed No. of sheets

Last use No. families 1

Increased cost of work No. families

Additional fee .50

Description of Proposed Work

To change steps from wooden to Shawnee pre-cast concrete steps with platform, 6' wide x 72" - 4 risers posts installed previously- angle iron to be added by Shawnee

Details of New Work

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 cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering Thickness

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 Richard S. Lawrence

Approved:
Inspector of Buildings

INSPECTION COPY
CS. 105

1-25 - Carter

St -

7/28/66 -

Dwelling

(R1)

CHECK AGAINST ZONING ORDINANCE

✓ Date - New -

✓ Zone Location - R1

✓ Interior or corner-Lot -

✓ 40 ft. setback area? (Section 21) NO

✓ Use - Dwelling

✓ Sewage Disposal - Septic tank

✓ Rear Yards - 31'

✓ Side Yards - 10' - 100'

✓ Front Yards - 25'

✓ Projections - (Porch, Chimney)

✓ Height -

Actual needs Lot Area - 9,916' - 0.4

Building Area - 2,479' - House 884'

✓ Area per Family -

✓ Width of Lot -

✓ Lot Frontage -

✓ Off-street Parking 0.4 Parking area needed

✓ Is plan reversed? Yes

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties

(date) July 28 1966

Location 15-27 Carter St. Description single family dwelling.

Owner and Address Charles H Hanson, 197 Allen Ave.

Contractor and Address " " "

Architect or Engineer and Address _____

Actual Area of Lot 9916 Sq. Ft. Zone R-1 Residence

Area required by Zoning Ord. if sewer were available 10,000 sq ft.

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
Director of Building Inspection

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 2 minutes. On this basis area required by Zoning Ordinance is 7800 sq. ft.

Comments in event zoning appeal is filed: _____

llg
RECEIVED BY
BUILDING INSPECTION

Director of Health



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 28, 1966

PERMIT ISSUED

AUG 16 1966

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 15-27 Carter Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Charles Hanson, 193 Allen Ave. Telephone 797-3335
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Telephone _____
Proposed use of building _____ Specifications _____ Plans yes No. of sheets 6
Last use _____ No. families 1
Material _____ No. stories _____ Heat _____ Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 17,000.

General Description of New Work

Fee \$ 34.00

fee paid

To construct $1\frac{1}{2}$ story frame dwelling 26' x 34'

~~As per sustained~~ 8.11/66

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? no If not, what is proposed for sewage? septic tank
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 36' depth 26' 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
Kind of roof pitch Rise per foot 10" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h.w. fuel oil
Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 2x8 box
Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 7'6"
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, 3rd _____, roof 2x8
On centers: 1st floor 16" = 12", 2nd 16" = 12", 3rd _____, roof 16"
Maximum span: 1st floor 13', 2nd 13', 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:

C.K. - 8/16/66 - Allen

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

CS 301

INSPECTION COPY

Signature of owner

Charles Hanson

JK

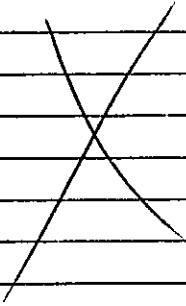
RECEIVED

NOTES

8/17/66 - Form insp. made
E.S.S.

9/21/66 - Left G.T. to
Class in. E.S.S.

12/9/66 - Walls done -
Cert. to be issued.
E.S.S.



8/24/66
12/11/66

Permit No. 66/757

Location 1527 Quaker Street

Owner Charles Hansen

Date of permit 8/16/66

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued 12/11/66. E.S.S.

Staking Out Notice

Form Check Notice

Sent to Insp. Dept. 12/11/66
Date of issue: Insp. Dept.

Portland, Maine
August 7, 1966

Dear Sir,

I will not be in town
on August 10 or 11 so will not be
able to attend the meeting
on the house going up on
Carter Street next to mine
at 35 Carter Street. I have

no objections to its going
up. In fact I wish they
would build. I'd rather see
a house than an empty
field filled with tall grass
and weeds etc.

Yours truly,
Ann McCarthy

Miss Ann McCarthy

5 - pd 8/1/66
Granted 8/11/66
66/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Charles H. Hanson, owner of property at 15-27 Carter Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to permit: construction of 1½ story frame
dwelling 26' x 34'. This permit is presently not issuable under the Zoning Ordinance
as the lot area is 9916 square feet, which is less than the 10,000 square feet required
by Section 2-B-7 of the Ordinance pertaining to the R-1 Residence Zone in which the
property is located.

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.

C H Hanson & Company
Donald O. Wood
APPELLANT

DECISION

After public hearing held August 11, 1966 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
William B. Wood
Harry M. ...
Alvin ...

AP - 15-27 Carter Street

July 29, 1966

Mr. Charles H. Hanson,
193 Allen Avenue

cc: Donald A. Leadbetter, Esq.
415 Congress St.
cc: Corporation Counsel

Dear Mr. Hanson:

Building permit to construct a 1 1/2 story frame dwelling 26' x 34' as shown on plans is not issuable under the Zoning Ordinance as the lot area is 9916 square feet which is less than the 10,000 square feet required by Section 2-B-7 pertaining to the R-1 Residence Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter, therefore you will need to come to Room 113, City Hall, where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Director

h

August 8, 1966

Mr. Charles H. Hanson
193 Allen Ave.

Dear Mr. Hanson:

cc: Donald A. Leadbetter, Esq.
435 Congress St.

August 11, 1966

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 6, 1966

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, August 11, 1966 at 4:00 p.m. to hear the appeal of Charles H. Hanson requesting an exception to the Zoning Ordinance to construct a $1\frac{1}{2}$ -story frame dwelling 26' x 34' at 15-27 Carter Street.

This permit is presently not issuable under the Zoning Ordinance as the lot is 9916 square feet in area, which is less than the 10,000 square feet required by Section 2-B-7 of the Ordinance pertaining to the R-1 Residence Zone in which 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 G. Hinckley

Chairman

h

cc: Thomas E. & Kathryn C. McMullin
377 Summit St.
Ann K. McCarthy
35 Carter St.
John V. & Mary C. Keane
24 Crest View Drive

*Granted 10/29/64
64/108*

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Charles H. Hanson, owner of property at 15-27 Carter Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of 1-1/2 story frame dwelling 26' x 36' with a 10'x10' open breezeway and a 20'x22' detached garage on the above premises. This permit is presently not issuable under the Zoning Ordinance as the lot area is 9916 square feet, which is less than the 10,000 square feet required by Section 2-R-7 of the Ordinance pertaining to the R-1 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 H. Hanson

By *[Signature]*
APPELLANT

DECISION

After public hearing held 10/29/64 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

[Signature]
[Signature]
[Signature]

DATE: Oct. 29, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Charles H. Hanson

AT 15-27 Carter Street

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

BOARD OF APPEALS

Franklin G. Hinokley
Ralph L. Young
Harry M. Schwartz

VOTE	
YES	NO
(5)	()
(2)	()

Record of Hearing

October 26, 1964

Mr. Charles H. Hanson
193 Allen Avenue
Portland, Maine

Dear Sir:

October 29, 1964

premises at 15-27 Carter Street.

, relating to

cc: Donald A. Leadbetter, Esq.
419 Congress Street
Portland, Maine

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

15-27 Carter St.

Oct. 14, 1964

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 to construct a 1½ story frame dwelling 26'x36' with a 10'x10' open breezeway and a 20'x22' detached garage as shown on your plans is not issuable under the Zoning Ordinance as the lot area is 9916 square feet which is less than the 10,000 square feet required by Section 2-2-7 pertaining to the R-1 Residence Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying this case to the Corporation Counsel's office in Room 208, City Hall, where you or your authorized representative should go to file the appeal.

Very truly yours,

Gerald R. Mayberry
Deputy Building Inspection Director

GEM:m

cc Leadbetter

AP - 15-27 Carter Street

July 29, 1966

Mr. Charles H. Hanson,
193 Allen Avenue

cc: Donald A. Loubetter, Esq.
415 Congress St.
cc: Corporation Counsel

Dear Mr. Hanson:

Building permit to construct a 1½ story frame dwelling 26' x 34' as shown on plans is not issuable under the Zoning Ordinance as the lot area is 9916 square feet which is less than the 10,000 square feet required by Section 2-8-7 pertaining to the R-1 Residence Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter, therefore you will need to come to Room 113, City Hall, where forms are available for filing this appeal.

Very truly yours,

Gerald E. Mayberry
Director

h

A.P.- 15-27 Carter St.

Nov. 2, 1964

Mr. Charles H. Hanson
193 Allen Avenue

Dear Mr. Hanson:

Permit to construct a $1\frac{1}{2}$ -story frame dwelling 26'x36' with attached two-car garage 20'x22' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. The second floor studs in the rear wall of the dormer are to extend down to the double 2x4-inch plate upon which the second floor joists rest with the second floor joists being spiked to these studs.
2. Ceiling joists are to be tied from the center of each joist to the roof rafters above.
3. Second floor joists are to be tied with 1x3-inch strapping in the living room area.

Very truly yours,

A. Allan Soule
Field Inspector

AAS:m

15-27 Carter St.

Oct. 14, 1964

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 to construct a 1½ story frame dwelling 26'x36' with a 10'x10' open breezeway and a 20'x22' detached garage as shown on your plans is not issuable under the Zoning Ordinance as the lot area is 9916 square feet which is less than the 10,000 square feet required by Section 2-3-7 pertaining to the R-1 Residence Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying this case to the Corporation Counsel's office in Room 208, City Hall, where you or your authorized representative should go to file the appeal.

Very truly yours,

Gerald E. Hayberry
Deputy Building Inspection Director

GEM:m

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties (date) October 9, 1964

Location 15-27 Carter St. Description One family dwelling with two car garage

Owner and Address Charles H Hanson, 193 Allen Ave.

Contractor and Address _____

Architect or Engineer and Address _____

Actual Area of Lot 9916 Sq. Ft. Zone R-1 Residence

Area required by Zoning Ord. if sewer were available 10,000 sq.ft.

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
Director of Building Inspection #

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 1 minutes. On this basis area required by Zoning Ordinance is 7,800 sq. ft.

Comments in event zoning appeal is filed: 3'x3'x75' 2 bedroom house

3'x3'x100' 3 bedroom house

3'x3'x125' 4 bedroom house.

JOSEPH P. WELCH
CHIEF PLUMBING INSPECTOR J.P.W.

Director of Health

15-27 Carter St.

10713/64

Alton

2-Dwelling garage

(R-1)

CHECK AGAINST ZONING ORDINANCE

✓ Date - Nov - O.K.

✓ Zone Location - R1 - O.K.

✓ Interior or corner-Lot - O.K.

✓ 40 ft. setback area? (Section 21) NO - O.K.

✓ Use - 2-Story Dwelling & Garage - O.K.

✓ Sewage Disposal - Septic tank - O.K.

✓ Rear Yards - 45' - Garage is 15' O.K.

✓ Side Yards - 10' - 45' - O.K.

✓ Front Yards - 28' - O.K.

✓ Projections - Chimney, bulkhead - O.K.

✓ Height - O.K.

→ Lot Area - 9,916^{sq} - 10,000^{sq} needed

✓ Building Area - 2,476^{sq} - House, Garage, breezeway - 1,476^{sq} - O.K.

→ Area per Family - 9,916^{sq} - 10,000^{sq} needed

✓ Width of Lot - 105' - O.K.

✓ Lot Frontage - O.K.

✓ Off-street Parking - O.K.

Area of 936^{sq} - Two thirds is 621^{sq} - Area of
Second floor Area is 660^{sq}



R1 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

1463
NOV 2 1964

Class of Building or Type of Structure

Third Class

Portland, Maine,

October 9, 1964

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 15-27 Carter Street Within Fire Limits? Dist. No.
Owner's name and address Charles H Hanson, 193 Allen Ave Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone 797-3335
Architect Specifications Plans yes No. of sheets 4
Proposed use of building Dwelling & Garage No. families
Last use No. families
Material frame No. stories 1 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 15,000.00 Fee \$ 30.00

General Description of New Work

To construct 1 1/2-story frame dwelling, 26' x 36'-open breezeway 10' x 10' with attached two car garage 20' x 22'

Permit Issued with Letter

Permit sustained 10/29/64

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and 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? no If not, what is proposed for sewage? septic tank
Has septic tank notice been sent? Form notice sent? yes
Height average grade to top of plate 11' Height average grade to highest point of roof 22'
Size, front 36' depth 26' No. stories 1 1/2 solid or filled land? solid earth or rock? ear
Material of foundation concrete at least 4" below grade 10" Thickness, top 8" bottom 10" cellar yes
Kind of roof pitch Rise per foot 9" Roof covering Asphalt Class C Und Label
No. of chimneys 1 Material of chimneys brick of lining brick - tile Kind of heat f.h. water
Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 2
Size Girder 6x10 Columns under girders Lally Size 3 1/2" Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8'
Joists and rafters: 1st floor 2x10 2nd 2x10 3rd roof 2x6
On centers: 1st floor 16"-16" 2nd 16" 3rd roof 16"
Maximum span: 1st floor 14'5"-10' 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 0, to be accommodated 2 number commercial cars to be acco
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed build

APPROVED:

H. E. M. Letter by Soule

Miscellaneous

Will work require disturbing of any tree on a publi
Will there be in charge of the above work a pe
see that the State and City requirements per
observed? yes
Charles H Hanson

CS 301

INSPECTION COPY

Signature of owner

by:

Charles H Hanson

NOTES

11/20/64 - MD work started
 E.S.S.
 1/14/65 - Same E.S.S.
 1/20/65 - MD work started
 E.S.S.
 2/9/65 - Same E.S.S.

~~Lapsed~~

Permit No. 6411463
 Location 15-27
 Owner Charles H. Hanson
 Date of permit 1/22/64
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice