

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** IATION

Permit Number: 100019 **PERMIT ISSUED**

This is to certify that HALEY TIMOTHY TRUSTEE McDonald Improvement
 has permission to Change of use from 2 unit to 3 unit residential building
 AT 19 EASTERN PROMENADE CB 002 A003001 City of Portland

FEB 22 2010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Soutter

Health Dept. _____

Appeal Board _____

Other _____
 Department Name

James Park 2/19/10
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0079	Issue Date:	CBL: 002 A003001
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Location of Construction: 19 EASTERN PROMENADE	Owner Name: HALEY TIMOTHY TRUSTEE	Owner Address: PO BOX 570	Phone:
Business Name:	Contractor Name: McDonalds Home Improvement	Contractor Address: 696 Quaker Road casco	Phone 2077734073
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: 2 Unit Residential	Proposed Use: 3 Unit Residential - Change of use from 2 unit to 3 unit residential building	Permit Fee: \$415.00	Cost of Work: \$32,000.00	CEO District: 1
Proposed Project Description: Change of use from 2 unit to 3 unit residential building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: R-2 Type: SB IBC-2003	
		Signature: (K6)	Signature: JMB 2/19/10	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 01/27/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

FEB 22 2010

City of Portland

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/27/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

7-15-10

Need to remove panels

need CO throughout

Continuous handrails

Remove ^{elec} chili water valve

door knobs on doors

Sprinkler head over furnace

smoke test boxes

Remove all Junc

7-30-10

fire labeled cellar

Continuous handrails

throughout

units labeled

fire doors d/c with

close
unit 2 d/c with smoke

and CO

Unit 1 Smoke + CO

Label A, B, C.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

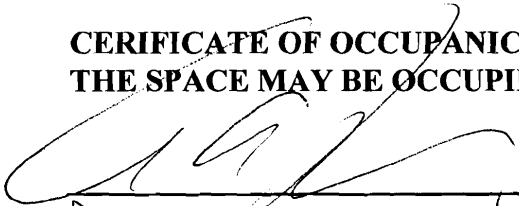
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

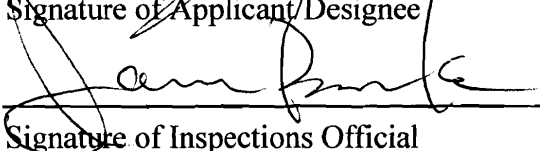
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

2/22/10

Date



Signature of Inspections Official

2/19/10

Date

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0079	Date Applied For: 01/27/2010	CBL: 002 A003001
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Location of Construction: 19 EASTERN PROMENADE	Owner Name: HALEY TIMOTHY TRUSTEE	Owner Address: PO BOX 570	Phone:
Business Name:	Contractor Name: McDonalds Home Improvement	Contractor Address: 696 Quaker Road casco	Phone (207) 773-4073
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 3 Unit Residential - Change of use from 2 unit to 3 unit residential building	Proposed Project Description: Change of use from 2 unit to 3 unit residential building
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/27/2010

Note: **Ok to Issue:**

- 1) Zoning uses are recognized as follows - it is understood that there are 4 buildings existing on this one lot. There is an existing total of 11 dwelling units. This permit is to authorize 12 dwelling units if reviewed and approved so.
Bldg #13 = 4 d.u.
Bldg #17 = 3 d.u.
Bldg #19 (rear) = 2 d.u.
Bldg # 18B (front) = 2 d.u. requesting 3rd unit with this permit
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/19/2010

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms and protecting the bedrooms in this new unit. Required CO detector can be plug in or hardwired with battery backup.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 01/29/2010

Note: **Ok to Issue:**

- 1) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) All construction shall comply with NFPA 101
- 4) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.

Comments:

1/27/2010-mes: Site plan exemption given to Planning - wait for the ok

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Business Name:	Contractor Name: McDonalds Home Improvement	Contractor Address: 696 Quaker Road casco	Phone (207) 773-4073
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

2/9/2010-jmb: Spoke to Andrew J. About the scope of work and fire doors. He will submit an existing floor plan for the 3rd floor which was previously part of the 2nd floor apartment. He will also get the contractor plans.

2/11/2010-gg: received site plan exemption as of 02/11/10. Filed with permit (Jeanie). /gg

2/16/2010-jmb: Received scope of work and floor plan, ok to issue



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>19A Eastern Promenade, Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>1,195 sf</u>	Square Footage of Lot <u>22,500 sf</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>002</u> Block# <u>A</u> Lot# <u>003</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Timothy J. Haley</u> Address <u>Living Trust June, 2005</u> <u>P.O. Box 570</u> City, State & Zip <u>Portland ME 04112</u> <u>0570</u>	Telephone: <u>Andrew Juris</u> <u>939-2403</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>32,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>415</u>
Current legal use (i.e. single family) <u>2 Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? Proposed Specific use: <u>Add a 3rd unit to the building</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description:		
Contractor's name: <u>McDonalds Home Improvement</u> Address: <u>696 Quaker Rd.</u> City, State & Zip <u>Casco, ME 04015</u> Telephone: <u>773-4073</u> Who should we contact when the permit is ready: <u>Jim McDonald</u> Telephone: <u>650-2798</u> Mailing address: <u>696 Quaker Rd. Casco, ME 04015</u>		

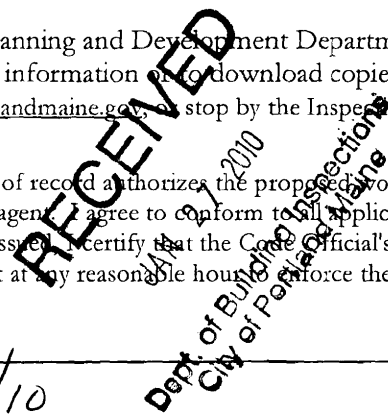
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Timothy J. Haley Date: 1/27/10

This is not a permit; you may not commence ANY work until the permit is issued



January 21, 2010

City Of Portland, Maine
C/O Marge Schmuckal
389 Congress Street
Portland, ME 04101

Re: 19 B Eastern Promenade, Portland, Maine

Dear Ms. Schmuckal,

The owner of the property at 19 B Eastern Promenade in Portland, Maine is looking to add an additional unit, which would be a 3rd unit, to the building at 19B Eastern Promenade. I have attached a professional survey of the parcel of land that denotes this building and the location of the other buildings associated with this parcel of land. The survey shows the location of the 4 buildings, the existing on site parking spaces and the driveway associated with this parcel. Furthermore, I am attaching an aerial of the property that shows the adjacent parcel of land, owned by the Property Owner, and shows the adjacent driveway that is also used by the tenants of this property as another means of ingress and egress.

With regards to the individual property at 19 B Eastern Promenade I am enclosing the floor plans of each individual floor done by the Architect, Leland Hulst, that shows the existing layouts and square footage for each floor within the building. You will find that each unit within the building exceeds 1,000 s.f. requirement.

I am also attaching a Change of Use application for the property and I have copied all of these documents on a CD for your records.

The following is a summary of the property for your quick review when you look at the documentation.

LANDLORD: Timothy Haley Living Trust dated June 3, 2005
P.O. Box 570
Portland, ME 04112

**ADDRESS OF
PROPERTY:** 13-19 B Eastern Promenade
Portland, Maine

NUMBER OF BUILDINGS: 4 Buildings

**NUMBER OF UNITS ON
PARCEL:** 11 Units

**PARCEL BUILDING
DESCRIPTION:**

13 Eastern Prom.	4 Units
17 Eastern Prom.	3 Units
19 Eastern Prom.	2 Units
19 B Eastern Prom.	2 Units, 1 Proposed

PARCEL PARKING SPACES: 23 Existing Parking Spaces. Parking spaces are 9'X19'

ZONING: R-6 Zoning

**SUBJECT BUILDING
DESCRIPTION:** 19 B Eastern Promenade. Existing 2 units.
Each unit is 2/3 Bedroom units.

UNIT SIZE: 1st Floor: 1,130 s.f.
2nd Floor: 1,068 s.f.
3rd Floor: 1,195 s.f.

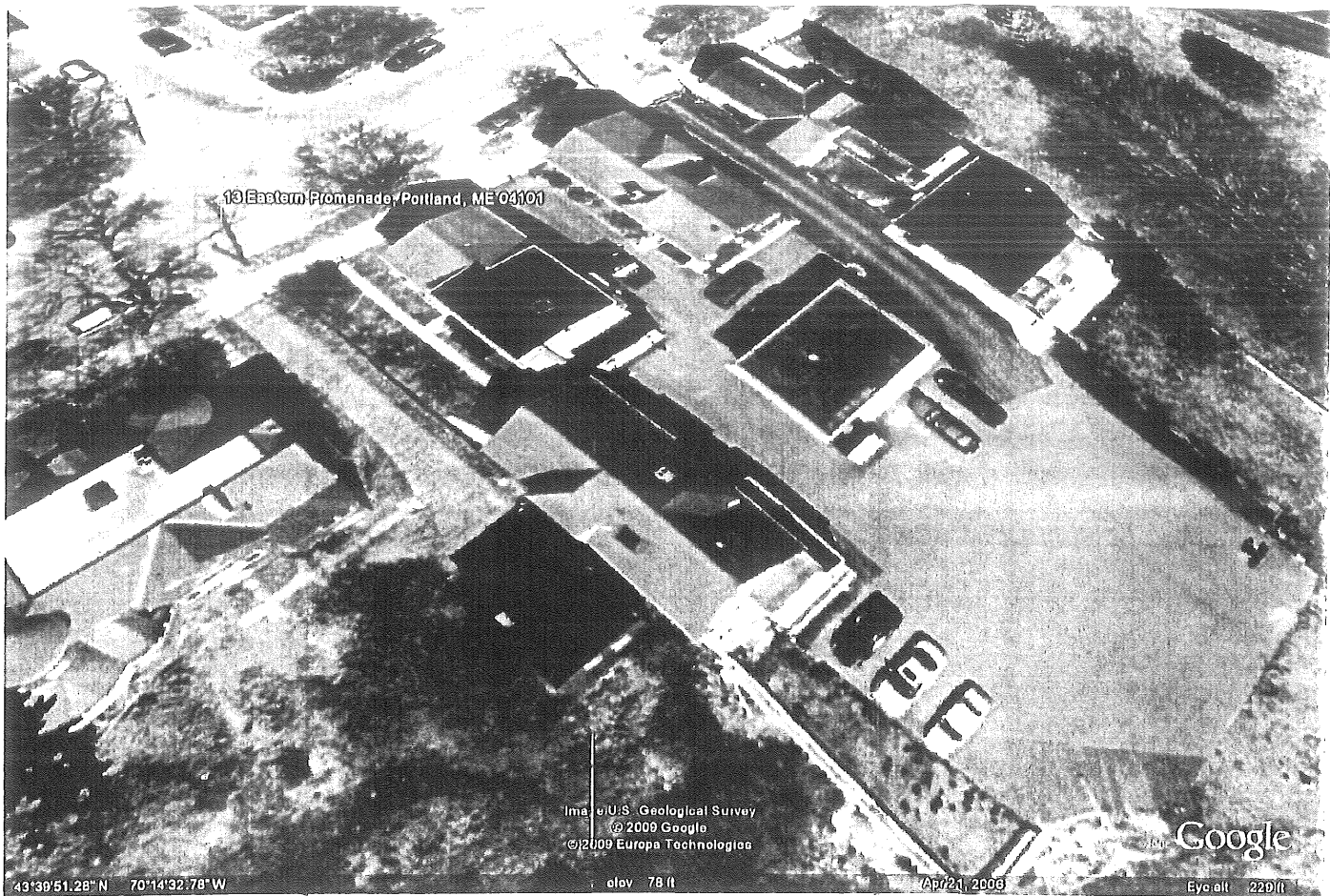
additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a major development pursuant to article V of this chapter.

2. Multifamily dwellings, provided that any alteration of a structure in residential use on December 2, 1987:

- a. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and *≈ 1195 sq ft Show*
- b. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic; *1068 sq ft Show*
- c. Parking shall be provided as required by division 20 of this article; *— 23 pkgs Show
(per unit req of)*
- d. No open outside stairways or fire escapes above the ground floor shall be constructed; *N/A*
- e. A below-grade dwelling unit shall be permitted only if access is provided directly to the outside of the building; *N/A*
- f. Such development shall be subject to article V (site plan) of this chapter for site plan review and approval. *Exemption Routed*

3. Handicapped family unit, as defined in section 14-47 (definitions) of this article, for handicapped persons plus staff.

4. Single-family, multiple-component manufactured



10 Eastern Promenade, Portland, ME 04101

Imagery © U.S. Geological Survey
© 2009 Google
© 2009 Europa Technologies

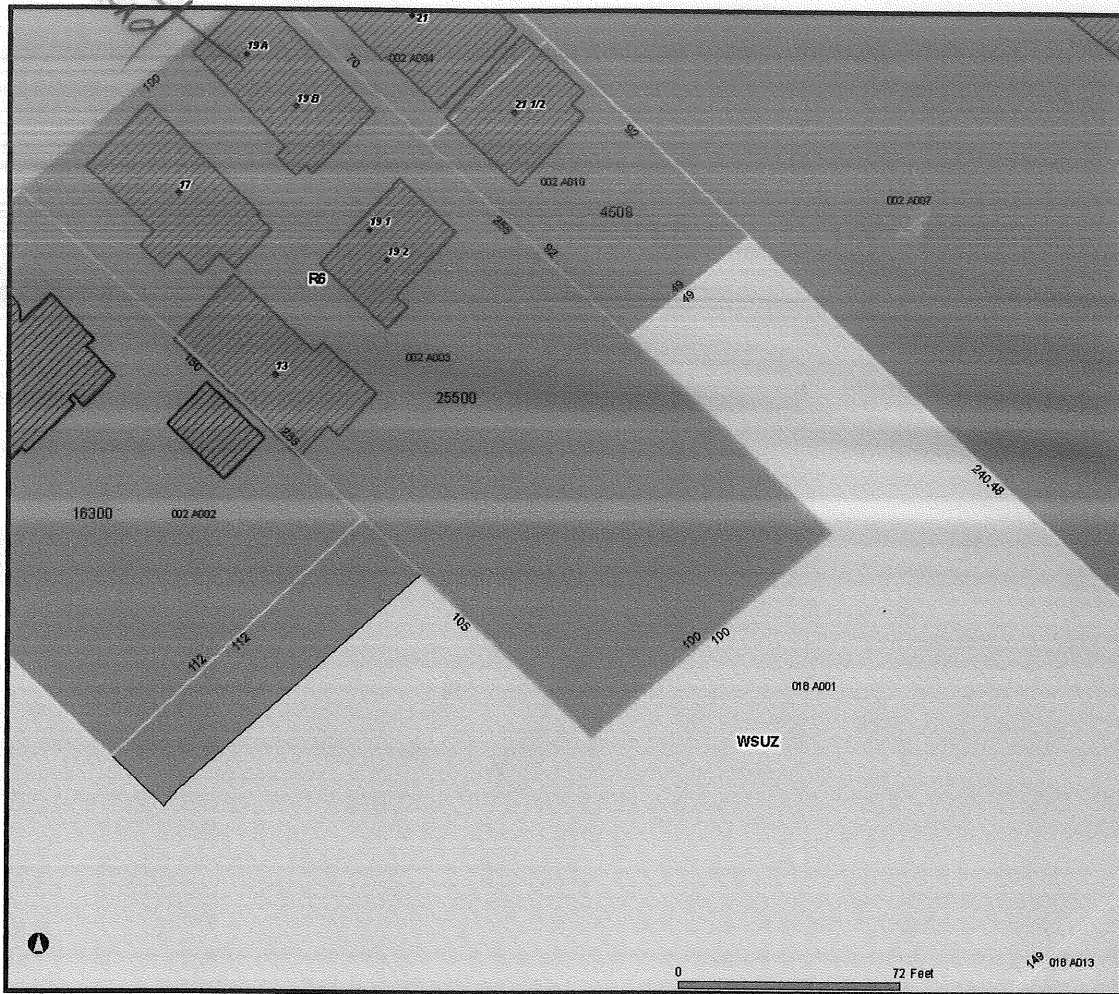
Google

43°39'51.28"N 70°14'32.78"W

elev 78 ft

Apr 21, 2009

Eye alt 220 ft



City of Portland GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
 City of Portland
 389 Congress St.
 Portland, Maine
 04101

13 - 1979 → 2-3 DU
 1995 3 → 4 DU ✓

21-25 pkgs

25,500 #

10/27/09
 with Andrew
 Jarvis
 11/20/09

17 - 1973 - 3 DU ✓

19 A & B 1967 - #19 - 2 DU
 1965 - #19A - 2 DU ✓

2-A-3
 3 story BL

19 1972 - 2 → ✓

21A (part) - 2 DU - 1954 - 3 family 90 - 0255

1979 # 79-000415 → 4 bldgs - 9 units

4
 3
 2
 2
 11
~~4~~
 site plan (exemption?)
 Bldg permit
 multi-family
 req - 1000 sq ft
 600 #

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
	13-19	Eastern Prom	19	1 OF 4			5		2	A	3

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS					
	TOPOGRAPHY		IMPROVEMENTS									
HALEY DANIEL THOMAS 19 E, PROMENADE CITY LAND & BLDGS, EASTERN PROMENADE #13-19 ASSESSORS PLAN 2-A-3 AREA 25500 SQ. FT.							LEVEL	WATER				
							HIGH	SEWER				
							LOW	GAS				
							ROLLING	<input checked="" type="checkbox"/>		ELECTRICITY		
							SWAMPY			ALL UTILITIES		
							STREET		TREND OF DISTRICT			
							PAVED	<input checked="" type="checkbox"/>		IMPROVING		
							SEMI-IMPROVED			STATIC		
						DIRT			DECLINING			
						SIDEWALK	<input checked="" type="checkbox"/>					
						TILLABLE	PASTURE	WOODED	WASTE			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19 55
100	255	25 ⁰⁰	124	31 ⁰⁰	3100	
1070 - 1070					- 310	
TOTAL VALUE LAND					2790	2790
TOTAL VALUE BUILDINGS					12,140	12,290
TOTAL VALUE LAND AND BUILDINGS					14,930	15,080
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19 61	19
TOTAL VALUE LAND					2790	
TOTAL VALUE BUILDINGS					12,220	
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL	2980
YEAR	SALE PRICE	EXPENSE	-
YEAR	U. S. R. S.	NET	2980

ASSESSMENT RECORD INCREASE DECREASE			
1950	LAND	1850	
	BLDGS.	7900	
	TOTAL	9750	
1951	LAND ✓	1675	
	BLDGS. ✓	7250	
	TOTAL ✓	8925	
1955	LAND ✓	1675	
	BLDGS. ✓	7375	125
	TOTAL ✓	9050	125
1961	LAND ✓	1675	
	BLDGS. ✓	7325	50
	TOTAL ✓	9000	
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		
19	LAND		
19	BLDGS.		
19	TOTAL		

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

1728 YEAR 19 60

YEAR 19

1st. 40⁰⁰ NARR 41 764-244-Steph
2nd. 25⁰⁰ " " 104-600-9000
7/11/41-461-1-Tankless water heater

CONSTRUCTION

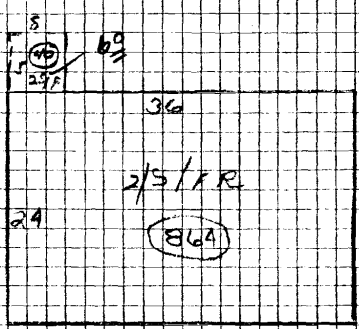
FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 3/8 1/2			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	3/4	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH	1/4	ELECT. WAT. SYST.	
CLAPBOARDS		PINE	✓✓✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES	✓			LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS	✓	ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER			B 1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓✓✓	BSMT.	2ND ✓
SOLID BRICK		HARDWOOD		1ST	4 3RD 2
STONE VENEER		PLASTER		OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED		SINGLE FAMILY	
		METAL CLG.		TWO FAMILY	2
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. POOM		STORE	
PLATE GLASS		FINISHED ATTIC	2R ✓	THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
		PIPELESS FURNACE		WAREHOUSE	
ROOFING ⁰⁹ FLAT		HOT AIR FURNACE		COMM. GARAGE	
ASPH. SHINGLES	✓	FORCED AIR FURN.		GAS STATION	
WOOD SHINGLES		STEAM ^{Repl.} - 35	✓	ECONOMIC CLASS	
ASBES. SHINGLES		HOT WAT. OR VAPOR	✓	OVER BUILT	
SLATE TILE		NO HEATING		UNDER BUILT	
METAL				DT. 449-50	AR.
COMPOSITION		GAS BURNER		LD. 50	PD. 08
ROLL ROOFING		OIL BURNER	35 ✓	MS.	CK.
INSULATION		STOKER			

Belsov - Sewer Line
10/4/40 104-600-9000

COMPUTATIONS

UNIT	1951	1955	61
864 S. F.	3590	3590	
S. F.			
ADDITIONS	+ 60	+ 60	
BASEMENT	- 20	- 20	
WALLS	+ 190	+ 190	
ROOF			
FLOORS			
ATTIC FINISH 2R	+ 240	+ 240	
FIREPLACE			
HEATING	+ 350	+ 350	
PLUMBING	+ 310	+ 310	
TILING			
MF + 10	+ 360	+ 360	
TOTAL	5080	5270	
FACT 15	540	+ 540	
REP. VAL.	5670	5810	5570

Pd. 11400-1942
Done A lot of
Repairing since



1-1450
2-2500
4-2000
5-2150

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y
Dw9	A 2/5 FR	D	Old		F-P	5670	55	2530	307	1770	1050	2
	B					5810	55	2610	307	1830	1100	5
	C					5570	55	2510	307	1760	1050	6
	D											
	E											
	F											
	G											
YEAR	1951											
TAX VAL.		55										
OLD VAL.	7750	7375										
CHANGE		7250										
		FULL										
								1951 TOTAL BLDGS.		12140	7750	
TAX VALS.	19	55	7375						19			
	19								19			
	19								19			

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

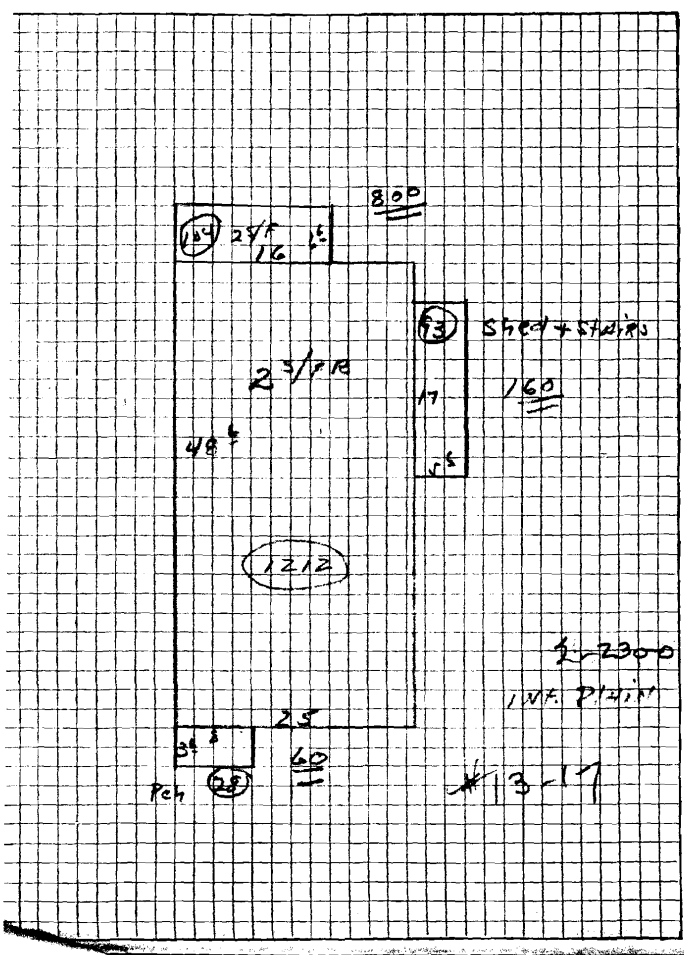
YEAR 19

YEAR 19

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST <input checked="" type="checkbox"/>		BATHROOM	2 <input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	2 <input checked="" type="checkbox"/>
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 <input checked="" type="checkbox"/>
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	LAUNDRY TUBS	<input checked="" type="checkbox"/>
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES			<input checked="" type="checkbox"/>	LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	<input checked="" type="checkbox"/>	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD	<input checked="" type="checkbox"/>	BSMT.	2ND <input checked="" type="checkbox"/>
SOLID BRICK		PLASTER	<input checked="" type="checkbox"/>	1ST <input checked="" type="checkbox"/>	3RD <input checked="" type="checkbox"/>
STONE VENEER		UNFINISHED		OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	
TERRA COTTA		HEATING		TWO FAMILY	<input checked="" type="checkbox"/>
VITROLITE		PIPELESS FURNACE		APARTMENT	
PLATE GLASS		HOT AIR FURNACE		STORE	
INSULATION		FORCED AIR FURN.		THEATRE	
WEATHERSTRIP		STEAM	2 <input checked="" type="checkbox"/>	HOTEL	
ROOFING		HOT WAT. OR VAPOR		OFFICES	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	NO HEATING		WAREHOUSE	
WOOD SHINGLES		GAS BURNER		COMM. GARAGE	
ASBES. SHINGLES		OIL BURNER	<input checked="" type="checkbox"/>	GAS STATION	
SLATE		STOKER		ECONOMIC CLASS	
TILE		SUMMARY OF BUILDINGS		OVER BUILT	
METAL		OCC'Y	TYPE	GR.	AGE
COMPOSITION		REMOD.	COND.	REP. VAL.	P. D.
ROLL ROOFING		MS.	CK.	PHY. VAL.	F. D.
INSULATION		MS.	CK.	SOUND VAL.	TAX VAL.

1st. - 35⁰⁰ - NORMAL
 P.D. - 31⁰⁰ -
 1952-1953 - change mt. in
 1954-1956 - no equip. for steam heat

COMPUTATIONS			
UNIT	1951	1955	
1212 S. F.	6210	6210	
ADDITIONS	+1020	+1020	
1216/844	+80	+80	
BASEMENT			
WALLS HT	+250	+250	
ROOF			
ATTIC FLOORS	+130	+130	
ATTIC 3R	+150	+150	
FINISH			
FIREPLACE		+250	
HEATING	+140	+140	
PLUMBING	+400	+400	
TILING			
ME + 10	+620	+620	
TOTAL	9000	9230	
FACT. + 10	620	620	
REP. VAL.	9620	9850	



YEAR	1951	1955	1951 TOTAL BLDGS.	3850	7300
TAX VAL.	2300				
OLD VAL.					
CHANGE					

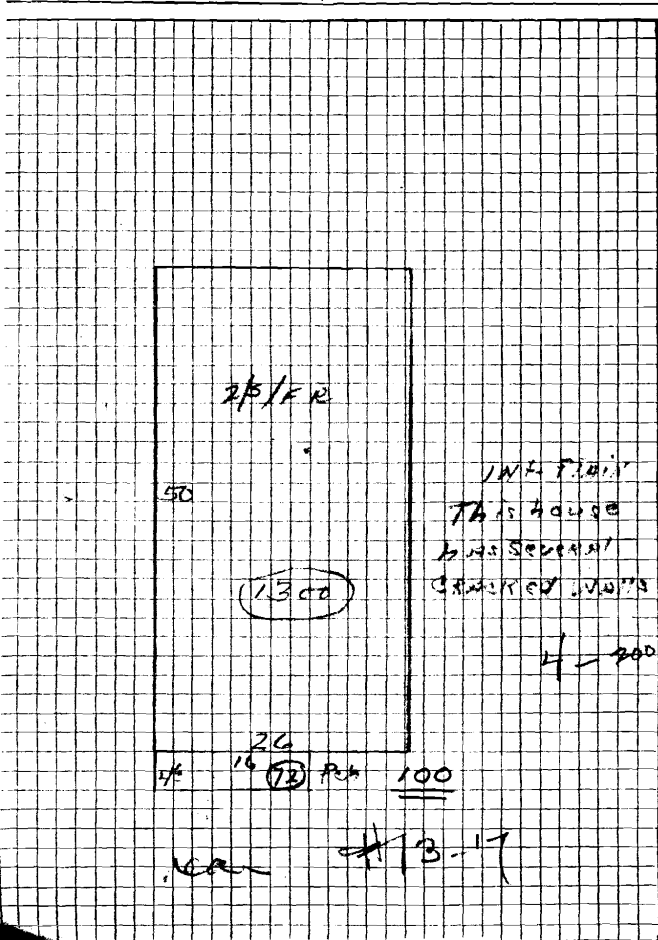
RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19	YEAR 19	CONSTRUCTION										COMPUTATIONS											
		FOUNDATION		FLOOR CONST.			PLUMBING					UNIT		1951									
		CONCRETE		WOOD JOIST		BATHROOM	2	✓	1300s. F.		6590												
		CONCRETE BLOCK		STEEL JOIST		TOILET ROOM			S. F.														
		BRICK OR STONE	✓	MILL TYPE		WATER CLOSET			ADDITIONS		+ 100												
		PIERS		REIN. CONCRETE		LAVATORY			127804		+ 100												
		CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK		2	✓	BASEMENT												
		1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT		2	✓	WALLS													
		NO. CELLAR		CEMENT	Y	AUTO. WAT. HEAT				ROOF													
		EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.				FLOORS													
		CLAPBOARDS		PINE	✓	LAUNDRY TUBS		✓		ATTIC 2R.		+ 290											
		WIDE SIDING		HARDWOOD	✓	NO PLUMBING				FINISH													
		DROP SIDING		TERRAZZO	✓	TILING				FIREPLACE		+ 220											
		NO SHEATHING		TILE		BATH FL. & WCOT.				HEATING		+ 400											
		WOOD SHINGLES				TOILET FL. & WCOT.				PLUMBING													
		ASBES. SHINGLES	✓			LIGHTING				TILING													
		STUCCO ON FRAME		ATTIC FLR. & STAIRS	✓	ELECTRIC		✓		METHD		+ 660											
		STUCCO ON TILE		INTERIOR FINISH			NO LIGHTING				TOTAL		8860										
		BRICK VENEER			B 1 2 3	NO. OF ROOMS				FACT. - 10		660											
		BRICK ON TILE		PINE	✓	BSMT.		2ND	✓	REP. VAL.		7700											
		SOLID BRICK		HARDWOOD	✓	1ST		✓	3RD	2													
		STONE VENEER		PLASTER	✓	OCCUPANCY																	
		CONC. OR CIND. BL.		UNFINISHED		SINGLE FAMILY																	
				METAL CLG.		TWO FAMILY		Y															
		TERRA COTTA				APARTMENT																	
		VITROLITE		RECREAT. POOM		STORE																	
		PLATE GLASS		FINISHED ATTIC	2R	THEATRE																	
		INSULATION		FIREPLACE		HOTEL																	
		WEATHERSTRIP		HEATING			OFFICES																
		ROOFING		PIPELESS FURNACE		WAREHOUSE																	
		ASPH. SHINGLES	✓	HOT AIR FURNACE		COMM. GARAGE																	
		WOOD SHINGLES		FORCED AIR FURN.		GAS STATION																	
		ASBES. SHINGLES		STEAM		ECONOMIC CLASS																	
		SLATE TILE		HOT WAT. OR VAPOR	✓	OVER BUILT																	
		METAL		NO HEATING		UNDER BUILT																	
		COMPOSITION		GAS BURNER		DT. 4-17-50		AR.															
		ROLL ROOFING		OIL BURNER		LD. 50		PD. CK.															
		INSULATION		STOKER		MS.		CK.															
		SUMMARY OF BUILDINGS																					
		OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR									
		Dwg	A 2 1/2 FR	C	04		F	7700	50%	3460	30%	2420	1450	51									
			B																				
			C																				
			D																				
			E																				
			F																				
			G																				
		YEAR	1951	1951 TOTAL BLDGS.										11410									
		TAX VAL.																					
		OLD VAL.	1450																				
		CHANGE																					

1st. 30⁰⁰ N. K. Road
 2nd. 28⁰⁰
 1967-777-600 - Remove 15/16" on each side of
 2900 on 100' E. N. 2. & rebuild same with NC

Below - Sewer Line.





APPLICATION FOR PERMIT

PERMIT ISSUE:

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000415

JUN 4 1979

ZONING LOCATION B-6 PORTLAND, MAINE, May 22, 1979

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

13 A & B

LOCATION ~~49 Eastern Prom.~~ Fire District #1 #2

1. Owner's name and address Daniel T. Haley - same Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Peter Dascano - 32 Scott Rd., S.P. 999 Telephone 774-8732

4. Architect Specifications Plans No. of sheets 2

Proposed use of building ~~XXXXXX~~ renovations to 3rd floor att. for No. families

Last use 2-family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 5,000 Fee \$ 23.50 *not pd*

5-23-79

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To make renovations to attic for 3rd floor apartment, as per plan. Relocate back stairway from attic to first floor.

Now has 4 buildings with 9 units

Stamp of Special Conditions

Alterations are to be made to above address only.

Sum to Fire Dept. 5-24-79
Paid from Fire Dept. 6-1-79

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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 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

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

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 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 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?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: *W. J. Collins*BUILDING CODE: *W. J. Collins*Fire Dept.: *W. J. Collins*Health Dept.: *W. J. Collins*

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent

to see that the State and City requirements pertaining thereto

are observed?

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **17 Eastern Promenade**

Issued to **Daniel T. Haley**

Date of Issue **May 8, 1973**

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 **72/1204**, 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

Limiting Conditions:

APPROVED OCCUPANCY

**Change from two family to
three family apartment**

This certificate supersedes
certificate issued

Approved:

5-8-73

(Date)

[Signature]
Inspector

[Signature]
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.



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure

Portland, Maine, April 24, 1967

PERMIT ISSUED

APR 26 1967

00273

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 19 Eastern Promenade Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Daniel T Haley, 21 Eastern Promenade Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Peter Dascanio, 38 Mayland St. Telephone 774-8732
 Architect _____ Specifications _____ Plans NO No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Last use _____ No. families 2
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2,000.00 Fee \$ 6.00

General Description of New Work

TOTAL 8 OPENINGS (2)

To enlarge (4) existing window openings from 30" x 28" to (2) openings 6' and 5' (picture windows) on first floor and same for second floor, both rear of dwelling.
~~Remove (4) existing window openings and relocate (4) doors. Relocate (1) door and close up (3) existing door openings.~~
 To remove inside stairway from 2nd floor to attic (see plan).
 for above work.

4x10F-6'
 4x8F-4'

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 contractor

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 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 _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 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 _____ 2nd _____ 3rd _____, roof _____
 On centers: 1st floor _____ 2nd _____ 3rd _____, roof _____
 Maximum span: 1st floor _____ 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:

[Signature]

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

Permit # 00255 City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Dan Haley Phone # _____
 Address: 21 1/2 Eastern Prom., Portland, ME 04101
 LOCATION OF CONSTRUCTION 13B Eastern Promenade, 1st. Floor
 Release: _____
~~000000~~ Jane E. Carey Sub.: _____
 Address: 13B East Prom., City 04101 Phone # 773-7697 H
 Est. Construction Cost: _____ Proposed Use: 3-Fam. w/home occupation Zoning: _____
 _____ Past Use: 3-family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Change of Use from 3-fam. to 3-fam. w/home occupation

City Official Use Only	
Date <u>April 6, 1990</u>	Subdivision: _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Owner: _____
Estimated Cost _____	PERMIT ISSUED
APR 9 1990	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required: _____	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other (Explain) <u>OK WDA 4-9-90</u>	

(paralegal).

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Joyce M. Rinaldi
 Signature of Applicant Jane E. Carey, trustee for owner Date 4/6/90
 Signature of CEO _____ Date _____
 Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO

© Copyright GPCOG 1988
 MR. MASON C.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 13A Eastern Prom		Owner: Daniel Haley	Phone:	Permit No: 050421
Owner Address:		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Daniel T. Haley		Address: 21 1/2 Eastern Prom Ptd, ME 04101 774-2617		Phone: 774-2617
Past Use: 3-fam	Proposed Use: 4-fam	COST OF WORK: \$ 16,000.00	PERMIT FEE: \$ 105.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 5 1995 CITY OF PORTLAND </div>
Proposed Project Description: Change Use Make Interior renovations		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Signature: <i>Mary Gresik</i>		Signature: <i>D. T. Haley</i>		Zone: CBL: 002-A-003
Permit Taken By: Mary Gresik		Date Applied For: 01 May 1995		Zoning Approval: <input checked="" type="checkbox"/> Special Zone or Review: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan map

This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
 Building permits do not include plumbing, septic or electrical work.
 Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED
 WITH NUMBER**

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Daniel T. Haley 21 1/2 Eastern Prom
 SIGNATURE OF APPLICANT Daniel T. Haley ADDRESS: DATE: 01 May 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *5/3/95*

J. Andrews

CEO DISTRICT 1

M. Leary

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 13A Eastern Prom 002-A-003

Date of Issue 07 September 1995

Issued to Daniel Haley

This is to certify that the building, premises, or part thereof, at the above location, built or altered — changed as to use under Building Permit No. 950421, 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

Entire

Four (4) Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

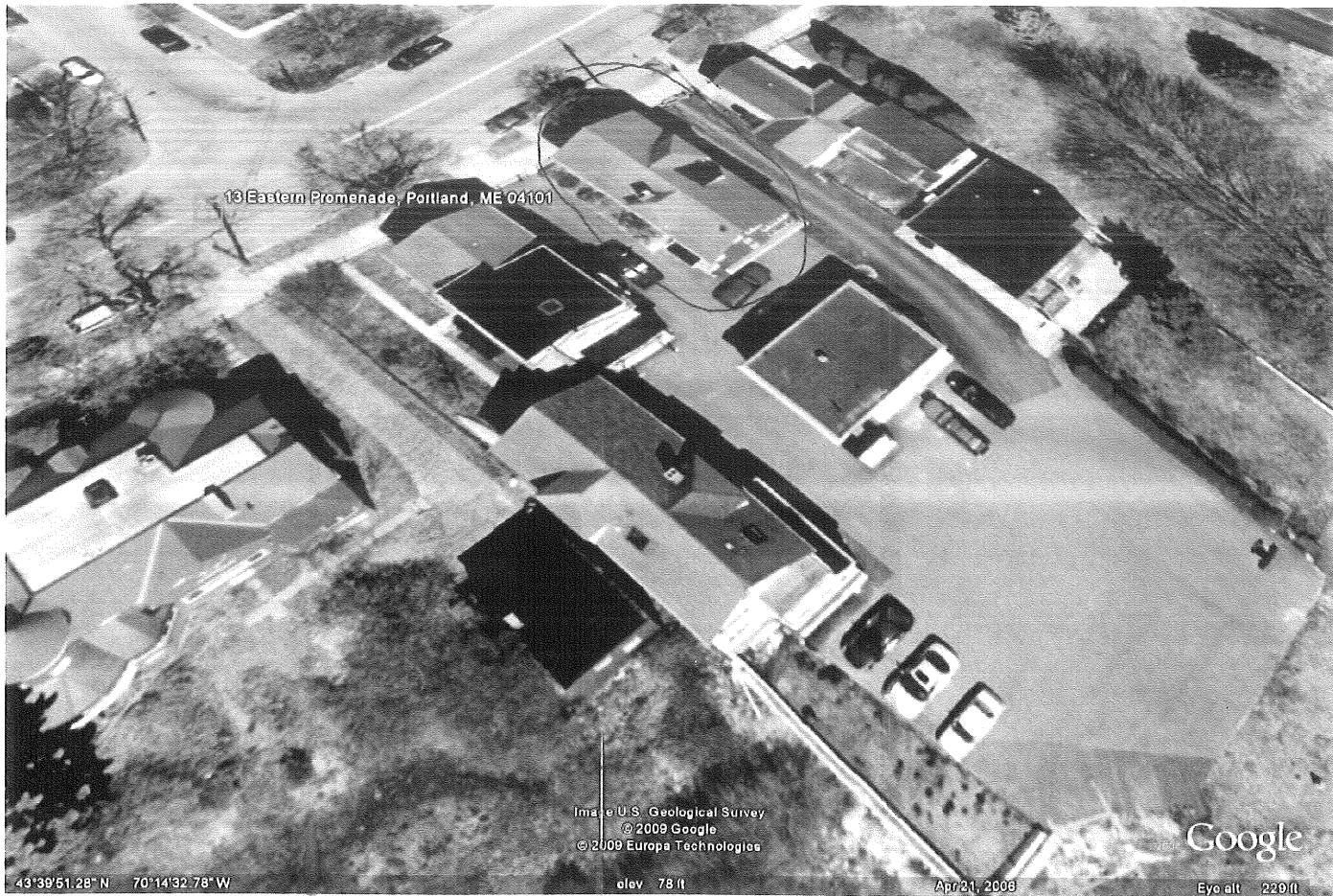
9/7/95
(Date)

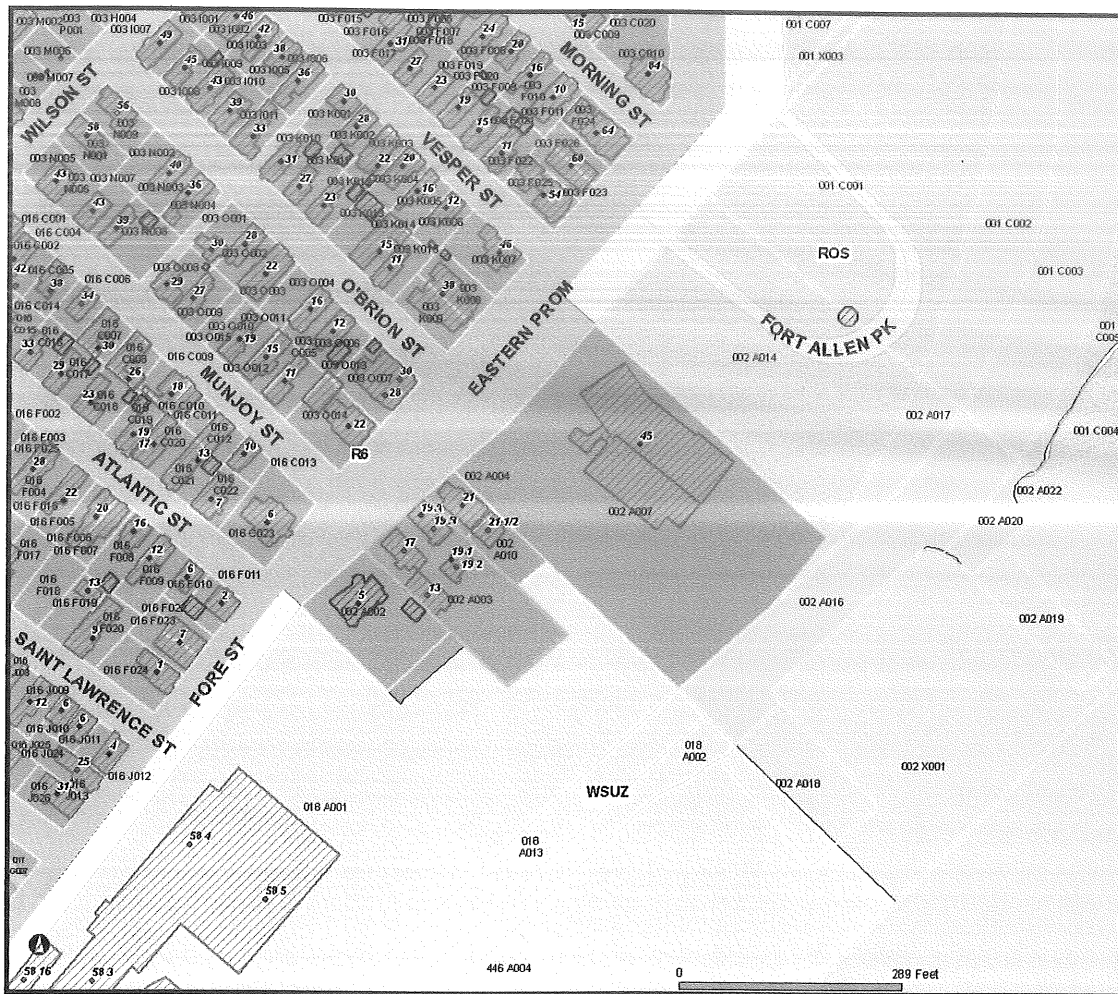
Inspector

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.

THM





City of Portland
GIS

DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 4
Parcel ID	002 A003001
Location	19 EASTERN PROMENADE
Land Use	ELEVEN TO TWENTY FAMILY
Owner Address	HALEY TIMOTHY TRUSTEE PO BOX 570 PORTLAND ME 04112
Book/Page	24759/067
Legal	2-A-3 E PROMENADE 13-19 25500 SF

Current Assessed Valuation

Land	Building	Total
\$193,700	\$637,600	\$831,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	2	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.585	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1300	UNFINISHED RES BSMT
1	01/01	1300	APARTMENT
1	02/02	1300	APARTMENT
1	03/03	750	APARTMENT

Height	Walls	Heating	A/C
7		NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - ENCL	1
3	PORCH - ENCL UPPER	1
1	PORCH - OPEN	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------



1064

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	2 of 4
Parcel ID	002 A003001
Location	19 EASTERN PROMENADE
Land Use	ELEVEN TO TWENTY FAMILY
Owner Address	HALEY TIMOTHY TRUSTEE PO BOX 570 PORTLAND ME 04112
Book/Page	24759/067
Legal	2-A-3 E PROMENADE 13-19 25500 SF

Current Assessed Valuation

Land	Building	Total
\$193,700	\$637,600	\$831,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1920	4	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.585	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1332	APARTMENT
1	01/01	1332	APARTMENT
1	02/02	1332	APARTMENT
1	03/03	772	APARTMENT

Height	Walls	Heating	A/C
7		NONE	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - ENCL	1
2	PORCH - ENCL	1
3	PORCH - ENCL UPPER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Halcyon
Homestead



19 A & B

2064

front

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	3 of 4
Parcel ID	002 A003001
Location	19 EASTERN PROMENADE
Land Use	ELEVEN TO TWENTY FAMILY
Owner Address	HALEY TIMOTHY TRUSTEE PO BOX 570 PORTLAND ME 04112
Book/Page	24759/067
Legal	2-A-3 E PROMENADE 13-19 25500 SF

Current Assessed Valuation

Land	Building	Total
\$193,700	\$637,600	\$831,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	3	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.585	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1426	UNFINISHED RES BSMT
1	01/01	1447	APARTMENT
1	02/02	1351	APARTMENT
1	03/03	975	APARTMENT

Height	Walls	Heating	A/C
7		NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	PORCH - ENCL	1
2	PORCH - ENCL	1
2	PORCH - OPEN	1
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------



3064

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 4 of 4
 Parcel ID 002 A003001
 Location 19 EASTERN PROMENADE
 Land Use ELEVEN TO TWENTY FAMILY

Owner Address
 HALEY TIMOTHY TRUSTEE
 PO BOX 570
 PORTLAND ME 04112

Book/Page 24759/067
 Legal 2-A-3
 E PROMENADE 13-19
 25500 SF

Current Assessed Valuation

Land	Building	Total
\$193,700	\$637,600	\$831,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	2	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.585	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	864	UNFINISHED RES BSMT
1	01/01	864	APARTMENT
1	02/02	864	APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - ENCL	1
3	PORCH - ENCL UPPER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------



? 4064

4/29/09 AT The Counter

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 4
 Parcel ID 002 A003001
 Location 19 EASTERN PROMENADE
 Land Use ELEVEN TO TWENTY FAMILY

Owner Address
 HALEY TIMOTHY TRUSTEE
 PO BOX 570
 PORTLAND ME 04112

Book/Page 24759/067
 Legal 2-A-3
 E. PROMENADE 13-19

25500 SF

19A

4 bldgs on the lot
 total 11 units
 right now all together
 20 parking

Current Assessed Valuation

Land \$193,700 Building \$637,600 Total \$831,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	2	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.585	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1300	UNFINISHED RES BSMT
1	01/01	1300	APARTMENT
1	02/02	1300	APARTMENT
1	03/03	750	APARTMENT

wants to 2-3 units

Height	Walls	Heating	A/C
7		NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - ENCL	1
3	PORCH - ENCL UPPER	1
1	PORCH - OPEN	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------



R-4 Zone

2 units

2 unit



Scope Of Construction Work

**19 B Eastern Promenade
Portland, Maine**

**Jim McDonald
650-2798 ©**

Demolition:

- Remove the existing wood paneling throughout the unit.
- Remove existing bathroom fixtures
- Remove closet near the back stairwell
- Remove existing storage wall in hallway

Interior Partitions:

- Install wall in storage area that is sheet rocked
- Install new closet in Bedroom #2

Sheetrock:

- Install new sheetrock walls in Bedroom #2 closet area, storage area and in areas that need to be repaired from the removal of the existing wood paneling.

Painting:

- Entire apartment is re-painted

Flooring:

- Install new Pergo flooring in the entire unit
- Install tile flooring in kitchen and bathroom areas

Fixtures:

- Install new bathroom fixtures
- Install kitchen fixtures of sink and dishwasher

RECEIVED

FEB 16 2010

Dept. of Building Inspections
City of Portland Maine

Cabinets:

- Install cabinets and counters in the kitchen area
- Install shelving near the back stairwell

Doors:

- Relocate bathroom door
- Install new doors in Bedroom #2

Electrical:

- Install new electrical wiring throughout the entire unit.
- Install new lighting throughout the entire unit
- Install ceiling fan in living room area
- Install new smoke and CO2 detectors

Plumbing:

- Install new plumbing in the kitchen area for sink and dishwasher

Windows:

- Install new windows in all existing window openings
- Install egress windows in the bedrooms

RECEIVED

FEB 16 2010

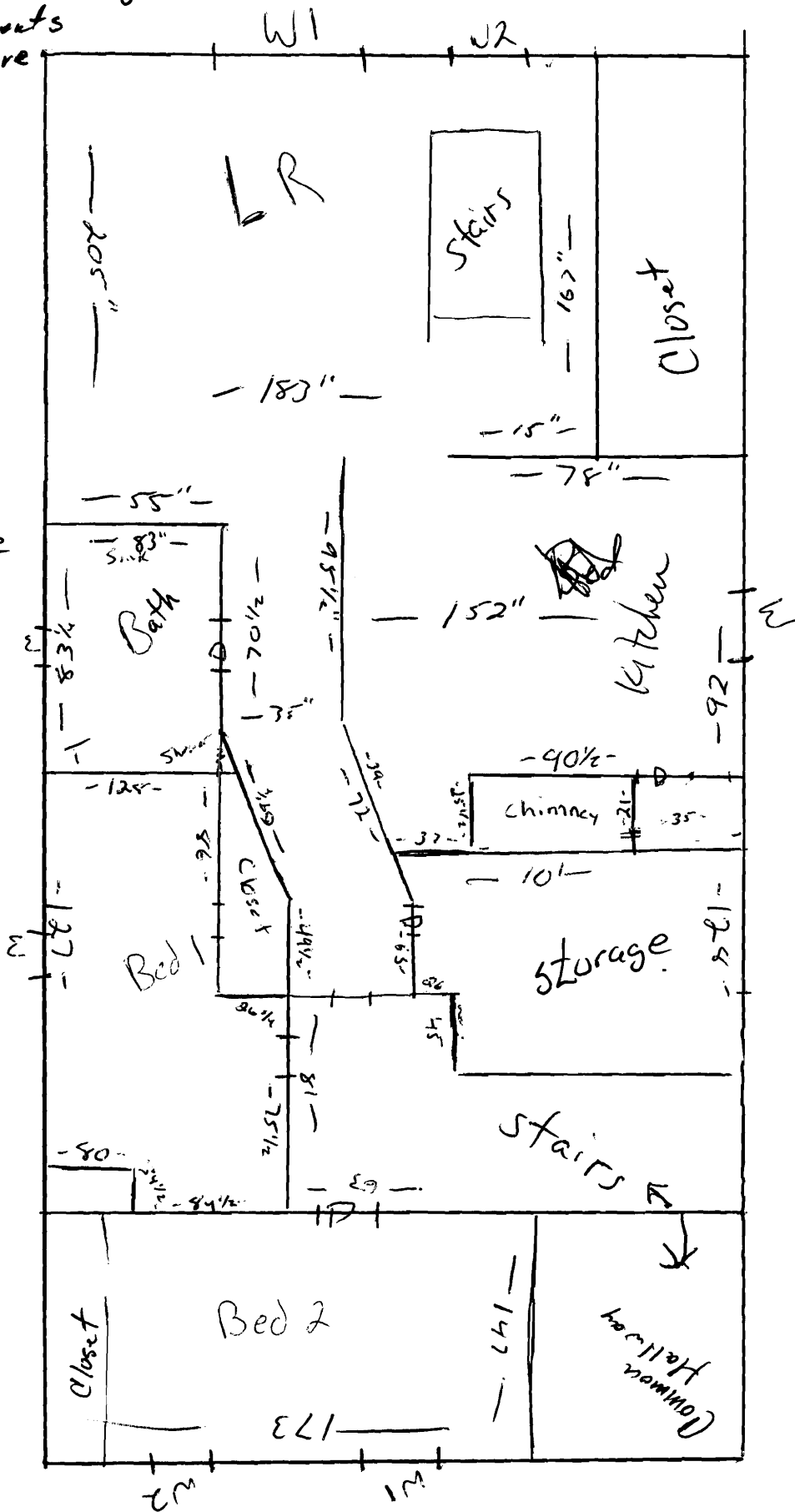
Dept. of Building Inspections
City of Portland Maine

Bedroom windows changed
From DM to Casements
with egress hardware

New Kitchen
Cabinets & Plumbing
new vent stack

Update wiring

New shtrk where
Necessary



RECEIVED

FEB 16 2010

Dept. of Building Inspections
City of Portland Maine



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: 19 B Eastern Promenade, Portland, Maine, 3rd Floor

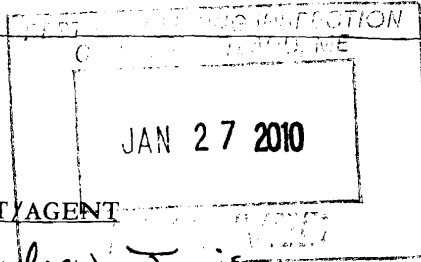
PROJECT ADDRESS: 19 B Eastern Promenade, Portland, Maine

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

Adding a 3rd unit to the building on the 3rd floor of the property

CHART/BLOCK/LOT: 002 - A - 003

CONTACT INFORMATION:



OWNER/APPLICANT

Name: Timothy J. Haley Living Trust

Address: June 2005
P.O. Box 570, Portland, ME

Zip Code: 04112

Work #: _____

Cell #: 207-415-2266

Fax #: _____

Home #: _____

E-mail: _____

CONSULTANT/AGENT

Name: Andrew Juris

Address: 408 Fore St
Portland, ME

Zip Code: 04101

Work #: _____

Cell #: 207-939-2407

Fax #: _____

Home #: _____

E-mail: AndrewJuris@GOLCOM

RECEIVED

FEB 11 2010

Dept. of Building Inspections
City of Portland Maine

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment
Y(yes), N(no), N/A

Y
N
N
N
N
N
Y
N
N
N
N

Planning Division
Use Only

Y
N
Y
N
Y
Y
N
N
N
N
Y

Planning Division Use Only

Exemption Granted with conditions Partial Exemption Exemption Denied

See attached conditions

Planner's Signature Barbara Barkydt Date 2/9/10

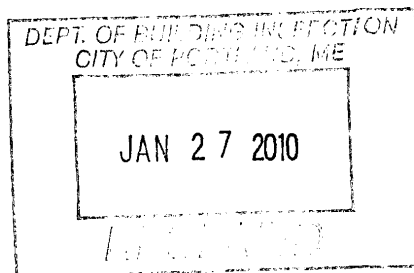
Planning Barbara Barhydt
February 9, 2010

I spoke with Andrew Juris, representative, who stated that there will be no changes to the site. The request for a site plan exemption is granted with two (2) conditions of approval as follows:

1. The exemption from site plan review does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. The plan submitted does not include exterior site changes. If any exterior changes to the site are proposed, including but not limited to, changing the parking area or adding exterior lighting, the plan must be reviewed under the City's site plan ordinance.

January 21, 2010

City Of Portland, Maine
C/O Marge Schmuckal
389 Congress Street
Portland, ME 04101



Re: 19 B Eastern Promenade, Portland, Maine

Dear Ms. Schmuckal,

The owner of the property at 19 B Eastern Promenade in Portland, Maine is looking to add an additional unit, which would be a 3rd unit, to the building at 19B Eastern Promenade. I have attached a professional survey of the parcel of land that denotes this building and the location of the other buildings associated with this parcel of land. The survey shows the location of the 4 buildings, the existing on site parking spaces and the driveway associated with this parcel. Furthermore, I am attaching an aerial of the property that shows the adjacent parcel of land, owned by the Property Owner, and shows the adjacent driveway that is also used by the tenants of this property as another means of ingress and egress.

With regards to the individual property at 19 B Eastern Promenade I am enclosing the floor plans of each individual floor done by the Architect, Leland Hulst, that shows the existing layouts and square footage for each floor within the building. You will find that each unit within the building exceeds 1,000 s.f. requirement.

I am also attaching a Change of Use application for the property and I have copied all of these documents on a CD for your records.

The following is a summary of the property for your quick review when you look at the documentation.

LANDLORD: Timothy Haley Living Trust dated June 3, 2005
P.O. Box 570
Portland, ME 04112

**ADDRESS OF
PROPERTY:** 13-19 B Eastern Promenade
Portland, Maine

NUMBER OF BUILDINGS: 4 Buildings

**NUMBER OF UNITS ON
PARCEL:** 11 Units

**PARCEL BUILDING
DESCRIPTION:**

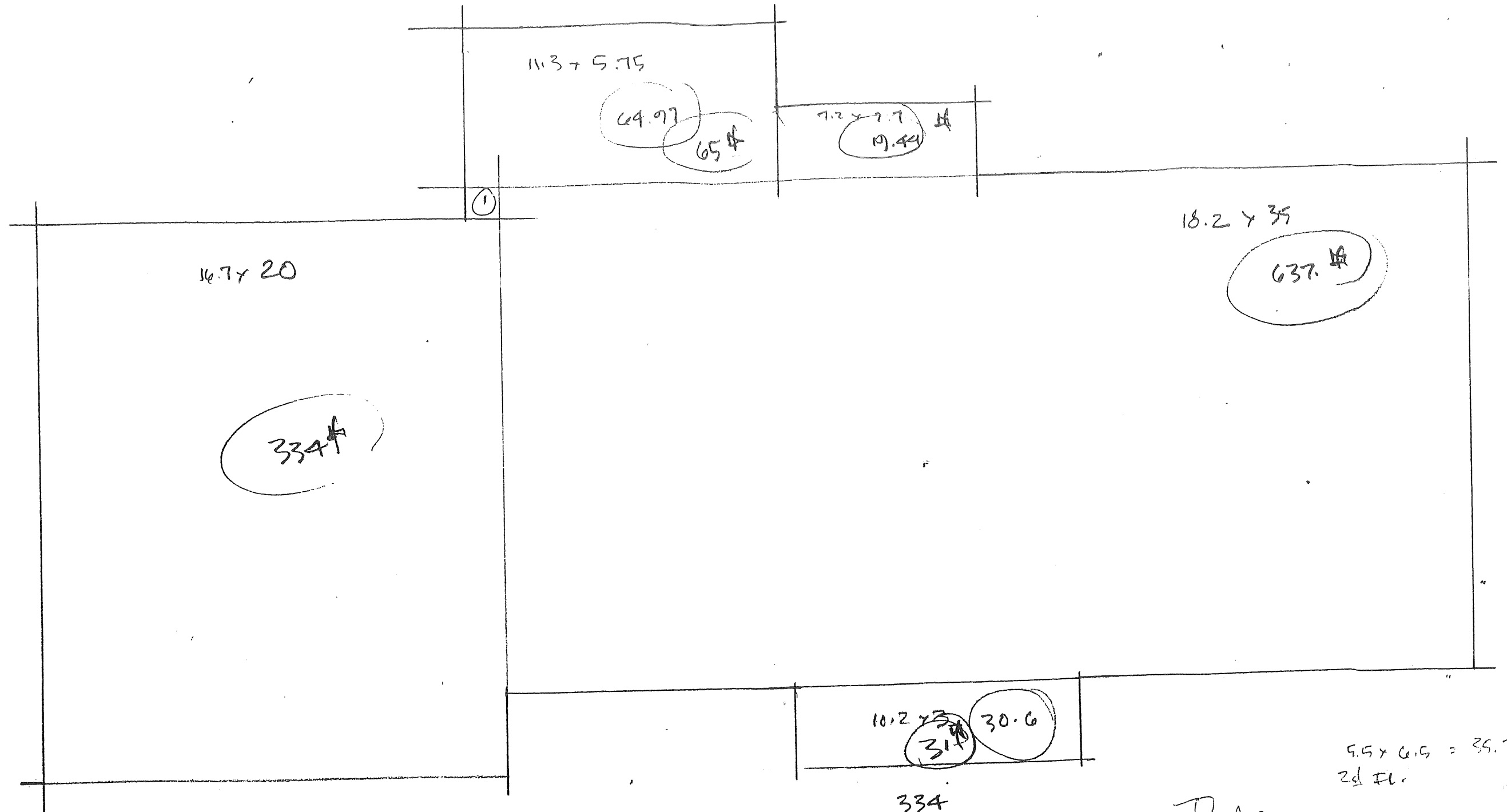
13 Eastern Prom.	4 Units
17 Eastern Prom.	3 Units
19 Eastern Prom.	2 Units
19 B Eastern Prom.	2 Units, 1 Proposed

PARCEL PARKING SPACES: 23 Existing Parking Spaces. Parking spaces are 9'X19'

ZONING: R-6 Zoning

**SUBJECT BUILDING
DESCRIPTION:** 19 B Eastern Promenade. Existing 2 units.
Each unit is 2/3 Bedroom units.

UNIT SIZE:
1st Floor: 1,130 s.f.
2nd Floor: 1,068 s.f.
3rd Floor: 1,195 s.f.



19 C EASTERN PROM
 THIRD FLOOR PLAN
 1/4" = 1'-0" 12/10/09

10.2 x 3 = 30.6
 31

334
 - 65
 - 19
 - 63
 - 31

 1087

+ 108

 1195

9.5 x 6.5 = 35.75 CAR
 2d Fl.

948 = 72

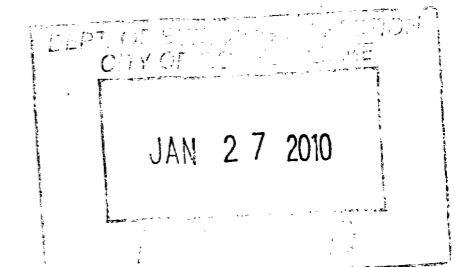
 107.75

More Than
 600

LELAND HULST
 ARCHITECTURAL SERVICES
 278 Spring Street / Portland, Maine 04102 / (207) 773-2843

NOTES

1. RECORD OWNERSHIP OF THE PARCEL SHOWN CAN BE FOUND IN A DEED FROM KATHREINE C. HALEY AND TIMOTHY J. HALEY, TRUSTEES, UNDER THE DANIEL T. HALEY SR. FAMILY TRUST TO TIMOTHY HALEY, SOLE TRUSTEE, UNDER THE TIMOTHY HALEY LIVING TRUST DATED JANUARY 11, 2006 AND RECORDED IN DEED BOOK 24759, PAGE 67 AT CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 2, BLOCK A, PARCEL 3.
3. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
4. ALL PARKING SPACES TO BE 9 FEET BY 19 FEET.



EXISTING CONDITIONS PLAN OF 13-19B EASTERN PROMENADE PORTLAND MAINE

SCALE: 1"=30'

DATE: JANUARY 5, 2010

PREPARED FOR: TIMOTHY HALEY
PO BOX 570
PORTLAND, MAINE 04112

JOB NUMBER: 31909

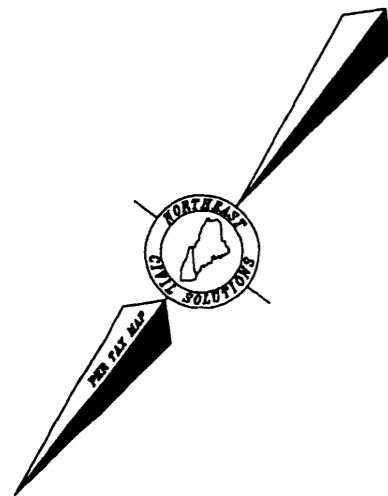
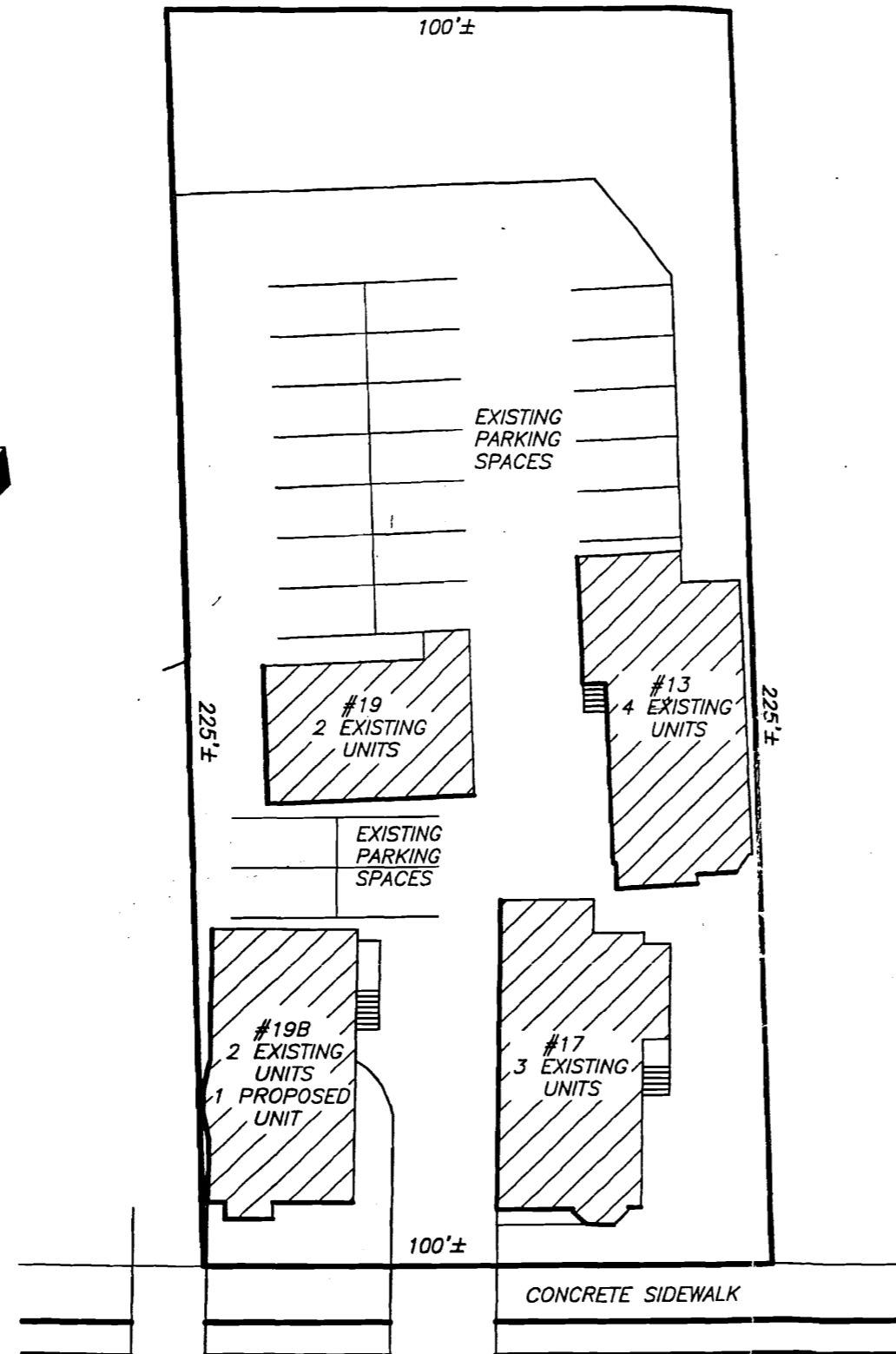
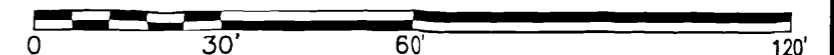
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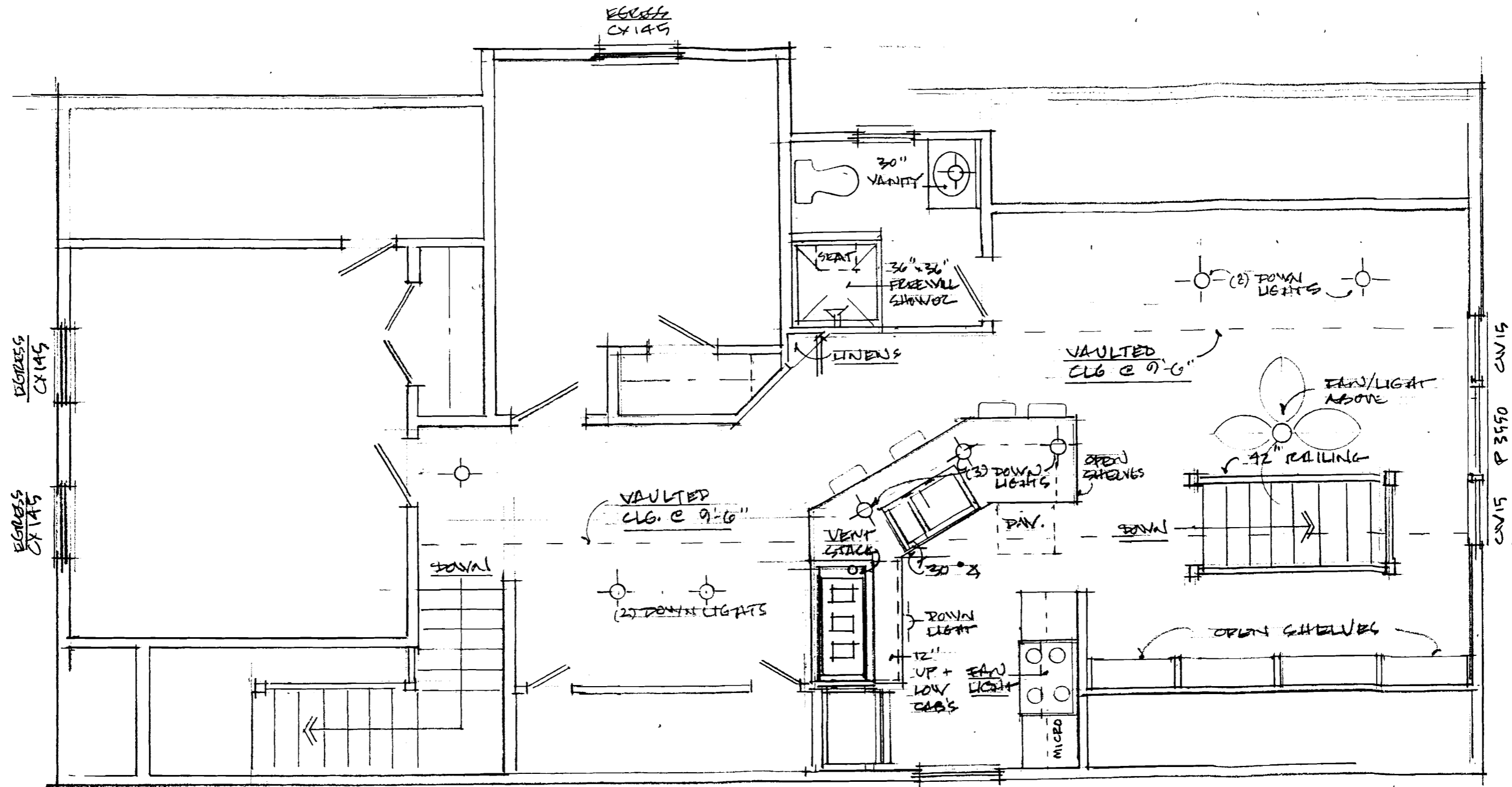
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.882.2227



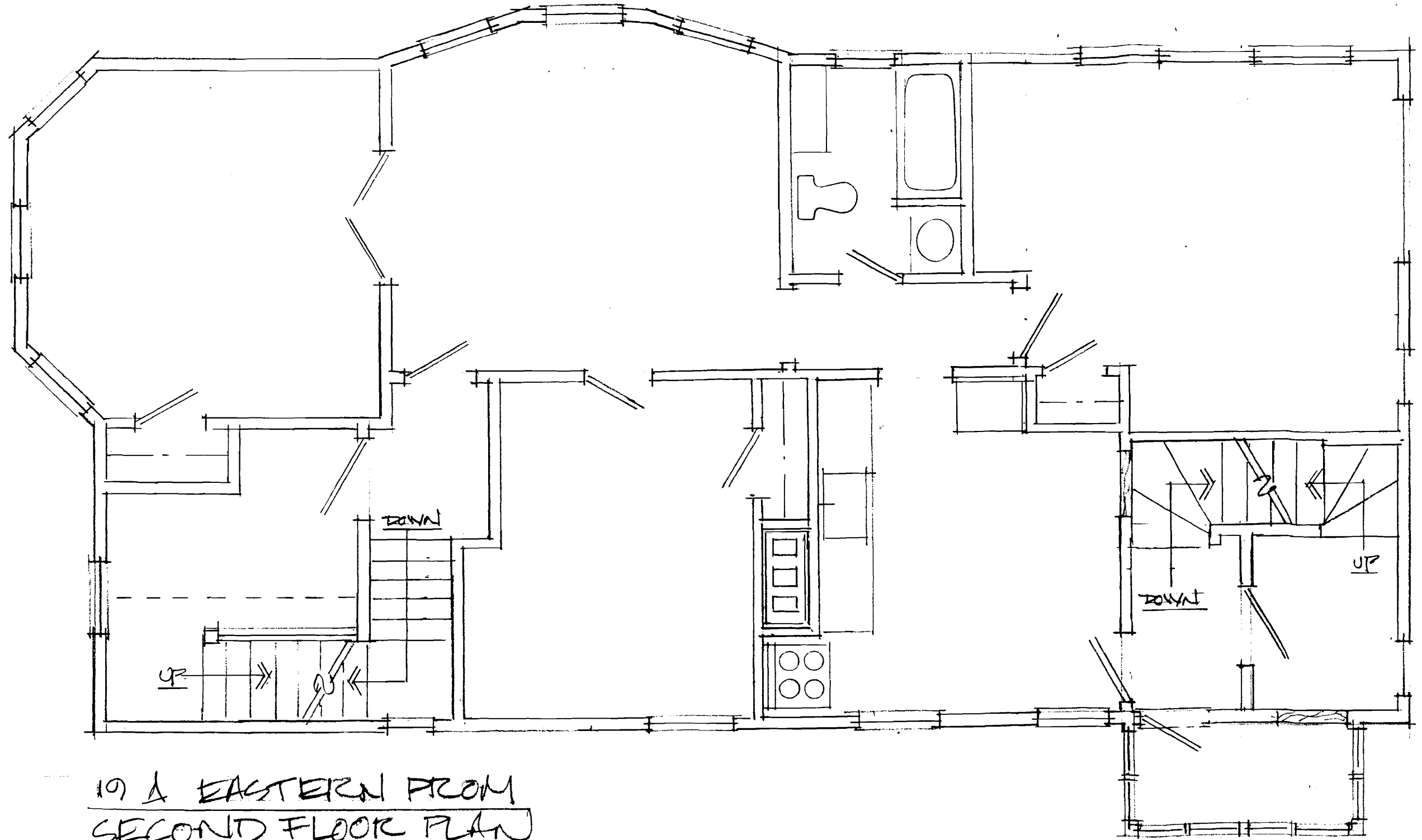
EASTERN PROMENADE



10 C EASTERN ROOM
 THIRD FLOOR PLAN → where new unit is located
 1/4" = 1'-0" 12/28/09

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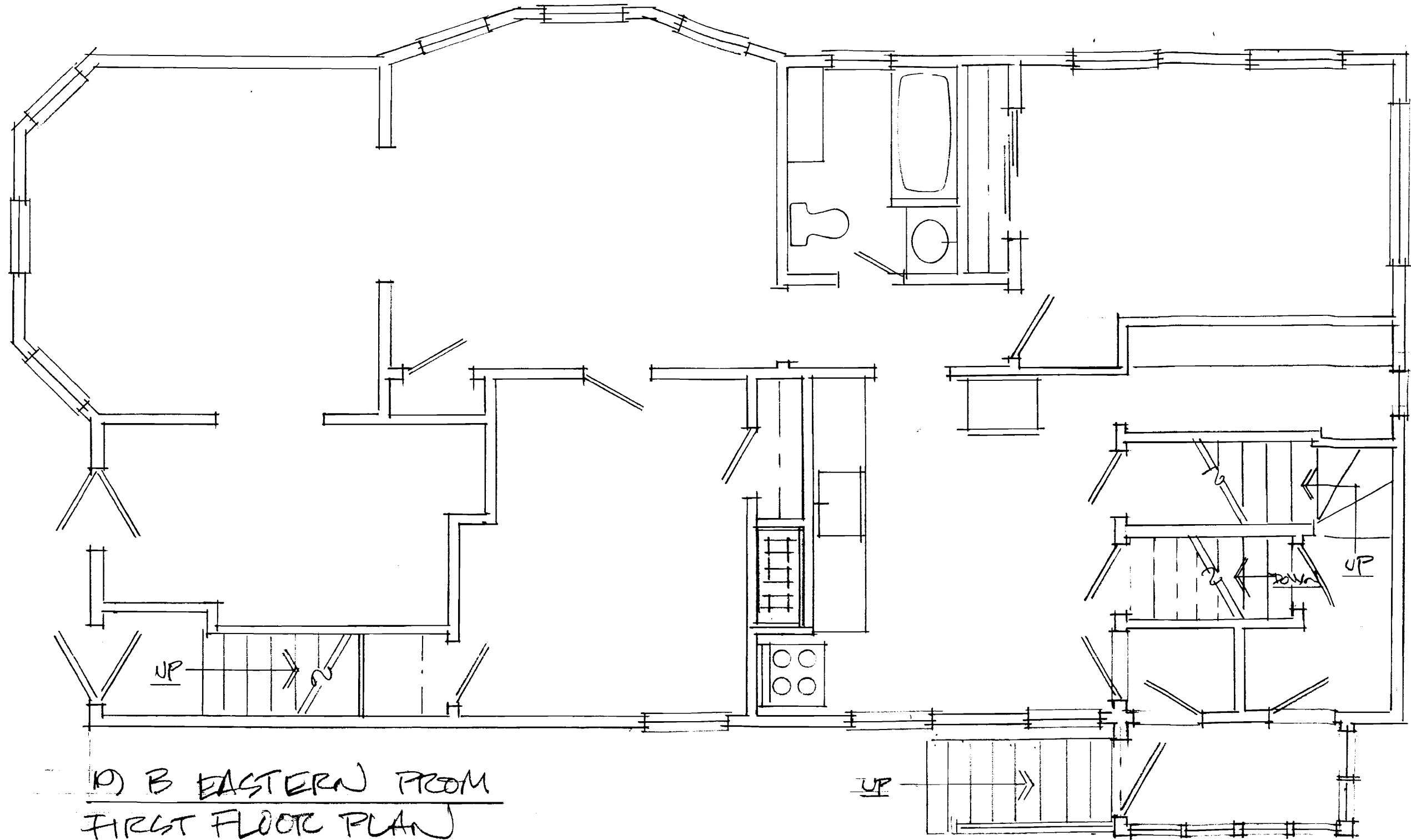
109 A EASTERN FROM
SECOND FLOOR PLAN

1/4" = 1'0"

12/28/09

LELAND HULST
ARCHITECTURAL SERVICES

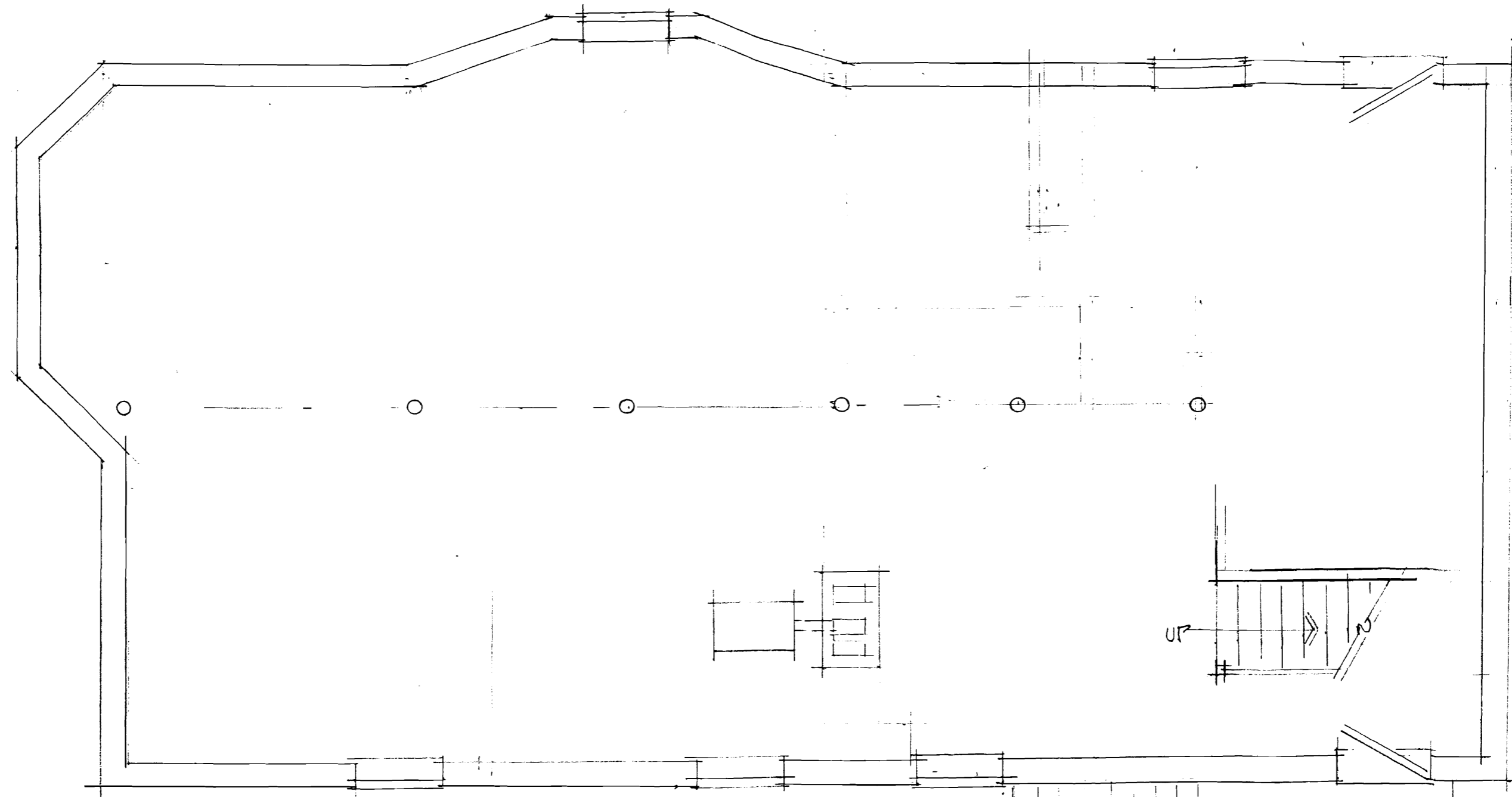
278 Spring Street / Portland, Maine 04102 / (207) 773-2843



10) B EASTERN FROM
FIRST FLOOR PLAN
1/4" = 1'-0" 12/28/09

LELAND HULST
ARCHITECTURAL SERVICES

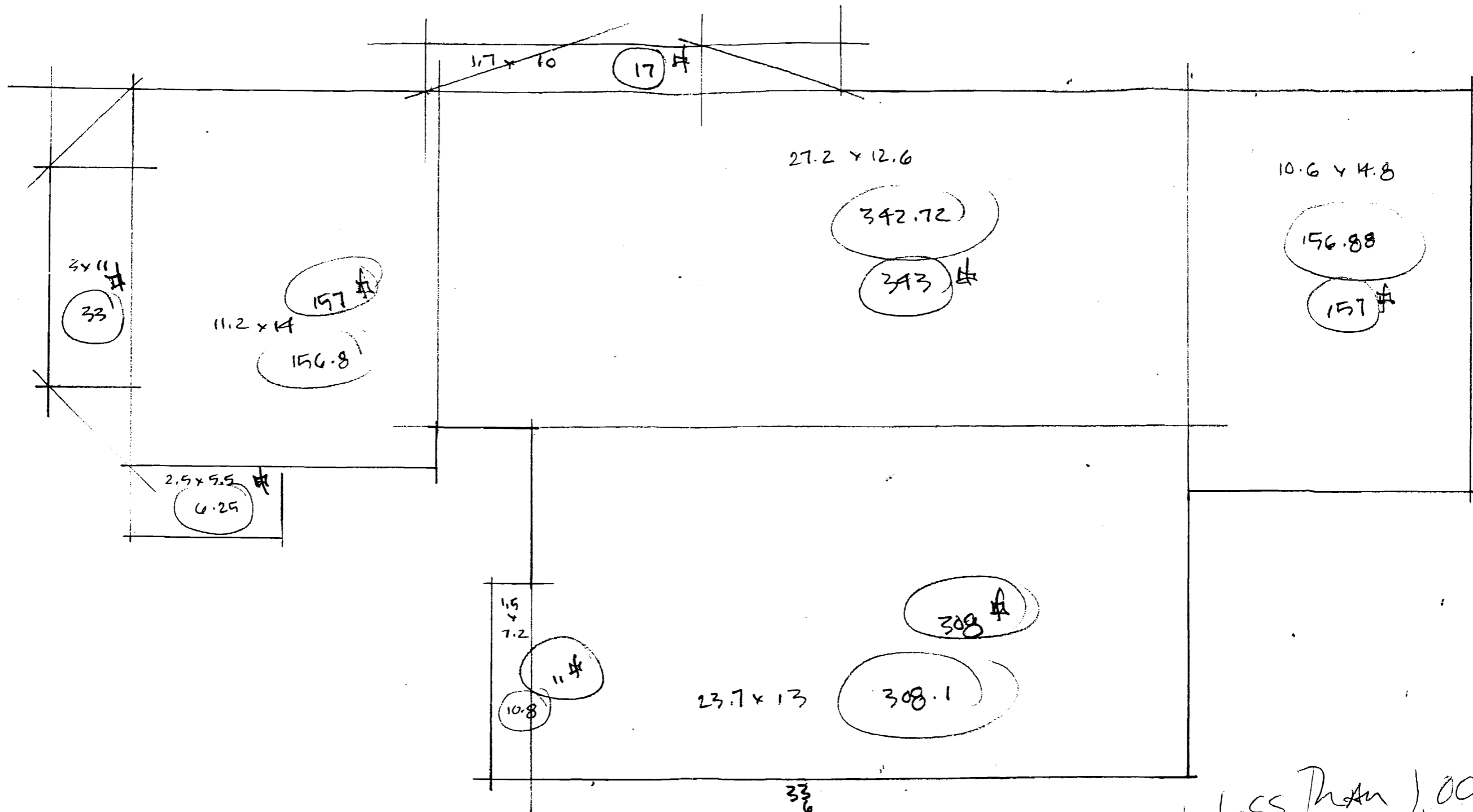
278 Spring Street / Portland, Maine 04102 / (207) 773-2843



10) EASTERN PROM
BASEMENT PLAN
1/4" = 1'-0" 12/18/09

L E L A N D H U L S T
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843



19 EASTERN FROM
SECOND FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$ 12/10/09

FIRST FLOOR

FOYER
 $+ 14 \times 7 = 98$
 $\frac{1032}{1130}$ #

33
157
308
11
343
157

1032 #
+ 36

1068 #

+ 9 x 4
SUNPORCH

Not less than 1,000 #

LELAND HULST
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843

NOTES

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4. ALL PARKING SPACES TO BE 9 FEET BY 19 FEET.

#13 - 4 DU
 #17 - 3 DU
 #19(rear) 2 DU
 #19B(front) 2 → 3 DU

12 DU
 12 PKg Reg - 235 show
 19B

EXISTING CONDITIONS PLAN OF 13-19B EASTERN PROMENADE PORTLAND MAINE

SCALE: 1"=30'

DATE: JANUARY 5, 2010

PREPARED FOR: TIMOTHY HALEY
 PO BOX 570
 PORTLAND, MAINE 04112

JOB NUMBER: 31909

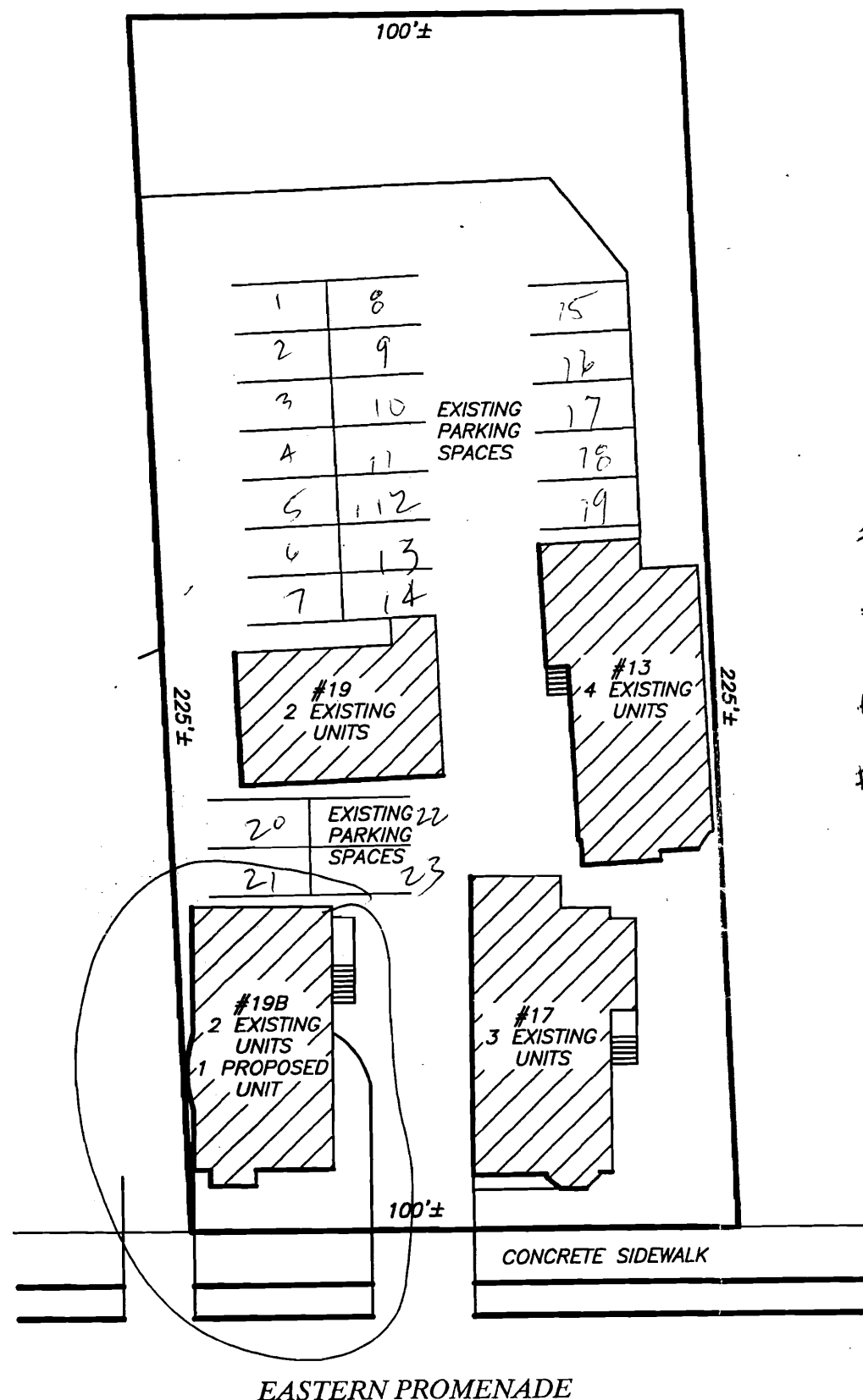
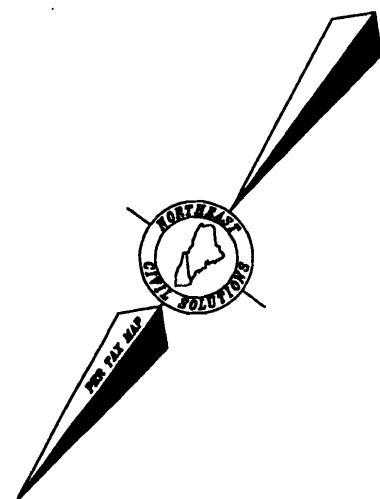
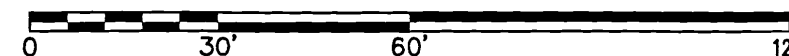
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SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED

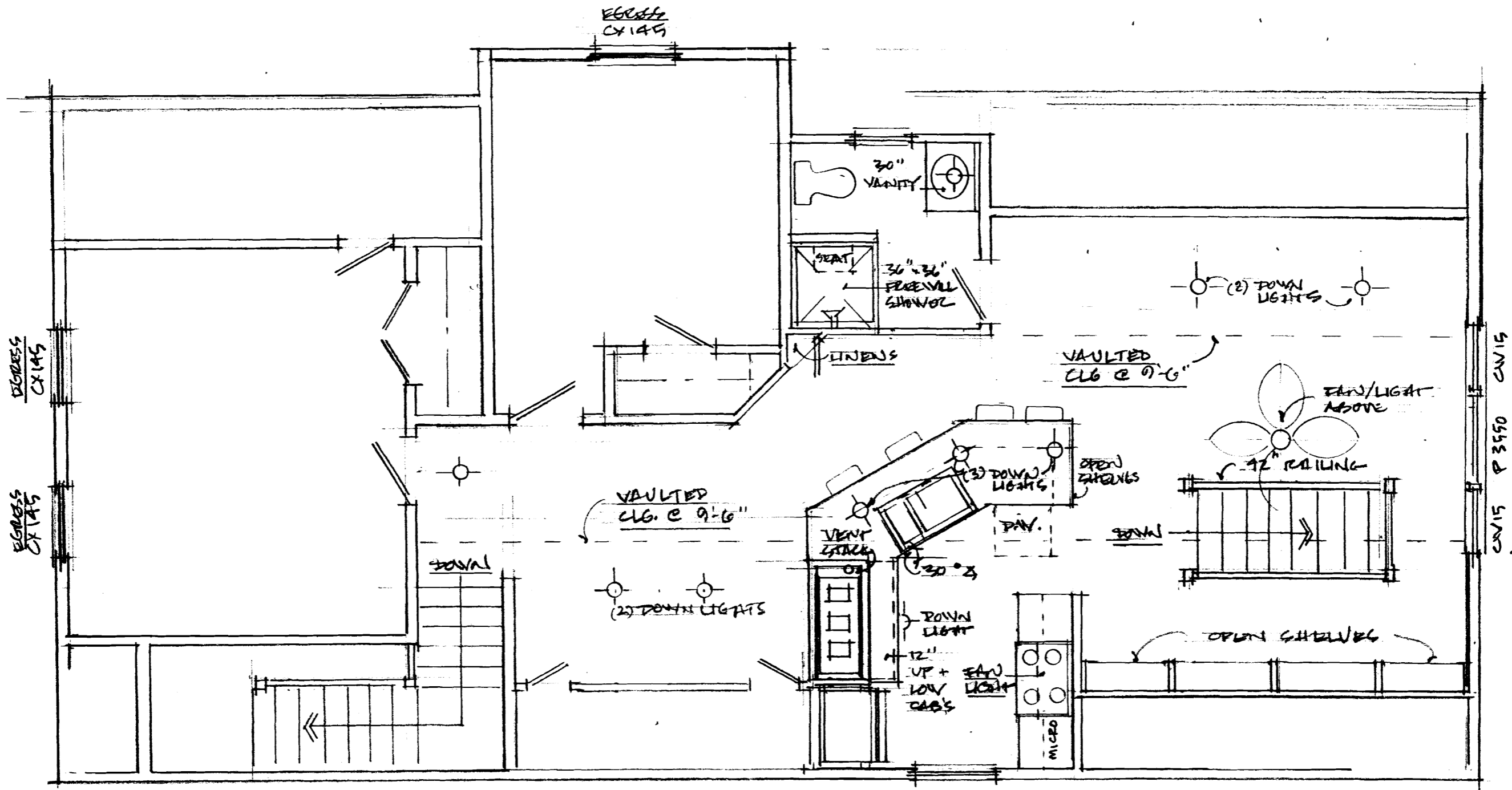
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
 800.882.2227

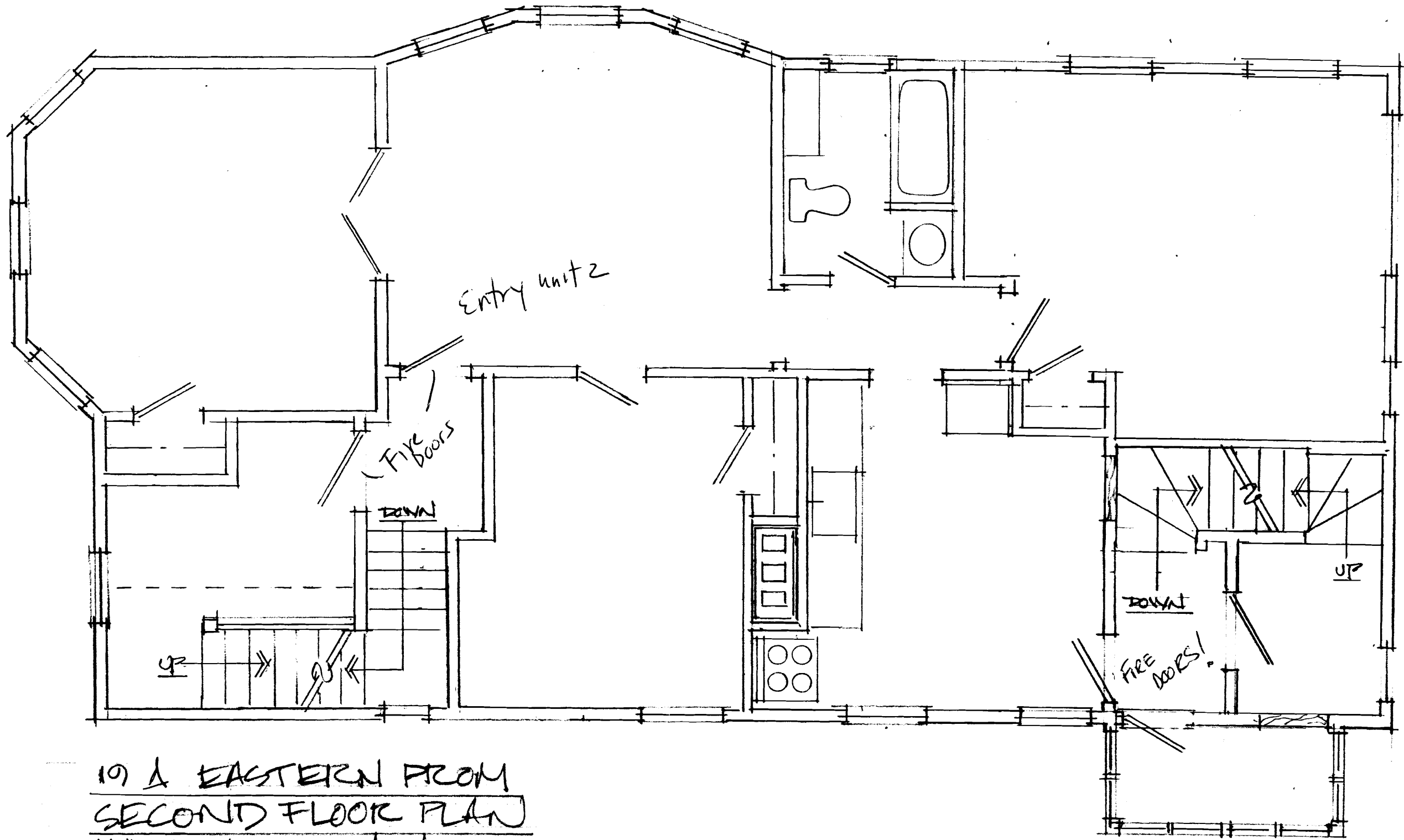


EASTERN PROMENADE

CONCRETE SIDEWALK



19 C EASTERN ROOM
THIRD FLOOR PLAN → where new unit is located
 1/4" = 1'-0" 12 | 28 | 09

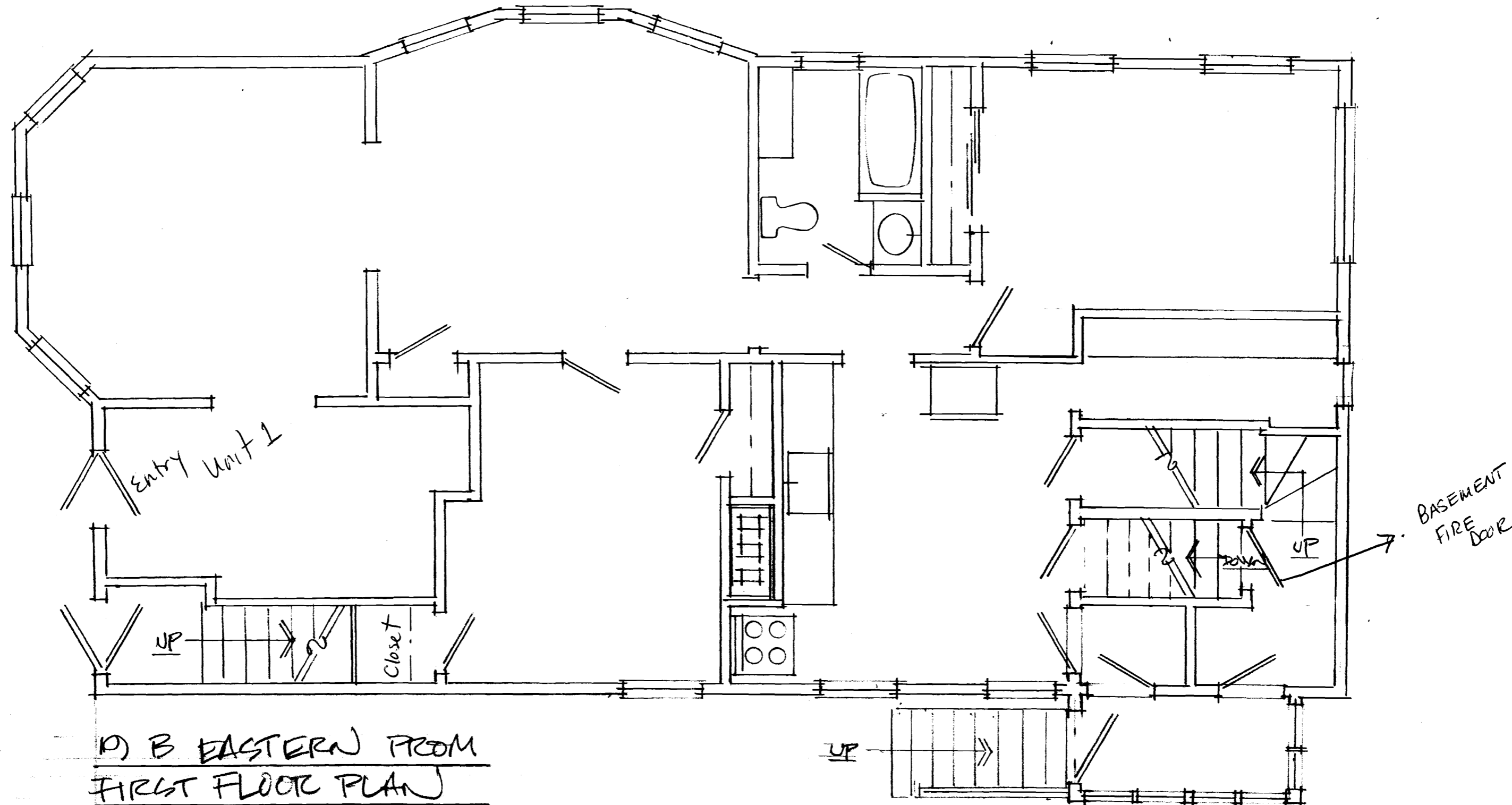


19 A EASTERN FROM
 SECOND FLOOR PLAN

1/4" = 1'0" 12/20/09

LELAND HULST
 ARCHITECTURAL SERVICES

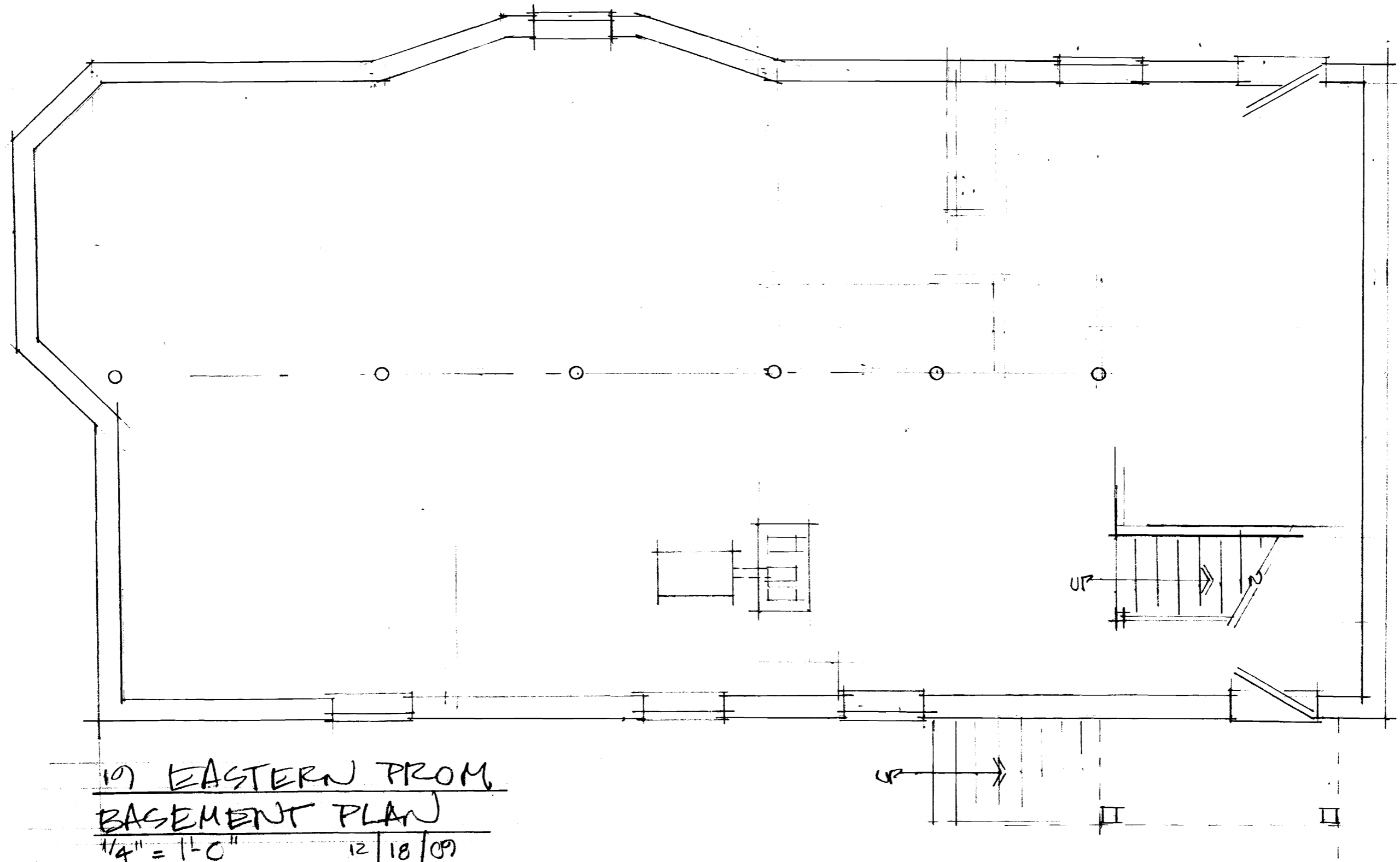
278 Spring Street / Portland, Maine 04102 / (207) 773-2843



10) B EASTERN FROM
FIRST FLOOR PLAN
 1/4" = 1'-0" 12/28/09

L E L A N D H U L S T
 ARCHITECTURAL SERVICES

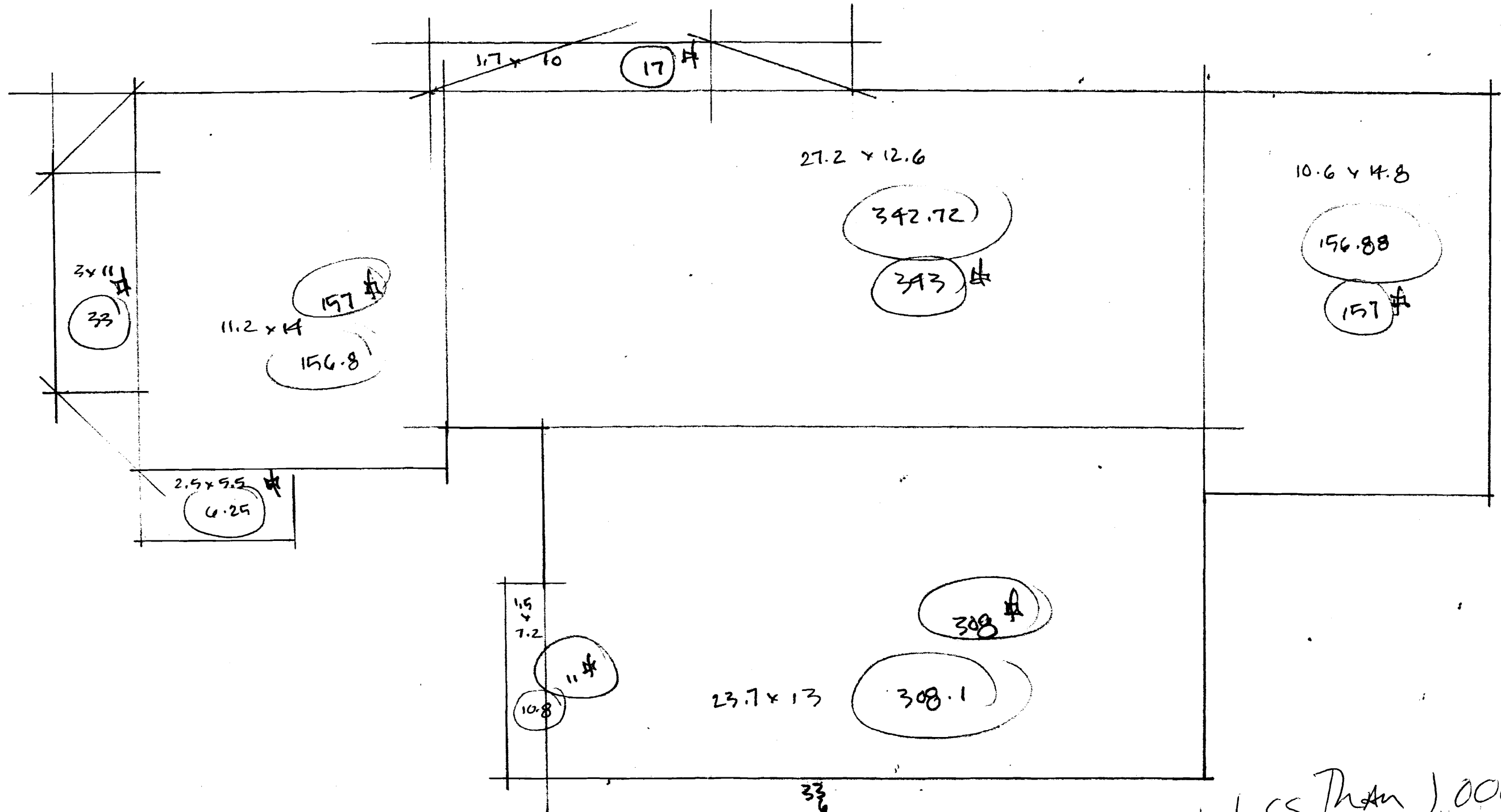
278 Spring Street / Portland, Maine 04102 / (207) 773-2843



19 EASTERN PROM
BASEMENT PLAN
1/4" = 1'-0" 12/18/09

LELAND HULST
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843



19 ~~A~~ EASTERN FROM
 SECOND FLOOR PLAN
 1/4" = 1'-0" 12/18/09

FIRST FLOOR

FOYER
 + 14 x 7 = 98
 1032
 1130

33
 157
 308
 17
 343
 157

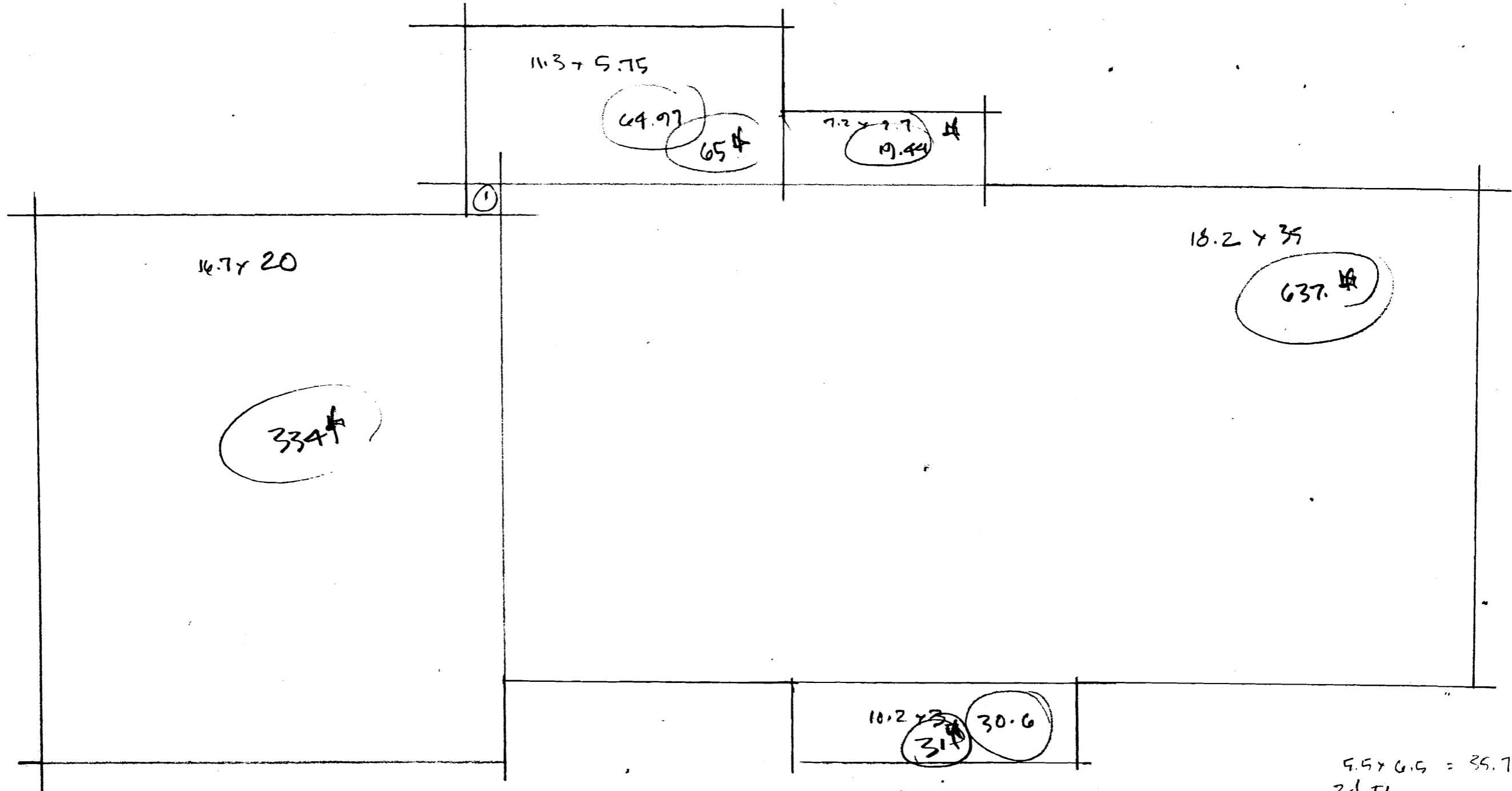
 1032
 + 36
 1068

+ 9 x 4
 SUNSPERCU

Not less than 1,000 sq ft

L E L A N D H U L S T
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843



19 C EASTERN PROM
 THIRD FLOOR PLAN
 1/4" = 1'-0" 12/10/09

334
 - 65
 637
 31

 1087
 + 108

 1195

More Than
 600 #

5.5 x 6.5 = 35.75 (CAR)
 2nd Fl.
 948 = 72 (FRONT)

 107.75