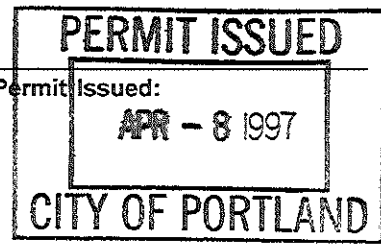


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 27 Arcadia St		Owner: William & Theresa Little		Phone: 773-2688		Permit No: 970291	
Owner Address: SAA Ptld, ME 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Bob Chase		Address:		Phone:		Permit Issued: APR - 8 1997	
Past Use: 1-fam		Proposed Use: Same w/garage		COST OF WORK: \$ 7,000.00		PERMIT FEE: \$ 55.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>D</i> Type: <i>51B</i>	
Proposed Project Description: Construct Garage (24 x 24)				Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 02 April 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>RS</i> CBL: 427-D-017-1B	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i>	
				Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>no</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	



PERMIT ISSUED WITH REQUIREMENTS

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 4/2/97

[Signature]

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 provisions of the code(s) applicable to such permit

Theresa Little 27 Arcadia St 02 April 1997 773-2688
 SIGNATURE OF APPLICANT Theresa Little ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 6

M. Leary

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

Location of Construction: 27 Arcadia St		Owner: William & Theresa Little		Phone: 773-2608		Permit No 70291	
Owner Address: SAA Portland, ME 04103		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Bob Chase		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR - 8 1997 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same w/garage		COST OF WORK: \$ 7,000.00 PERMIT FEE: \$ 55.00		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Garage (24 x 24)		Signature:		Signature:		Zone: CBL: 427-D-017-10 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm.	
Permit Taken By: Mary Gresik		Date Applied For: 02 April 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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 REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT Theresa Little ADDRESS: _____ DATE: 02 April 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 2

COMMENTS

4-11-97 No work yet

4-15-97 No work yet

4-22-97 Sub has been poured

5-7-97 Garage is all complete. Contractors were called for a framing inspection

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____


BUILDING PERMIT REPORT

DATE: 7/11/97 ADDRESS: 27 Arcadia ST.
REASON FOR PERMIT: To Construct a double Car detached garage.
BUILDING OWNER: Little's
CONTRACTOR: Bob Chase
PERMIT APPLICANT: owner APPROVAL: *1, *2 ~~DENIED~~

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. _____
27. _____
28. _____



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Theresa Little
Address: 27 Arcadia ST

Date: 4/7/97
C-B-L: 427-D-17 & 18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1919

Zone Location - R-5

Interior of corner lot -

Proposed Use/Work - Construct 24x24 garage - detached

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' req 30' shown

Rear Yard - 20' req - 46' shown

Side Yard - 8' req - 16' & 15' shown

Projections -

Width of Lot -

Height - 1 story garage

Lot Area -

9,000[±] per CAWA

Lot Coverage/ Impervious Surface - 40%

3600[±] max

Area per Family - no change - 1 unit

Off-street Parking - it is a garage

6x27 = 162

Loading Bays - N/A

old 25x30 = 750

Site Plan - N/A

5x15 = 75

Shoreland Zoning/ Stream Protection -

new 24x24 = 576
1563[±]

Flood Plains -

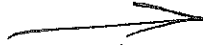
Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

file



42-44 Arcadia Street

427-F-8

NOTE TO FILES:

Research of both our files and the assessors pre-1957 files shows that this structure was a 2 unit prior to June 5, 1957 and that use appears to have continued thru today. The two units may continue as a legal nonconformity. If at any time one of the units is discontinued, the building has lost any "grandfathering" rights, and would most likely need to appeal in order to install a second unit. It would need to meet the Land Use Ordinance that would be in effect at that time.

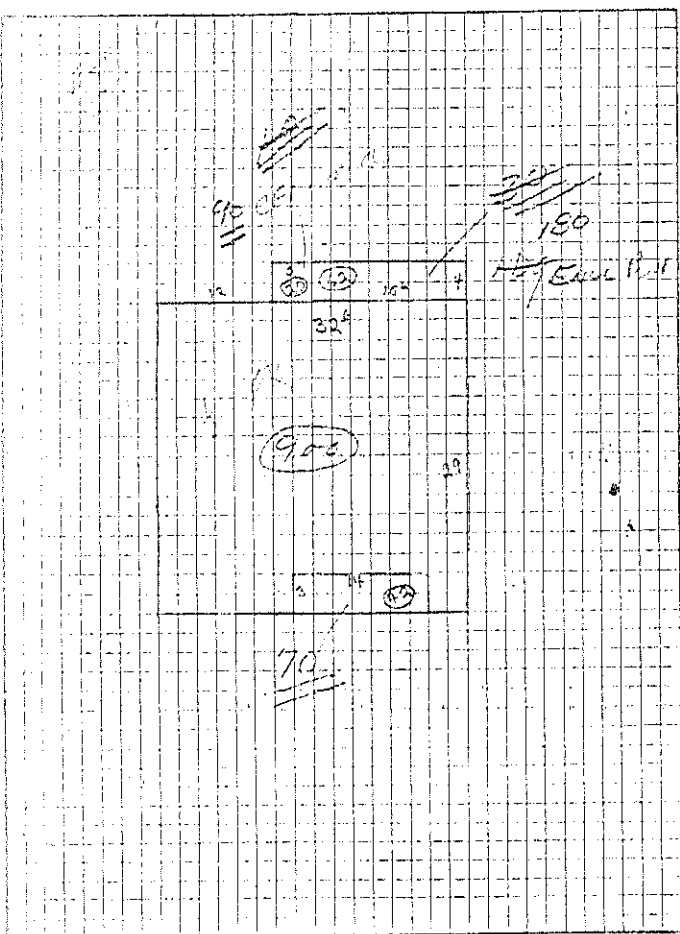
Marge Schmuckal
Zoning Administrator
October 14, 1997

RECORD OF BUILDINGS

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

NOV 4 1957

YEAR 19



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 FTL		FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	1 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	1 ✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES	✓	ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME		B	1 2 3	ELECTRIC	✓
STUCCO ON TILE		NO LIGHTING		NO. OF ROOMS	
BRICK VENEER		PINE	✓	BSMT.	2ND
BRICK ON TILE		HARDWOOD		1ST	3RD
SOLID BRICK		PLASTER	✓✓	OCCUPANCY	
STONE VENEER		UNFINISHED		SINGLE FAMILY	
CONC. OR CIND. BL.		METAL CLG.		TWO FAMILY	✓
TERRA COTTA		RECREAT. ROOM		APARTMENT	
VITROLITE		FINISHED ATTIC		STORE	
PLATE GLASS		FIREPLACE		THEATRE	
INSULATION		HEATING		HOTEL	
WEATHERSTRIP		PIPELESS FURNACE		OFFICES	
ROOFING		HOT AIR FURNACE		WAREHOUSE	
ASPH. SHINGLES	✓	FORCED AIR FURN.		COMM. GARAGE	
WOOD SHINGLES		STEAM		GAS STATION	
ASBES. SHINGLES		HOT WAT. C/WATER	✓	ECONOMIC CLASS	
SLATE TILE		NO HEATING		OVER BUILT	
METAL		GAS BURNER	✓	UNDER BUILT	
COMPOSITION		OIL BURNER	✓	HT. 12	AR. 12
ROLL ROOFING		STOKER		LD. 14	PD. 12
INSULATION				MS. 12	CK. 12

Handwritten notes:
 1/2 in. esp. - Bros. Road System. H.H. Bullock
 1/2 in. esp. - Bros. Road System. H.H. Bullock
 1/2 in. esp. - Bros. Road System. H.H. Bullock
 1/2 in. esp. - Bros. Road System. H.H. Bullock
 1/2 in. esp. - Bros. Road System. H.H. Bullock

COMPUTATIONS				
UNIT	1951	1954	1957	1958
900 S.F.	11175		11175	4840
S.F.				
ADDITIONS	710		710	+340
	11175		11175	1220
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING				
PLUMBING	+350	+350	+350	+400
TILING				
Mit.	+440		+440	+440
TOTAL	5550	5600	5780	6010
FACT.	-5	-220	-220	
REP. VAL.	5330	5380	5560	6010

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Single	1 1/2 IR	C	10		F	5330	50	2670	A	2670	1675
						5380	50	2690	B	2690	1675
						5560	50	2780	C	2780	1675
						6010	50	3010	D	3010	1800
									E		
									F		
									G		
									H		
									I		
									J		
YEAR	1950										
TAX VAL.	1675										
CLD VAL.	1675										
CHANGE	-121										
1951 TOTAL BLOGS.										2670	1675
1957										1675	

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	CURR. DESC.
	42-44	Arcadia		OF			8 ²		427	F	8	

TAXPAYER ADDRESS AND DESCRIPTION

DE LUNA CELIA & MARY
42 ARCADIA ST.
CITY

LAND & BLDG. ARCADIA ST. #42-44
LOT 50 REC. PL. ARCADIA PARK ASS-
ESSORS PLAN 427-F-8 AREA 4500 SQ.
FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER <input type="checkbox"/>
HIGH <input type="checkbox"/>	SEWER <input type="checkbox"/>
LOW <input type="checkbox"/>	GAS <input type="checkbox"/>
ROLLING <input type="checkbox"/>	ELECTRICITY <input type="checkbox"/>
SWAMPY <input type="checkbox"/>	ALL UTILITIES <input type="checkbox"/>
STREET	
PAVED <input type="checkbox"/>	IMPROVING <input type="checkbox"/>
SEMI-IMPROVED <input checked="" type="checkbox"/>	STATIC <input type="checkbox"/>
DIRT <input type="checkbox"/>	DECLINING <input type="checkbox"/>
SIDEWALK <input checked="" type="checkbox"/>	
TILLABLE <input type="checkbox"/>	PASTURE <input type="checkbox"/>
WOODED <input type="checkbox"/>	WASTE <input type="checkbox"/>

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
45	100	5 ⁰⁰	100	5 ⁰⁰	230	1954
TOTAL VALUE LAND					230	230
TOTAL VALUE BUILDINGS					2670	2690
TOTAL VALUE LAND AND BUILDINGS					2900	2920
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		
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		
					1957	1958
TOTAL VALUE LAND					230	230
TOTAL VALUE BUILDINGS					2780	3010
TOTAL VALUE LAND AND BUILDINGS					3010	
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		
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
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

ASSESSMENT RECORD	INCREASE	DECREA
1950	LAND 75	
	BLDGS. 1750	
	TOTAL 1825	
1951	LAND 150	
	BLDGS. 1600	
	TOTAL 1750	
1952	LAND 150	
	BLDGS. 1625 + 25	
	TOTAL 1775 + 25	
1957	LAND 150	
	BLDGS. 1675 50	
	TOTAL 1825	
1958	LAND 150	
	BLDGS. 1800 125	
	TOTAL 1950	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	