CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/22/15

Christina Stacey - RE: Permit #2309, 29 Arcadia St

From: "Paul Kennedy" <paul@kitchensbypaulkennedy.com>
To: "'Christina Stacey'" <cstacey@portlandmaine.gov>
Date: 10/5/2015 2:32 PM
Subject: RE: Permit #2309, 29 Arcadia St
CC: <psf@portlandmaine.gov>
Attachments: 29 ARCADIA - BUILDING PERMIT APPLICATION - land use changed noted as sep....pdf

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Christina,

Thank you for taking the time to review this situation with me and your help thinking through the best resolution to accomplish all needed goals here.

Attached is the original Building Permit Application revised with a note indicating that Legal Use is being reviewed separately.

I thank you for seeing the sense in separating these two matters, as it allows the cited safety hazard to be resolved much more promptly.

Thank you again for your help here. Please let me know if there is anything I can provide or do to assist with getting either of these matters resolved quickly and properly.

Sincerely,

Paul Kennedy

Paul Kennedy
Property Solutions LLC
207.632.6098
www.KitchensByPaulKennedy.com

From: Christina Stacey [mailto:cstacey@portlandmaine.gov]
Sent: Monday, October 5, 2015 11:12 AM
To: paul.andrew.kennedy@gmail.com
Subject: Permit #2309, 29 Arcadia St

Hi Paul,

I just spoke with Sal Raia about the project at 29 Arcadia St. I told him there is some question about whether the second dwelling unit here was ever legally permitted by the city. The 1950 tax card calls it a single-family, then a building permit in 1968 called it a 2-family, and then later permits in 1970 and 1975 went back to calling it a

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single-family. We generally look at the use on the most recent permit (1975) as the "legal use". I recomme that he have you update the current permit application to formally request a change of use from single-fan two-family, which he agreed to do. This will entail a $100 fee for the new Certificate of Occupancy and then the question will be resolved permanently.

Would you be able to e-mail me a revised building permit application form with this new information?

The other thing I was hoping you could provide is a simple plot plan just showing the layout of the buildings on the lot and in particular the size, location, and setbacks of the staircase to be rebuilt?

Please let me know if you have any questions about this, and thanks for your help.

Yours,
Chris

Christina Stacey
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