

2025 RELEASE UNDER E.O. 14176



TEP-TEA CONTROLLED VALE/TE

owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.
Note: This certificate is valid only for the purpose of building or business and is not valid for any other purpose.

(Date)

Inspector

Inspector

Inspector

This certificate is issued

Building Conditions:

EXISTING

APPROVED OCCUPANCY

APPROVED OCCUPANCY

occupancy of the building or structure as indicated below:
According to requirements of County Ordinance and Building Code of the City and is hereby approved for

—changed as to use under Building Permit No. 85-038 — has had such inspection and been found to conform

This is to certify that the building, structure or part thereof at the above location complies with the
Code of Laws of the City of Los Angeles
Date of issue July 11, 1953

LOCATION 123-123 Commercial Avenue

Certificate of Occupancy



Department of Building Inspection
CITY OF LOS ANGELES

B2H\17

CHIEF OF INVESTIGATION
B. SEYMOUR HOFFER
STURGEON

It is noted that the information on these assignments has been sent to the office.

2. The above mentioned information is being furnished to the Bureau for its information.

3. The Bureau is being advised that the information is being furnished to the Bureau for its information.

4. The Bureau is being advised that the information is being furnished to the Bureau for its information.

5. The Bureau is being advised that the information is being furnished to the Bureau for its information.

6. The Bureau is being advised that the information is being furnished to the Bureau for its information.

7. The Bureau is being advised that the information is being furnished to the Bureau for its information.

Very truly yours,

Director

March 1, 1965

VINO PIRVANI DELEGATION
DIRECTOR OF INVESTIGATION
JOSEPH E. BRYAN JR.



CITY OF BOSTON

131-131

UNRECORDED - NOT RECORDED
OR IN APPROVED

adjacent room or corridor leading to the bedrooms.
Smoke detectors should not be placed in the bedrooms, but in an
adjacent area unless directly to the house entrance.
In apartment units, however, any new apartment unit shall have a
these smoke detectors can be DC (battery) powered for all exits
of the building.
In apartment buildings (a) or more stories in height, and
action smoke detector shall be placed in all corridors and stairways
in apartment buildings (a) or more stories in height, and
other than those apartments occupied by the building owner.
After 1981, all apartment buildings shall have a
The above applies to all buildings having more than one
shall protect the sleeping areas.
EM) smoke detector. The detector shall be placed in a location which
to have installed a single station (self-contained) approved (UL or
The new smoke detector ordinance requires all apartment units

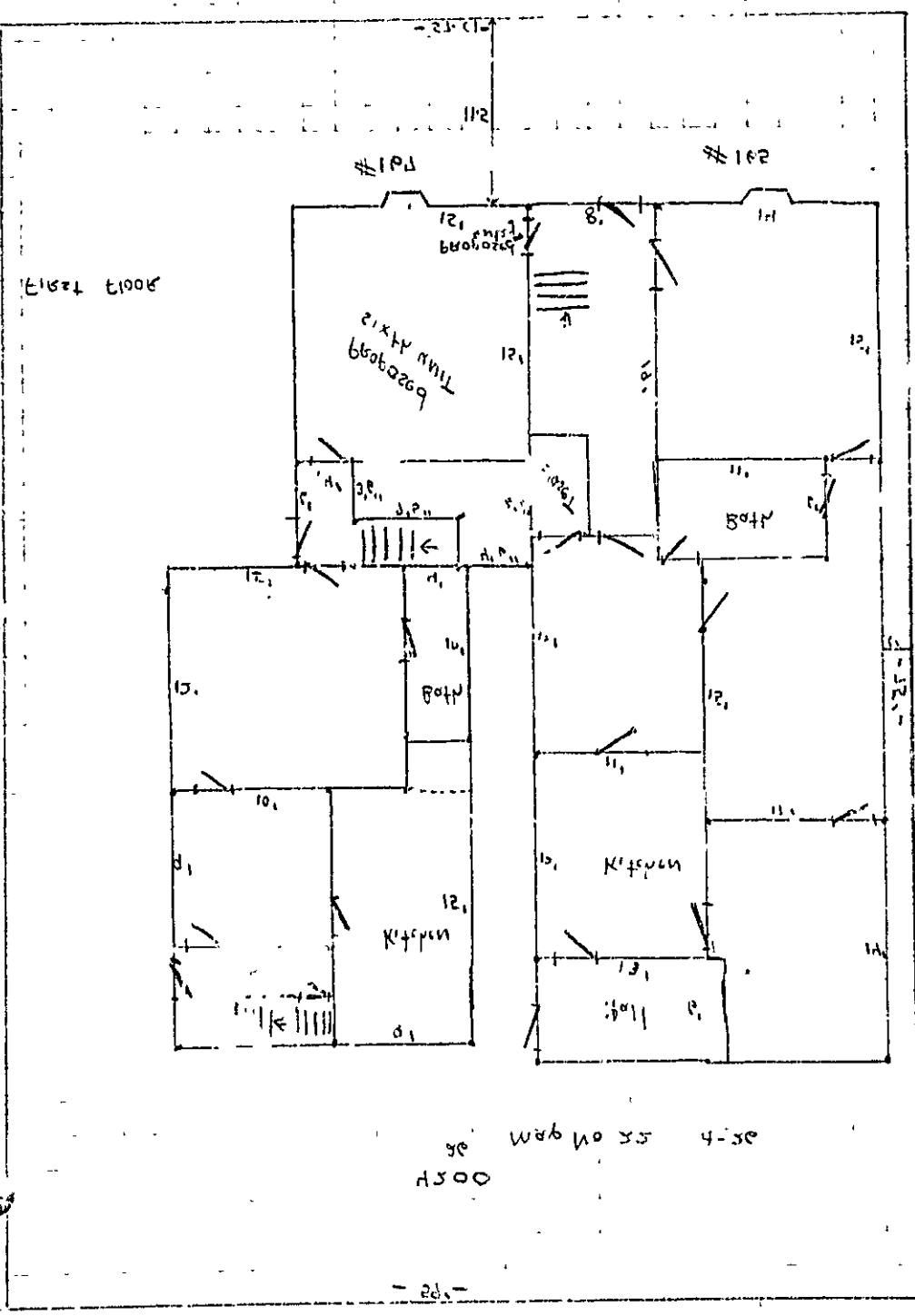
SUBJECT: NEW SMOKE DETECTOR ORDINANCE (2545)

FROM: FIRE PREVENTION DIVISION

TO: OFFICE STAFF

NEW YORK CITY

PLAN



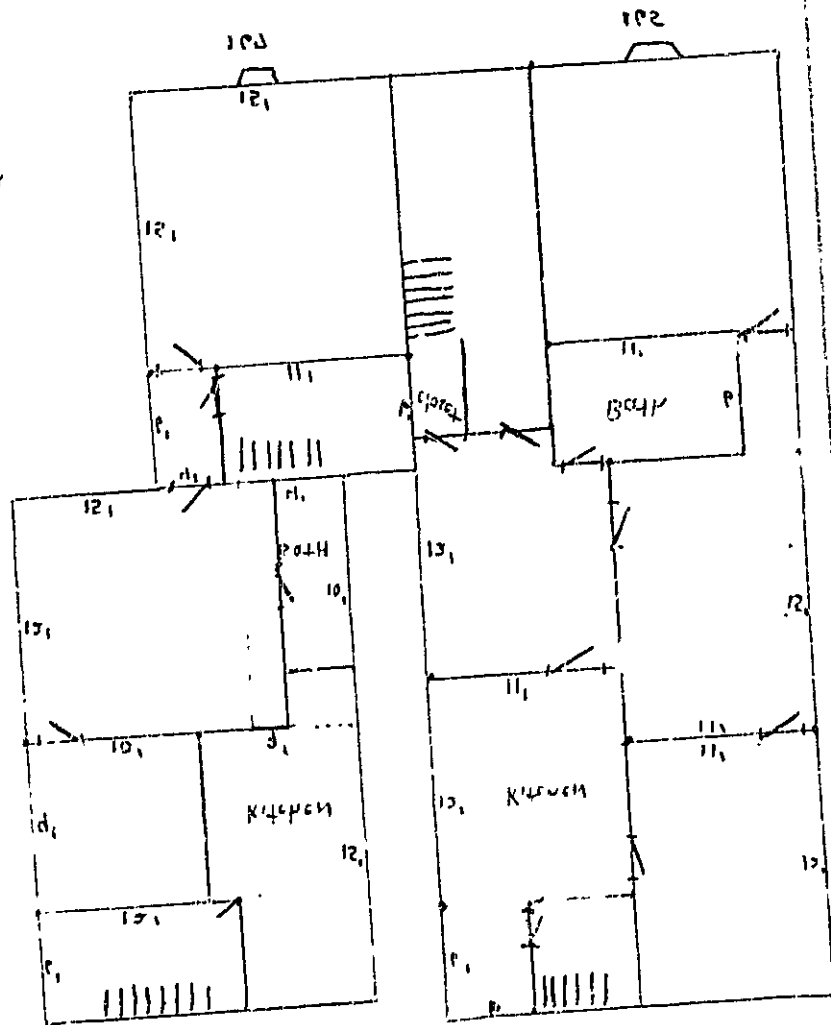
EAST LOOK

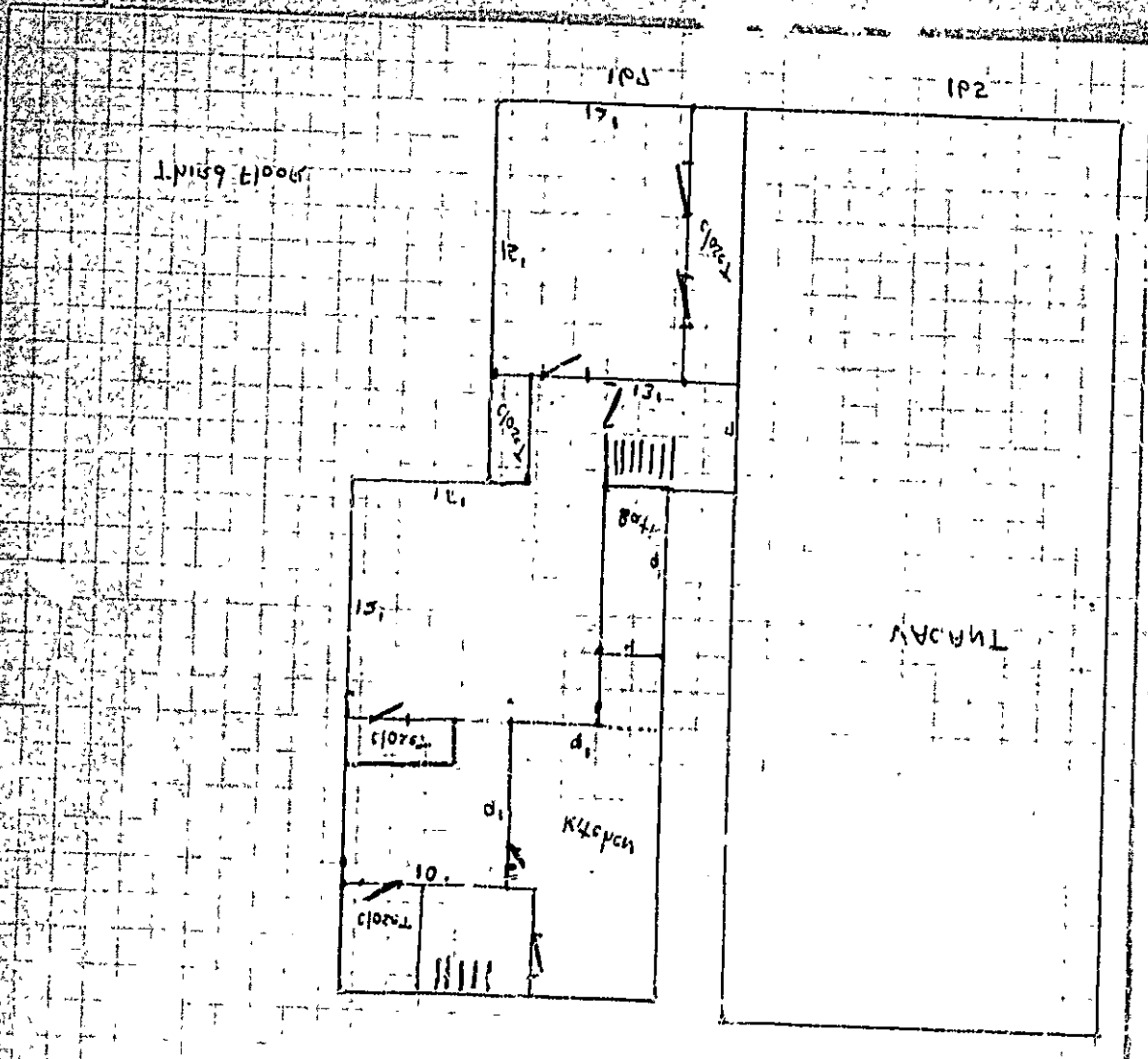
WIND

0054
25-4 55 ON GRM 25

- 20 -

second floor

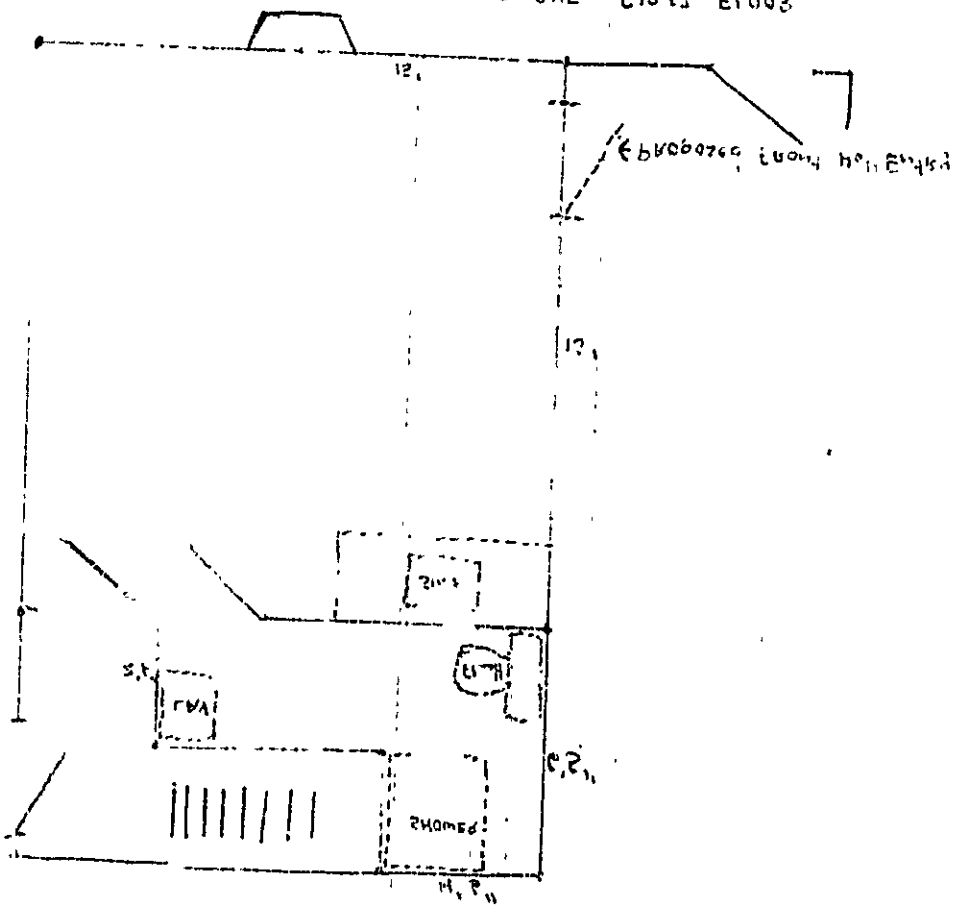




CITY OF BOSTON
DEPT. OF PUBLIC WORKS
1003 11885
RECEIVED

ESTIMATED COST \$10,000

1003 11885



APPLICATION FOR PERMIT 00628 PERMIT ISSUED

L.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION R-6 PORTLAND, MAINE June 4, 1962

PERMIT ISSUED
AUG 4 1962
CITY OF PORTLAND

To the CHIEF 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:

LOCAT'ON 165-167, Cumberland Avenue Fire District #1 #2

1. Owner's name and address Albert J. Aceto - same Telephone 772-7012

2. Lessee's name and address Telephone 772-7314

3. Contractor's name and address Telephone

Proposed use of building No of sheets

Last use No families

Material No stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$1,250.00 Appeal Fees \$ 25.00

FIELD INSPECTOR—Mr. @ 175-5451 Late Fee

Change of Use from 4-family to 6-family apartment house TOTAL \$ 20.00

with 1 new apartment on the first floor, and one new apartment on the 3rd floor. Assessors Number: 22-H-26

1951 4-units as per assessors records.

Special sustained

PERMIT ISSUED WITH LETTER

(ISSUE PERMIT TO #1)

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

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 in 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
Rafters (outside walls and carrying partitions) 2x4-16" 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 MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Lorraine Lawrence Phone # 772-3711

Type Name of above Lorraine Lawrence, for Albert J. Aceto 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
perm. Added to

NOTES

8-5-82 - Confer. with owner about code require. CA
 8-18-82 - Confer. with agent. It appears this situation will end upon legal action. CA
 8-20-82 - Appears nothing will transpire until lawyer is complete. Owner had questions about who signed permit. Next step to go over building code CA
 Be Aug. 30 or 31. CA
 9-3-82 CA
 11-3-82 - Met with owner and defined code requirements. Bldg. is duplex. It is enclosed but the fire rated door kept side is open. Will meet with contractor to discuss requirements. CA
 11-5-82 - 2:00 with contractor to discuss requirements near C.V. Phil Haffner is contractor. He will inform me as to progress. CA
 11-24-82 CA
 1-13-83 - W.P./O.K. CA
 1-21-83 CA complete.
 Jim Collins told owner that smoke detector is all that he requires for this bldg. CA
 C.O. CA

Permit No. 105-16
 Location Franklin Ave.
 Owner Alfred J. Aschke
 Date of permit Aug 4 82
 Approved [Signature]
 Dwelling 4-10
 Garage Asphalt
 Alteration

~~[Large Xed-out area]~~

To Whom It May Concern



Daniel T. Haley Agency
For All your Insurance



Associates: Daniel T. Haley, Robert L. Haley and Daniel T. Haley, Jr.
2 1/2 Eastern Promenade
PORTLAND MAINE 04101
Phone 774-2617

REGARDING:

DATE: 3/22/82

I own property at 164 to 170 Cumberland Avenue in Portland. I will have available at least four parking spaces at \$20.00 per month for the owners of 165-167 Cumberland Avenue.

I have no objections to adding one apartment to this property.

Sincerely yours,

Daniel T. Haley
Daniel T. Haley

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SFLTZER

July 21, 1982

Albert J Aceto
165-167 Cumberland Avenue
Portland, Maine


RE: Appeal at 165-167 Cumberland Avenue

Dear Mr. Aceto:

Following is the decision of the Board of Appeals regarding your petition to change use from 4 to 6 families of the apartment building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,


Malcolm G Ward
Zoning Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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Chairperson
MICHAEL L. WESTORT
Secretary
JACQUELINE COHEN
TIMOTHY E FLAHERTY
EUGENE S MARTIN
THOMAS J. MURPHY
MERRILL S SELTZER

June 8, 1982

165-167 Cumberland Avenue Corner of 2-6 Mayo Street

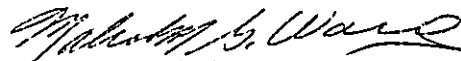
Mr. Albert J. Aceto
165-167 Cumberland Avenue
Portland, Maine 04101

Dear Mr. Aceto:

Building permit and Certificate of Occupancy to change the use of the 4-family apartment house, at the above named location, to a 6-family apartment house, are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,200 sq. ft. rather than the 6,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Yours truly,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

June 4, 1982

Board of Appeals
City of Portland

We request conversion from a 4 Unit Apartment building to a 6 Unit. We have been operating as a 5 Unit for over 10 years thinking we were in full compliance with City regulations in that we requested and received permits. We are unable to locate a copy of our building permit although we do have copies of the electrical permits. In addition, we were granted a loan for the renovations from Maine Savings Bank who also required compliance with City regulations before a loan could be granted. We are, therefore, certain that we complied with City regulations although we are unable to fully document our case.

At this time, our prospective buyer would like to utilize unoccupied space on the first floor as a 6th Unit in order to defray additional expenses incurred with the increase in sewer and interest rates.

In the past, we have tried to maintain our building, and have complied with all Urban Renewal requests plus our own additional beautification ventures.

We hope that you will take these facts into consideration, and would appreciate approval for this variance.

Sincerely,

Albert J. Aceto

- a. The structure is exceptional in that it is a very large building with three full stories comprising over 4,000 square feet of living space and is being taxed on square footage whether used or not. It has an extraordinary physical characteristic in that it is a "U" shaped building joined together only in the front. Thus, there are 5 exterior outside walls which sharply increase the cost of heat and maintenance.
- b. This unique physical condition existed since the building was built to the best of my knowledge or at least at the time my father purchased it as a 4 Unit over 40 years ago.
- c. The use and enjoyment of this property is now deprived since the space cannot be fully utilized even though it is taxable space. I cannot continue to afford to maintain unoccupied space which is not generating income.
- d. I am not looking for a special privilege or additional right; simply looking for the right to utilize space that is available but not being used.
- e. The property will not be adversely affected by granting of the variance. Such granting will not create conditions which would be detrimental to public health or safety because the proposed 6th Unit is on the 1st floor with adequate egress, is of a modest size (adding 1 or at most 2 individuals to the public thoroughfare). Additionally, where this is intown property, and a small apartment, a prospective tenant would more than likely not have a car and would depend upon public transportation, be living on a fixed income making the affordability of a private car unlikely. This is the case with most of my current tenants as well as tenants who have occupied the building in the past.

CITY OF PORTLAND, MAINE NEIGHBORHOOD CONSERVATION PROGRAM

JOINT CITY-BANK REHABILITATION LOAN

REQUEST FOR PARTICIPATION FUNDS

DATE: December 8, 1978

TO: Maine Savings Bank
One Maine Savings Plaza
Portland, Maine 04101

CASE NO. 01/172/1

FUNDS REQUESTED \$ 7,500.00

The applicant named below has been approved for a joint City-Bank Rehabilitation Loan in the amount of \$ 15,000.00. This constitutes a request for participating funds from you in the amount noted. All documentation and information relative to the approval of this loan is retained in our files and available to you upon written request. The closing is scheduled for Tuesday

December 12, 1978 @ 4:00 p.m.

ADDRESS OF PROPERTY 165 - 167 Cumberland Avenue #of units 5 Ch/EI/L 22-H-26

NAME & ADDRESS OF APPLICANTS Albert J. & Alta R. M. Aceto
165 Cumberland Avenue - Portland, Maine 04101

AMOUNT OF BANK LOAN \$ 7,500.00 payable in 120 monthly payments:
First monthly payment due January 1, 1979; \$ 73.52
Remaining 119 monthly payments starting February 1, 1979; \$ 93.00

AMOUNT OF CITY LOAN \$ 7,500.00 payable in 120 monthly payments:
First monthly payment due January 1, 1979; \$ 63.41
Remaining 119 monthly payments starting February 1, 1979; \$ 65.70

CONTRACTOR Hillside Construction Company, INC. OWNER'S INSURANCE AGENT J. Flaherty Insurance

Brief description of Rehabilitation Work: Porch, chimney, roof and plumbing repair and insulation.

Title Search by Robert F. Hannigan, Esquire dated November 27, 1978

Other debt on structure: 1st Mortgagee - Maine Savings Bank

Comments: New Contractor, Bid Amount & Loan Amount.

Submitted by: [Signature]
Loan Officer

Approved by: [Signature]
Chief of Housing Rehabilitation

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Albert J. Aceto, owner of property at 165-167 Cumberland Avenue
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

A change from a 4 Unit Apartment Building to a 6 Unit. The structure is currently
being used as a 5 Unit. The current owner requested permits for the work to be done
for the 5th Unit, and a permit was issued for the electrical work which was the
major change.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required a preliminary or final site plan is attach-
ed hereto as Exhibit A.

Albert J. Aceto
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, c. substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Mr. Albert J. Aceto, owner of property at 165-167 Cumberland Ave. Cor.
2-6 Mayo St.

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use from 4-family apartment house, at the above named location, to a 6-family apartment house not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,200 sq. ft. rather than the 6,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If Site Plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Albert J. Aceto
APPELLANT

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(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional benefit not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.