

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

Location of Construction: 25 Cedar St		Owner: Sparks International		Phone:		Permit No: 940980	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Steve Bondarko		Address:		Phone: 701-4530		Permit Issued: PERMIT ISSUED SEP 15 1994	
Past Use: 2-fam		Proposed Use: 2-fam w/ int rero		COST OF WORK: \$ 600.00		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type: 5B Doc. A 97 Signature: [Signature]	
Proposed Project Description: Make interior Renovations as per plans				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning: [Signature] 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 major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions. <input type="checkbox"/> Denied		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	
				Signature:		Date:	

1. This permit application doesn't 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 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: [Signature] Steve Bondarko ADDRESS: DATE: 13 Sept '94 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessors' Canary-D.R.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 2
MO M47507

Inspection Services
Samuel P. Hoffics
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 15, 1994

RE: 25 Cedar Street, Portland, ME
Owner: SPARK International, Inc., AKA: Rosemary Wheeler

Northern Utilities, Inc.
P. O. Box 508
Portsmouth, N.H. 03081
Att: Arlene Sawyer

Dear Arlene,

On July 8, 1994, I posted the above building from occupancy. It had been vacant since July 1, 1994, and was vacant when I posted it. There are several reasons for the posting. First of all for fire safety reasons; hallways are blocked, dead bolts are on the outside of bedroom doors, and a great deal of paint is being stored in the upstairs bathroom. Also, many of the required smoke detectors are nonfunctional. The second reason for posting is the illegal use that the owner insists on using this building for. It is a two family (one unit on each floor). The owner constantly rents each room as a bedroom. The second floor, she was renting the kitchen/dining room as a bedroom.

As of today's date, I understand that the owner has again rented one of the "rooms" to someone. We will get that room vacated immediately. Our City's Social Services is available to respond immediately for housing when we need them.

I've enclosed copies of my posting notices. I hope this clears up the situation as best we can. I will notify you when or if the posting notice is lifted. I thank you for your attention on this matter. Please don't hesitate to contact me if you have any more questions.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Asst. Chief of Inspection Services

/el

Enclosures

931212

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$25 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: SPARK Int'l Phone # _____
Address: 25 Cedar St- KXXXXX Portland, ME 04101
LOCATION OF CONSTRUCTION 25 Cedar St.
Contractor: John Hayman Sub: 874-0986
Address: 35 Hemingway St- Ptd, ME 04103
Phone # _____
Est. Construction Cost: \$300 Proposed Use: 2-fam dwlg w renov
Past Use: _____
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 interior renovations - 1st floor

For Official Use Only
Date: 12/22/93 Subdivision: _____
Inside Fire Limits: _____ Name: DEC 29 1993
Bldg Code: _____ Ownership: _____
Time Limit: _____ Estimated Cost: 300
Zoning: R-6
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) _____

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

Floors:
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 _____
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 Action: _____
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 Lou Chase
Signature of Applicant John Hayman Date _____
CEO's District 2

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO Ms Manson

White - Tax Assessor

941164



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

20 Oct 94

PERMIT ISSUED

OCT 21 1994

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 94/0980 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 25 Cedar St Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Sparks Int'l Rose Mary Wheeler Telephone 761-4530
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building 2-fam w/int reno No. families _____
 Last use 2-fam No. families _____
 Increased cost of work _____ Additional fee 25.00

Description of Proposed Work

Make changes as per plans

PERMIT ISSUED
WITH REQUIREMENTS

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber — Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Signature of Owner _____

Approved: _____

Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOWFILE COPY — PINK
ASSESSOR'S COPY — GOLDENPERMIT ISSUED
WITH REQUIREMENTS

DEPARTMENT OF BUILDING INSPECTIONS

CERTIFICATE OF OCCUPANCY

TWO FAMILY ONLY

LOCATION: 25 CEDAR STREET

ISSUED TO: S.P.A.R.K., INC.

DATE OF ISSUE. 11/3/94

This is to certify that the building at the above location, altered as to use under Building Permit No. 92-4409 & 940980 and renovations under 93-1212 has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for OCCUPANCY, as indicated below:

Portion of Building or Premises

Approved Occupancy

1st floor ONLY

1 family only (1 bedroom in front)
(1 bedroom middle front)
Right Rear Bedroom

2nd floor ONLY

1 family only (2 bedrooms, middle & rear)

Limited Conditions:

No rooming units or roomers permitted. This Certificate is subject to the permanent injunction issued by the 9th District Court on March 5th, 1993

Approved:

11-1-94
Date

T. Munson
Inspector

Mary Schmitt
Inspector of Buildings

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

Location of Construction: 25 Cedar St		Owner: Sparks International		Phone:		Permit No: 340980
Owner Address:		Lease/Buyer's Name:		Business Name:		
Contractor Name: Steve Bondarke		Address:		Phone: 761-4500		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 15 1994 </div>
Past Use: 2-fam		Proposed Use: 2-fam w/int ramp		COST OF WORK: \$ 600.00 PERMIT FEE: \$ 25.00		
				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: 93 Type: SB Signature: <i>[Signature]</i> Date: <i>[Date]</i>		CITY OF PORTLAND Zoning Approval: <input type="checkbox"/> 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 <input type="checkbox"/>
Proposed Project Description: Make interior renovations per plans				PEDESTRIAN ACTIVITIES DISTRICT Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date: <i>[Date]</i>		

1. This permit application doesn't 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, c. 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

SIGNATURE OF APPLICANT *[Signature]* **DATE:** **13 Sept '94** **PHONE:** _____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____
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: *9/14/94*
[Signature]

CEO DISTRICT **2**
1115 MUNIS

COMMENTS

- 9-29-94 Framing is o.k. - Told contractor that $8\frac{1}{4}"$ is max. rise for step so they will take appropriate measures.
- 10-2-94 - Met w/ Rosemary Wheeler about step - told her 4" min. rise + $8\frac{1}{4}"$ max. - She understood and wrote it down. She did not build per plans (see sketch) Part of room is not at least 7'-0" so this does not meet the minimum width for a bedroom as described in Article II. Housing Code Section 6-110.4 (size of habitable rooms)
- 10-12-94 - 7:20 a.m. - Called Mrs. Wheeler - explained she had to amend her plans before she occupied space - quoted her the code - she was very agreeable and said she'd amend it.
- 10-20-94 - Amendment granted - space approved for a bedroom.
- 11-1-94 - Final Inspection - work complete - baseboards down / step in place! outlets + light switches have covers.



not 7'-0" dimension

Inspection Record

Type	Date
Foundation:	
Framing: <u>Framing - o.k.</u>	<u>9-29-94</u>
Plumbing:	
Final: <u>Work complete</u>	<u>11-1-94</u>
Other:	

BUILDING PERMIT REPORT

Address 25 Cedar ST. Date 14/SEP/94
Reason for Permit TO MAKE INTERIOR RENOVATIONS.
Bldg. Owner: Sparks International
Contractor: OWEN

Permit Applicant: 11

Approval: *4 *5 *6 *7 *8 *10 *12 *13 *14

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
- *5. Each apartment shall have access to (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.
- *6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- *7. 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 opening without the use of special knowledge or separate tools. Where windows are provided as a mean of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

(over)

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. 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; lies 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

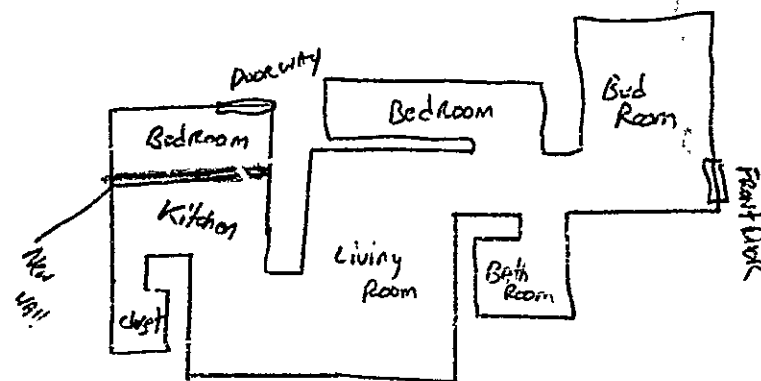
15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is granted.

16. 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".

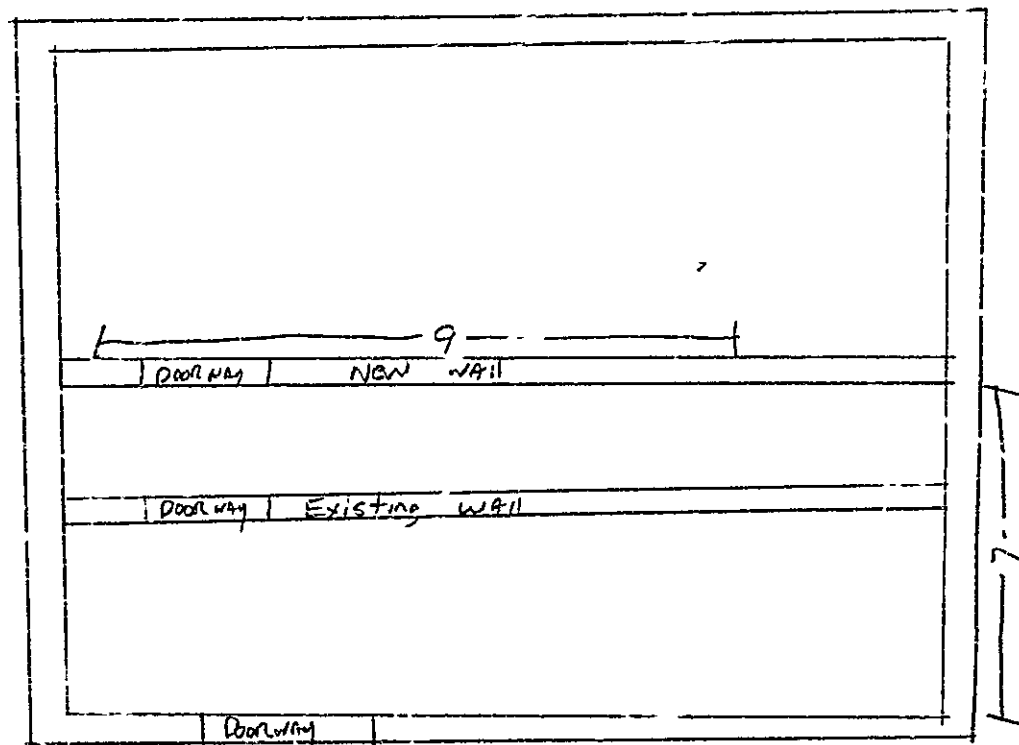
17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.


Samuel Hoffses
Chief of Inspections

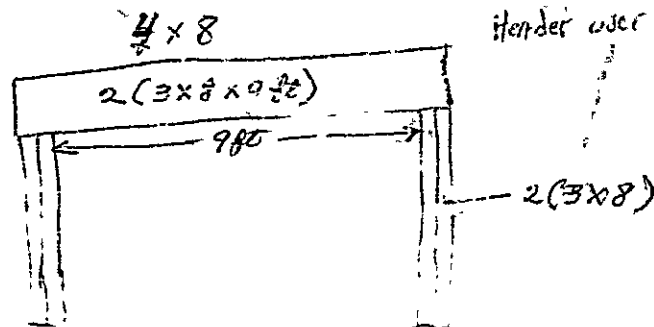
/dm 01/14/94 (redo w/additions)



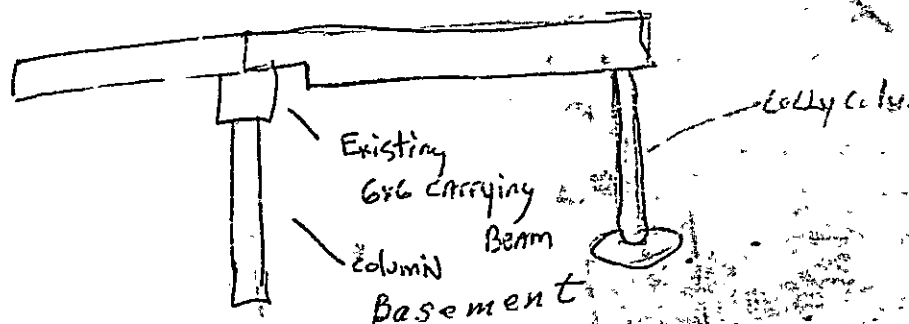
✿ Existing wall to be removed and replaced By
New wall 24 inches into Kitchen Area.



25 cedar st.
Removal of old wall
Addition of new wall



4x8 Tied on To Existing Floor Joist



Reviewed on site
by William Whited, P.E.
#1083
77, 2135

941164

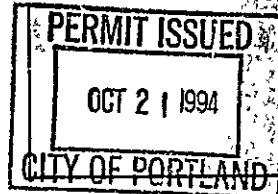
APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____

Portland, Maine, _____

20 Oct 94



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Location 25 Cedar St Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Sparks Int'l Rose Mary Wheeler Telephone 761-4530
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building 2-fam w/int reno No. families _____
 Last use 2-fam No. families _____
 Increased cost of work _____ Additional fee 25.00

Description of Proposed Work

Make changes as per plans

 PERMIT ISSUED
 WITH REQUIREMENTS

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
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 Framing lumber — Kind _____ Dressed or full size? _____
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 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Signature of Owner _____

 INSPECTION COPY — WHITE
 APPLICANT'S COPY — YELLOW

 FILE COPY — PINK
 ASSESSOR'S COPY — GOLDEN

Approved: _____

Inspector of Buildings

 PERMIT ISSUED
 WITH REQUIREMENTS

BUILDING PERMIT REPORT

DATE: 21/OCT/94 Address 25 Cedar ST.

REASON FOR PERMIT: Amendment To Permit

BLDG. OWNER: Spark's Int'l (Rose Mary Wheeler)

CONTRACTOR: Owner

APPROVED

PERMIT APPLICANT: *7 *9

ISSUED:

CONDITION OF APPROVAL OR DENIAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service must be obtained. (a 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its exits directly from the apartment to the building exterior with no communications to other apartment units.
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8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

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12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section 4 and subsections 1022. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

13. Stair construction in Use Group R-3 & P-4 is a minimum of 9" tread and 8-1/4" maximum rise.

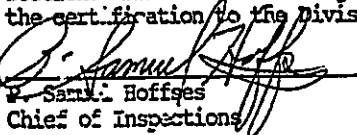
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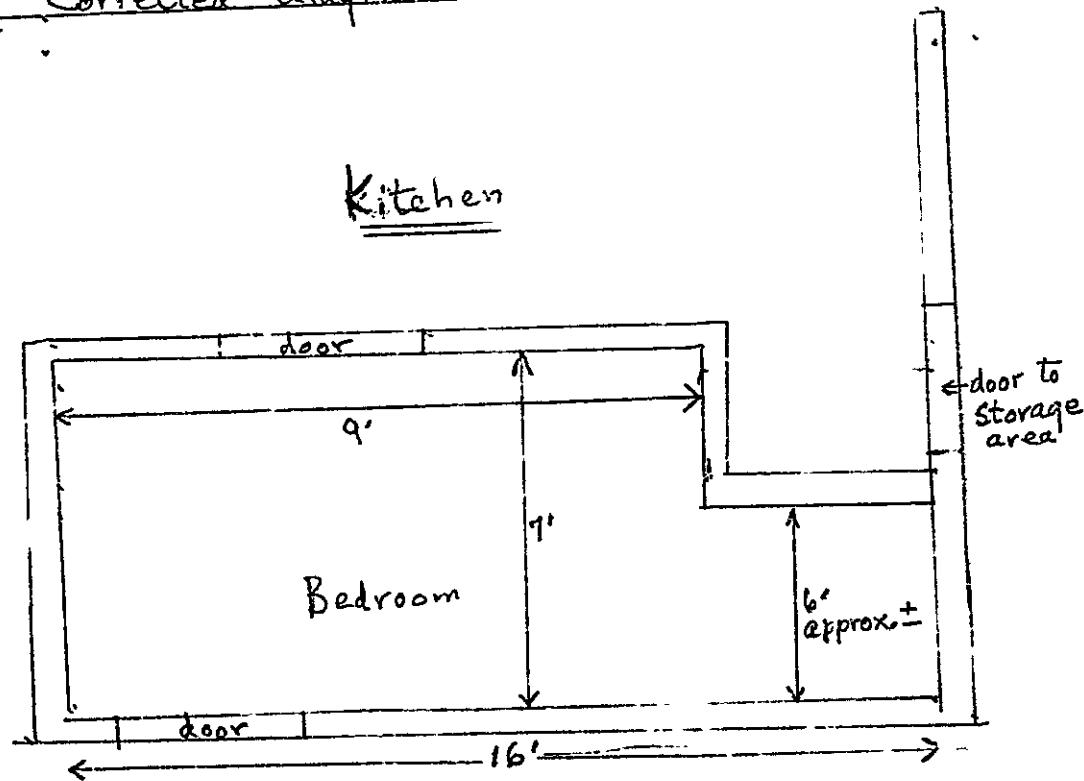
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W. Samuel Hoffges
Chief of Inspections

/dmm 01/14/94(redo w/additions)

Corrected diagram to show 9' not whole room.



PERMIT ISSUED
WITH REQUIREMENTS

PERMIT ISSUED
WITH REQUIREMENTS

25 Cedar St - Lower - 1st Floor

Portland, Me. 04101

SPARK - Rose Mary Wheeler - 761 4530
10-20-94 Thank You !!

DEPARTMENT OF BUILDING INSPECTIONS

CERTIFICATE OF OCCUPANCY

TWO FAMILY ONLY

LOCATION: 25 CEDAR STREET

ISSUED TO: S.P.A.R.K., INC.

DATE OF ISSUE: 11/3/94

This is to certify that the building at the above location, altered as to use under Building Permit No. 92-4409 & 940980 and renovations under 93-1212 has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for OCCUPANCY, as indicated below:

Portion of Building or Premises

Approved Occupancy

1st floor ONLY

1 family only (1 bedroom in front)
(1 bedroom middle front)
Right Rear Bedroom

2nd floor ONLY

1 family only (2 bedrooms, middle & rear)

Limited Conditions:

No rooming units or roomers permitted. This Certificate is subject to the permanent injunction issued by the 9th District Court on March 5th, 1993

Approved:

11-1-94
Date

T. Munson
Inspector

Mary Schmittal
Inspector of Buildings

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 4, 1994

RE: 25 Cedar Street
Notice to Remove Motor Vehicle or Parts

SPARKS INT.
25 Cedar Street
Portland, ME 04101

Dear Ms. Wheeler,

Due to a recent inspection at the above mentioned property, it was noticed you are in violation of the City of Portland Municipal codes, as there were unregistered vehicles located on your property. This is a violation of Article V, Section 12-79 which states: It shall be unlawful for any person owning or occupying private property in the city to keep or allow to accumulate any old, discarded, worn out or junked motor vehicle, or parts thereof, on private property after having received written notice from the city, by the City Manager or by an official designated by the City Manager, ordering the removal from the property upon less than thirty(30) days from receipt of the order of the old, discarded, worn out or junked motor vehicle, or parts thereof.

Also Article V, Section 12-81 states: If any person shall fail, within thirty(30) days after receipt of the order or within thirty(30) days of receipt of the decision of the hearing officer affirming order of removal of the vehicle, to remove any vehicle or parts thereof in violation of section 12-78 or 12-79, the city shall have the right by its duly authorized agent to remove the vehicle or parts thereof from any private property and dispose of it as it sees fit without any liability whatsoever.

Also, Article V Section 12-82 states In addition to the fine provided for violation of this article, the person depositing or keeping such vehicles or parts thereof on the public highways, public places or private property shall be jointly and severally liable along with the owner of the private property to the city for the cost of removal thereof and shall pay the costs within thirty (30) days from the date of mailing of a bill assessing the costs of removal. For purposes of this article, there shall be a rebuttable presumption that the last owner of the vehicle deposited or kept the vehicle on the public place or private property.

Wheeler

2

11/04/94

If you cannot, after diligent and good faith efforts achieve the removal of the vehicle(s) or parts within the thirty(30) day time period provided herein, you should contact me and arrange for a written extension. Your prompt consideration in this matter is appreciated.

Sincerely,

Tammy Munson

Tammy Munson
Code Enforcement officer

/el

For The File



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Bruce Courtois, Social Services Housing Inspections
FROM: Marge Schmuckal, Asst. Chief of Inspection Services **DATE:** February 16, 1995
SUBJECT: 25 Cedar Street

This is a two-family dwelling (1-family on each floor) and by court order is NOT to have any roomers. Rose Mary Wheeler out and out lies about how she tries to use this building. All her ads in the paper is under "Rooms". There are locks on all the bedroom doors. She tries to collect rent separately from all the renters. This is not the manner in which a family unit is considered under Portland's zoning ordinance. She can call it whatever she wants to, but the manner in which she actually tries to use it, is our concern.

It was my understanding that Bob Duranleau understood this situation and was not allowing Rose Mary to misuse the system.

We are probably going to take her back to court for contempt of the court order. She also has liens on the property because of non-payment of taxes. The city will probably look strongly into foreclosing on this property. Ms. Wheeler has not remained current with her past agreement with the City concerning her taxes.

/el

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

DECEMBER 10, 1996

S P A R K INTERNATIONAL INC
25 CEDAR ST
PORTLAND ME 04101

Re: 25 CEDAR ST
CBL: 026- - C-001-001-01
DU: 2

Dear Madam:

This is to inform you, as owner or agent of the property located at the above-referenced address, that we have released the first floor and the second floor from posting, as of October 21, 1996.

Therefore, you may rent these two floors to others or occupy them yourself.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arthur Rowe".

Arthur Rowe
Code Enforcement Officer

A handwritten signature in dark ink, appearing to read "Tammy Munson".

Tammy Munson
Code Enfc.Offr./ Field Supv.

Inspection Services
Samuel P. Hoffscs
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 8, 1994

Kathleen Ashcraft
25 Cedar Street
Portland, Maine 04101

RE: 25 Cedar Street

As the building manager of 25 Cedar Street, we have not heard from you regarding the action you have taken for compliance of the letter of defects dated 11/21/94.

We feel we have given you an adequate amount of time for compliance. If we do not hear from you within 24 hours of receipt of this letter, we will post against occupancy.

If we can be of further assistance, do not hesitate to call, 874-8300, ext. 8706.

Sincerely,


Tammy Munson
Code Enforcement Officer


Marge Schminckal
Asst. Chief of Inspections

cc: SPARK - Wheeler
217 Cumberland Avenue #1611
Portland, Maine 04101