

32-3 BRADLEY STREET

SILVER PAPER

Full cut # 820R - Half cut # 820R - Third cut # 820R - Full cut # 820R



October 7, 1957

AP- 30-32 Bradley Street

Mr. Henry E. DeRoche  
10 Douglas Street  
Portland, Maine

cc to: N. T. Fox Company, Inc.  
Att: Mr. J. H. Marks, Jr.  
24 Morrill Street

Dear Mr. DeRoche:

Appeal under the Zoning Ordinance having been sustained, building permit for construction of a single family dwelling 24 feet by 34 feet, at the above named location is issued herewith based on plans filed with application for permit but subject to the following conditions:

1. Before notification is given for check of forms and location, prior to pouring concrete for foundation walls, information is to be furnished as to size of header to be used over large window opening in front wall of living room. 4x10  
over
2. The 6x8 girder on the spans indicated will need to be of full size lumber in order to figure out.
3. Permit is issued on basis that front and side entrance platforms are to be of concrete extending at least 4 feet below grade as shown on plans. Should you decide to use wood framing instead of concrete for these platforms, an amendment to the permit now being issued will be necessary. With application for this amendment will need to be filed information as to foundation and framing of such platforms.
4. We note that you are to be your own contractor for the construction of this building and must therefore be held responsible for compliance with Building Code requirements. There are many such requirements which it is not practical to have shown on plans such as you have filed here but with which compliance must be provided just the same. We have no option but to require replacement of work not complying even though it may entail additional expense. Therefore it is important that in case of doubt as to any particular requirement you make inquiry at this office before proceeding with that part of the work involved.
5. Besides the notification for inspection before pouring of concrete for foundation walls, inspections by this department are required before lath or wallboard is applied to walls, partitions, or ceilings and before building is occupied. A certificate of occupancy is required from this department before building is put into use.
6. A separate permit issuable only to the actual installer is required for installation of the heating equipment.

Very truly yours,

Albert J. Gates, Building Inspector

AJS:M

BP - 30-32 Bradley St.

May 20, 1958

Mr. Henry E. DeRoche,  
10 Douglass St.

Dear Mr. DeRoche:

This letter may be considered as a temporary certificate of occupancy so that your new home may be occupied as a dwelling pending completion of front brick steps and platform.

When this has been completed it is important that you notify this office of readiness for final inspection whereupon, if all is found in order, the permanent certificate of occupancy required by law will be issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

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Field Inspector







R3 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, Sept. 23, 1957

**PERMIT ISSUED**  
01532  
**OCT 7 1957**  
**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 30 or 32 Bradley St. Within Fire Limits?  Dist. No. 1

Owner's name and address Henry E. DeRoche, 10 Douglass St. Telephone 4-8644

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans  No. of sheets 4

Proposed use of building Dwelling No. families 1

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material frame No. stories 1 1/2 Heat \_\_\_\_\_ style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other building on same lot \_\_\_\_\_ Fee \$ 9.00

Estimated cost \$ 9000.00

### General Description of New Work

To construct 1 1/2-story frame dwelling house 24' x 34'

10/4/57

Permit issued with Letter

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 owner**

### Details of New Work

Is any plumbing involved in this work?  Is any electrical work involved in this work?  **yes**

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 9'6" Height average grade to highest point of roof 20'

Size, front 24' depth 34' at 10' below solid earth or rock? earth

Material of foundation concrete Thickness, top 10" bottom 12" cellar yes

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof pitch-gable Rise per foot \_\_\_\_\_ Roof covering Asphalt Class C Und.Lab.

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h. water fuel oil

Framing Lumber—Kind henlock Dressed or full size? dressed Corner posts 4x4 Sills box

Size Girder 6x8 Columns under girders Lally Size 3 1/2" Max. on centers 7'

Kind and thickness of outside sheathing of exterior walls? 12 boards

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 2x8, 2nd 2x8, 3rd \_\_\_\_\_, roof 2x6

On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof 16"

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? \_\_\_\_\_

### 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 observed?  **yes**

APPROVED:  
with letter by [Signature]

Henry E DeRoche.

Henry E DeRoche

Signature of owner

F.M.

SECTION COPY

NOTES

10-14-57 Forms OK  
as to size & location  
N.T.C.

1-23-58 Framing all  
OK but not ready  
for closing in  
Wiring tag  
Plumbing tag  
Chimney (P)

2/14/58 - left B.T. to  
close in with note -  
No money to buy material  
wait until spring + approval  
of insurance company  
& said stacks. E.H.S.

3-24-58 Plaster and  
finish going in (P)  
4-8-58 same (P)

4-22-58  
✓ Nailed up bridging  
✓ Handed under slab  
✓ Fire stop " "  
✓ Clean out door  
Brick porch.  
✓ Oil burner permit (P)

5-6-58 Above checked  
items done OK (P)

5-19-58 Completed  
except Front Brick  
platform & steps  
me

5/20/58 - permit co  
by letter - M

5-23-58

Permit No. 57/1532

Location 3001 3rd Blvd. N.E.

Owner Henry G. Beckett

Date of permit 10/7/57

Notif. closing-in 1/22/58

Inspn. closing-in 2/14/58

Final Notif. 4/21/58

Final Inspn. 4/21/58

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Harris Co. owner

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

October 1, 1957

Mr. Henry E. DeRoche  
10 Douglas Street  
Portland, Maine

Dear Mr. DeRoche:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, at 3:30 p.m. on Friday, October 4, 1957, to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing in support of this appeal.

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

*Granted*  
*10/4/57* *57/89*

MISCELLANEOUS APPEAL

September 26, 19 57

Henry E. DeRoche, owner of property at 30-32 Bradley Street,  
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby  
respectfully petitions the Board of Appeals to permit construction of a single family dwelling  
on the lot at 30-32 Bradley Street. This permit is not issuable because the width of the  
lot is only 50 feet instead of the minimum of 65 feet required by Section 4-B-10 of the  
Zoning Ordinance applying to the R-3 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if the Board of Appeals finds that enforcement of the terms  
of the Ordinance would involve practical difficulty or unnecessary hardship and desirable  
relief may be granted without substantially departing from the intent and purpose of the  
Ordinance.

*Henry E. DeRoche*  
APPELLANT

DECISION

After public hearing held October 4, 19 57 the Board of Appeals finds that enforcement of  
the terms of the Ordinance would involve practical difficulty or unnecessary hardship and  
desirable relief may be granted without substantially departing from the intent and purpose  
of the Ordinance.

It is, therefore, determined that such permit should be issued.

*Franklin G. Bradley*  
*Harry M. [unclear]*  
*[unclear]*  
BOARD OF APPEALS

ALBERT J. SHAW  
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

September 21, 1957

AP-30-32 Bradley Street

Mr. Henry E. DeRoche  
10 Douglas Street

Copy to Corporation Counsel

Dear Mr. DeRoche:

We are unable to issue a permit for construction of a single family dwelling on the lot at 30-32 Bradley St. because the width of the lot is only 50 feet instead of the minimum of 55 feet required by Section 4-B-10 of the Zoning Ordinance applying to the R-3 Residence Zone in which the property is located. You may be able to get relief from compliance with this requirement of the Ordinance by application to the Board of Zoning Appeals. If this is what you wish to do, we suggest that you consult the Corporation Counsel at Room 206, City Hall.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/B