

42-43 BRADLEY STREET



APPLICATION FOR PERMIT

PERMIT ISSUED

AUG 20 1982

CITY of PORTLAND

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 007.07

ZONING LOCATION ..... PORTLAND, MAINE June 14, 1982

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:

LOCATION .... 42-44 Bradley Street ..... Fire District #1  #2 
1. Owner's name and address .... Oscar E. Shevenell - 46-40 Bradley Telephone 772-0670
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address ..... F. S. Plummer - 25 Mechanic St. Gorham Telephone 839-447 6711
Proposed use of building .... dwelling ..... 04038 No. of sheets ..... 1
Last use ..... No. families ..... 1
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$ ..... 40,000 Appeal Fees \$ ..... 25.00
FIELD INSPECTOR—Mr. @ 775-5451 Base Fee ..... 210.00
Late Fee ..... pd 8-24-82
TOTAL \$ .....

send permit to # 3 04038

To construct 24' x 40' 1 story, single family dwelling

Stamp of Special Conditions

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 ..... and or filled land? ..... earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per 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 .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bring 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 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
BUILDING INSPECTOR—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

MISCELLANEOUS
Will work require disturbing of any tree on a public street? .....
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant Oscar F. Shevenell Phone # 839-447 6711

Type Name of above Oscar F. Shevenell
Other .....
and Address .....

(2)

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Mr. Oscar E. Shevenell

B. Property Location 42-44 Bradley Street

C. Applicant's Interest in Property:

- Owner  
 Tenant  
 Other

D. Property Owner Mr. Oscar E. Shevenell

E. Owner's Address 46-48 Bradley Street, Portland, Maine 04102

F. Zone (Circle One):

- R-1 R-2 R-3 R-5 R-6 R-4  
R-P B-1 B-2 B-3 A-B  
I-P I-1 I-2 I-2b I-3 I-3b I-4  
RPZ W-1

G. Site Plan Approval required \_\_\_\_\_

H. Present Use of Property Vacant Lot

I. Section(s) to Which Variance Related Sec. 602.4.B.9 & 602.14.F

J. Reasons Why Permit Cannot be Issued Width of lot is only about 50' rather than the 65' minimum required & Two off-street parking spaces will be provided in the required front yard contrary to Sec. 602.14.F.

K. Requested Variance Would Permit Construction of a 24'x40' dwelling

L. Notice Sent to \_\_\_\_\_ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

OSCAR E. STEVENELL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Those Opposing Variance

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

DOCUMENTS PRESENTED TO BUILDING INSPECTION DEPT.  
6/14/87

IV. Reasons for Decisions - Undue Hardship

(The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

- Yes/Agreement with statement
- No/Disagreement with statement

Reasons LONG AND NARROW SLOPPING LOT

B. If yes, the unique physical conditions: (Check One)  
Sec. 602.24C 3.b.(1) (b)

- Existed at the time of the enactment of the provision from which a variance is sought; or
- Were caused by natural forces; or
- Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

- Yes/Agreement with statement  
 No/Disagreement with statement

Reasons \_\_\_\_\_  
\_\_\_\_\_

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. (Sec. 602.24C 3.b. (1) (d))

- Yes/Agreement with statement  
 No/Disagreement with statement

Reasons MANY BOMBS ARE AS NEAR TO EACH OTHER AS THE PLANNED CONSTRUCTION

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety (Sec. 602.24C 3.b. (1) (e))

- Yes/Agreement with statement  
 No/Disagreement with statement

Reasons \_\_\_\_\_  
\_\_\_\_\_

V. Specific Relief Granted

After a public hearing held on 7/15/82, the Board of Appeals finds that: (Check One)

- Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

( ) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Paul D. Zayac Chairman  
Marilyn S. Helges  
Eugene J. Martin  
Joseph J. Slater  
Thomas J. Murphy

CONDITION: SET BACK REQUIREMENT BE 40 FEET  
FROM FRONT LOT LINE.  
YES

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



JAIL D. ZAYAC  
Chairperson

MICHAEL E. WESTORT  
Secretary

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

July 21, 1982

Oscar E. Shevenell  
46-48 Bradley Street  
Portland, Maine

RE: Appeal at 46-48 Bradley Street

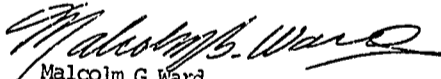
Dear Mr. Shevenell:

Following is the decision of the Board of Appeals regarding your petition to construct 24' x 40' 1 family dwelling at the above named location. Please note that your appeal was granted with the following condition.

Set back requirement be 40' from front lot line.

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



GAIL D. ZAYAC  
Chairperson

MICHAEL E. WESTORY  
Secretary

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

June 18, 1982

42-44 Bradley Street

Mr. Oscar E. Shevenell  
46-48 Bradley Street  
Portland, Maine 04102

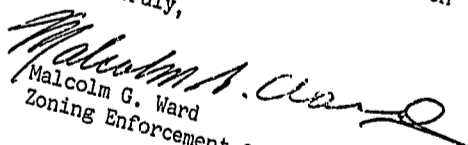
Dear Mr. Shevenell:

Building Permit and Certificate of Occupancy to construct a 24'x40' dwelling, at the above named location, are not issuable under the Zoning Ordinance for the following reasons:

1. The width of this lot is only about 50' rather than the 65' minimum required by Section 602.4.B.9 of the Ordinance applying to the R-3 Residential Zone in which this property is located.
2. Two off-street parking spaces will be provided in the required front yard contrary to Section 602.14.F.

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 & 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



**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. SELTZER

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 15, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Mr. Oscar E. Shevenell, owner of the property at 42-44 Bradley Street under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit construction of a 24'x40' dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. The width of this lot is only about 50' rather than the 65' minimum required by Section 602.4.B.9 of the Ordinance applying to the R-3 Residential Zone in which this property is located.
2. Two off-street parking spaces will be provided in the required front yard contrary to Section 602.14.F.

**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.

Michael E. Westort  
Secretary

- 188-A-25 - Oscar & Kathleen Scevenell - 48 Bradley St. 04102
- 188-A-39 - Barbara J. Bohnon - 40 Bradley St. 04102
- 188-A-35 - Arlene M. & Carlton A. Wood - 35 Stevens Ave. 04102
- 188-A-32 - Theresa J. Lampron - 37 Stevens Ave. 04102
- 188-A-38 - Robert M. Napolitano - 92 Exchange St. 04101
- 188-C-14 & 15 - Raymond F. Derosier - 47 Pradley St. 04102
- 188-C-13 - Joseph S. & Patricia C. O'Connell - 39 Bradley St. 04102

RETURNED 7/13/82  
RETURNED 7/13/82

PD  
6-14-82

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

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

Mr. Oscar E. Shevenell, owner of property at 42-44 Bradley Street  
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:

Construction of a 24'x40' dwelling, at the above named location, not issuable under the  
Zoning Ordinance for the following reasons: (1) The width of this lot is only about 50'  
rather than the 65' minimum required by Section 602.4.B.9 of the Ordinance applying to the  
R-3 Residential Zone in which this property is located. (2) Two off-street parking  
spaces will be provided in the required front yard contrary to Section 602.14.F.

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.

  
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, or 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. YES
- (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. YES
- (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. YES
- (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. YES
- (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. YES

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



GAIL D. ZAVAC  
Chairperson  
MICHAEL C. WESTORT  
Secretary  
JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
MERRILL S. SELTZER

July 21, 1982

Oscar E. Shevenell  
46-48 Bradley Street  
Portland, Maine

RE: Appeal at 46-48 Bradley Street  
Dear Mr. Shevenell:

Following is the decision of the Board of Appeals regarding your petition to construct 24' x 40' 1 family dwelling at the above named location. Please note that your appeal was granted with the following condition.

Set back requirement be 40' from front lot line.  
Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland.

MKW/c

Very truly yours,  
*Malcolm G. Ward*  
Malcolm G. Ward  
Zoning Enforcement Officer

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS  
SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Mr. Oscar E. Shevenell

B. Property Location 42-44 Bradley Street

C. Applicant's Interest in Property:

- Owner  
 Tenant  
 Other

D. Property Owner Mr. Oscar E. Shevenell

E. Owner's Address 46-48 Bradley Street, Portland, Maine 04102

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-I I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required \_\_\_\_\_

H. Present Use of Property Vacant Lot

I. Section(s) to Which Variance Related Sec. 602.4.B.9 & 602.14.F

J. Reasons Why Permit Cannot be Issued Width of lot is only about 50' rather than the 65' minimum required & Two off-street parking spaces will be provided in the required front yard contrary to Sec. 602.14.F.

K. Requested Variance Would Permit Construction of a 24'x40' dwelling

L. Notice Sent to \_\_\_\_\_  
Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

OSCAR E. SHAVENELL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Those Opposing Variance

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

DOCUMENTS PRESENTED TO BUILDING INSPECTION DEPT.  
6/14/92

IV. Reasons for Decisions - Undue Hardship

(The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons LONG AND NARROW SLOPPING LOT

B. If yes, the unique physical conditions: (Check One)  
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons \_\_\_\_\_

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons MANY HOMES ARE AS NEAR TO EACH OTHER  
AS THE PLANNED CONSTRUCTION

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons \_\_\_\_\_

V. Specific Relief Granted

After a public hearing held on 7/15/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

( ) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Paul D. Zayac Chairman  
Merrill S. Bellis  
Eugene J. Martin  
J. J. Blaker  
Anna Murphy

CONDITION: SET BACK REQUIREMENT OF 40 FEET  
FROM FRONT LOT LINE.  
YES



To Whom it may Concern:

I bought my home at 46 -48 Bradley Street in 1947. At the same time I bought the abutting vacant lot 42 - 44 Bradley St. Both lots have 50 Foot frontage on Bradley St. and are 138 feet (+ or - inches) deep.

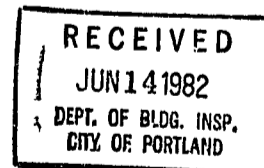
At thks time I want to build a single family house on the vacant lot at 42 - 44 Bradley Street.

I want a parking area two cars wide in front of the house, reason for this as follows: The plan of the house to take advantage of the sun exposure on the east and south sides puts the front entrance on the northeast corner which would be handy to the front. Having the parking arrangement side by side allows either car (I have two cars) to be used without having to move the other as would be the case with a single width driveway. Snow removal would be much easier. Keeping in mind that on this street we have no sidewalks or curbs I would pave the driveway right to the street. This would give direct and convenient access to the front door for mailman and paper boys, etc.

I ask for a variance that would allow me to build on the above mentioned lot. Abbuttors and neighbors hve no objections to my plans. See attached statement and signatuzes.

Thank you

*Coca Esherell*



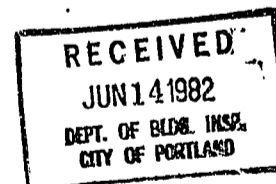
(a) Subject lot is exceptional in that the depth from street is 138 feet. Such depth with the width of 50 feet brings it into compliance with rules regulating area required for building the house planned.

(b) Yes, this unique physical condition existed at the time of enactment of provision was made.

(c) Yes, the provisions from which the variance is sought would deprive me from the substantial use and enjoyment of this property after saving for a long time to finally being able financially to build thereon.

(d) Yes, privilege or additional right would not be involved in this instance as the neighborhood has many homes as near to each other as the planned construction.

(e) Yes, property in the same neighborhood should not be adversely affected by granting of this variance because many other homes on this street are on same size lot in question, therefor building on this lot would be in keeping with other homes in the area. Public health or safety will in no way be affected.



78

We are neighbors of Oscar Shevenell and we have no objection to his plan to build a single family house on the lot which he owns at 42 44 Bradley street.

Name	Address
Michael B. Holliday	40 Bradley St.
Patricia C. O'Connell	39 Bradley St.
Eva DeBaies	47 Bradley St.
Arthur Gray	51 Bradley St.
John J. Kelly	59 Bradley St.
Epilia Hart	57 Bradley St.
Mallon K. Duggan	64 Bradley St.
Terry E. DeRoche	36 Bradley St.
Theresa C. DeRoche	30 Bradley St.
Marjorie H. Norton	24 Bradley St.
Anna Flaherty	23 Bradley St.
Alexander Vanberil	25 Bradley St.
Helen Vanberil	25 Bradley St.
Bruno Gulli	52 Bradley St.

RECEIVED  
1909  
DEPT. OF BEER, INSUR.  
CITY OF PORTLAND





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 42-44 Bradley Street

Issued to Oscar Shevanell

Date of Issue Jan. 19, 1983

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-707, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Entire

Single Family Dwelling

This certificate supersedes certificate issued

Approved:

1/18/83 *Karen McNeill*  
(Date) Inspector

*D. Samuel Hoffer*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



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

July 21, 1982

Oscar E. Shevenell  
46-48 Bradley Street  
Portland, Maine

RE: Appeal at 46-48 Bradley Street

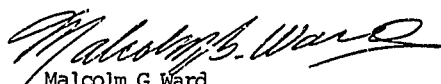
Dear Mr. Shevenell:

Following is the decision of the Board of Appeals regarding your petition to construct 24' x 40' 1 family dwelling at the above named location. Please note that your appeal was granted with the following condition.

Set back requirement be 40' from front lot line.

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

(46-48)  
Applicant: OSCAR E. STEFFEL Date: 6/14/82  
Address: 42-44 GREY ST.  
Assessors No.: 188-A-24

CHECK LIST AGAINST ZONING ORDINANCE

- Date - NEW
- Zone Location - R-3
- Interior or corner lot -
- ~~40 ft. setback area (Section 21) -~~
- Use - 24' X 40' MILLING
- Sewage Disposal PUBLIC
- Rear Yards - 60' ± - 25' MIN.
- Side Yards - 15' - 10' - 8' - 8' MIN.
- Front Yards - 35' - 25' MIN.
- Projections - NONE
- Height - 1 1/2 STORY - 35' MAX.
- Lot Area - 6932 sq ft - 6500 sq ft MIN.
- Building Area - 960 sq ft - 1433 sq ft MAX.
- Area per Family - 6932 sq ft - 6500 sq ft MIN.
- Width of Lot - 50' - 65' MIN.
- Lot Frontage 30' - 50' MIN.
- Off-street Parking - YES - 25'

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 00707

AUG 26 1982

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... R-7 PORTLAND, MAINE June 14, 1982

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 specification if any, submitted herewith and the following specifications:

LOCATION 42-44 Bradley Street Fire District #1 [ ] #2 [ ]
1. Owner's name and address Oscar E. Shevenell, 46-48 Bradley Telephone 772-0670
2. Lessee's name and address
3. Contractor's name and address F. S. Plummer, 25 Mechanic St., Gorham Telephone 839-6672
Proposed use of building Dwelling No. families 1
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 40,000 Appeal Fees \$ 25.00
Base Fee 210.00
Late Fee pd 8-24-82
TOTAL \$

FIELD INSPECTOR—Mr. @ 775-5451

send permit to # 3 04038 7-21-82

To construct 24' x 40' 1 story, single family dwelling

Stamp of Special Conditions

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay

NOTE TO APPLICANT: Separate permit 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 "old land" earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per 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
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 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
BUILDING INSPECTION—PLAN EXAMINER
ZONING: APPROVED
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Oscar E. Shevenell Phone # same
Type Name of above Oscar E. Shevenell 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Carroll



Permit No 82/707

Location 4244 Bradley St

Owner Oscar Shivers

Date of permit 6-14-82

Approved 8-26-82

Dwelling Single family dwelling

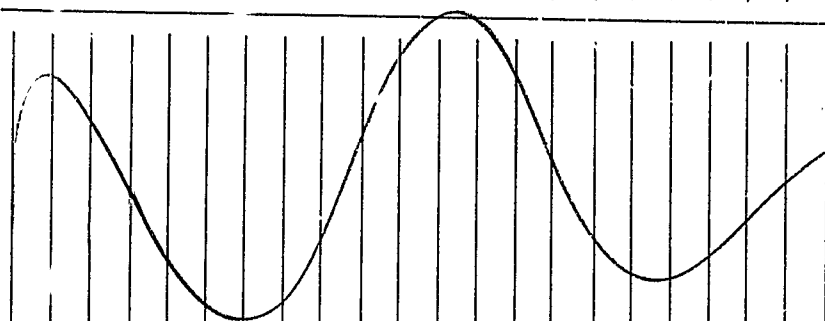
Garage

Alteration

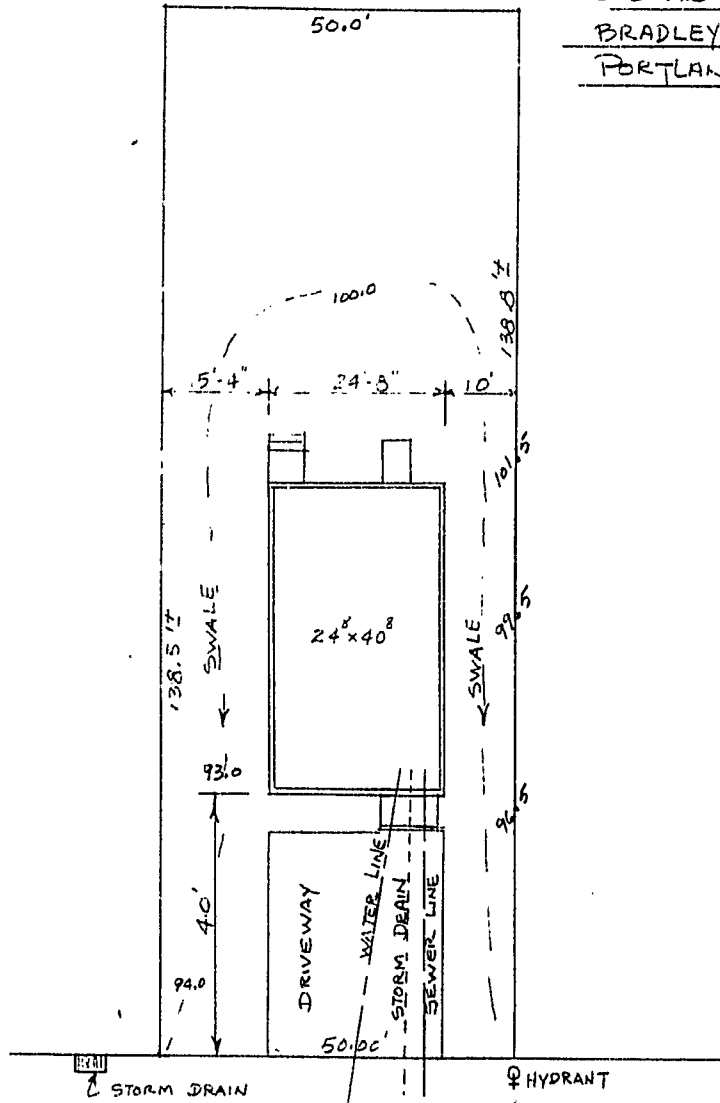
NOTES

115783 Work completed  
per plans; architect no  
met w/ set back

Send C of C  
R



OSCAR SHEVENELL  
BRADLEY STREET  
PORTLAND, MAINE



BRADLEY STREET  
SCALE 1" = 20'

RECEIVED  
AUG 24 1982  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE PERMIT ISSUED 12/18/82  
Month Day Year

No. **63562 IC**  
Certificate of App. Number

Installer's Name WENDEL R F.I. M.I. R

Installer Code  2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic
- 7. Limited License

Owner Craig H. Smith  
Address 48 Bradley St Subdivision \_\_\_\_\_  
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

TOWN'S COPY

Signature of LPI Frank J. Goodwin

Date Inspected DEC 13 1982

ORIGINAL—To be sent to: Department of Human Services  
Division of Health Engineering

**INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF**

Town/City Code 05170 LPI Number 00123 Date Issued 12/18/82 INSTALLER'S License No. 1801 No. **63562 IP**  
PERMIT NUMBER

Address of Where Plumbing Is Done 48 BRADLEY ST Subdivision \_\_\_\_\_

Installer Code  2

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mech
- 7. Limited License

Name of Owner SMITH WENDEL R F.I. M.I. 0 Mailing Address 48 Bradley St Zip Code \_\_\_\_\_

Type of Construction: 1. New  2. Remodeling  3. Addition  4. Remodeling & Addition  5. Replacement of Hot Water Heater  6. Hook-up of Mobile Home  7. Hook-up of Modular Home  8. Other (Specify) \_\_\_\_\_

Plumbing To Serve: 1. Single (Res)  2. Multi-Fam(Res)  3. Mobile Home  4. Modular Home  5. Commercial  6. School  7. Other (Specify) \_\_\_\_\_

Number of Fixtures or Hook-Ups: Sink(s)  Toilet(s)  Bathtub(s)  Lavatorie(s)  Shower(s)  Urinal(s)   
Clothes Washer(s)  Dish Washer(s)  Hot Water Heater(s)  Floor Drain(s)  Hook-Up(s)

TOWN'S COPY  
AUG 26 1982  
SEP 17 1982  
OCT 7 - 1982  
OCT 13 1982  
OCT 20 1982

IMPORTANT: Note the following conditions  
1. This Permit is non-transferable to another person or party.  
2. If construction has not started within 6 months (from the Date of Issue, this Permit becomes void.

Fixure Fee 27.00  
Hook-Up Fee 00.00  
Total Fee 27.00  
If Double Fee Check Box

Dept. of Human Services  
Div. of Health Engineering  
**DEC 13 1982**

Signature of LPI \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE: 05170 LPI NUMBER: 00123 DATE PERMIT ISSUED: 12/18/82 No 67591JC  
Month Day Year Certificate of App. Number

Installer's Name: PLUMMER F.I.M.I. FC Installer Code: 2

Owner: Escom Shively

Address: 44 Bradley St  
St/Lot Number Street, Road Name Subdivision (Location where plumbing was done and inspected)

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic
- 7. Limited License

INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*Arnold J. Gordinio*

**OWNER'S COPY**

Signature of LPI \_\_\_\_\_  
 Date Inspected: DEC 17 1982  
 ORIGINAL—To be sent to: Department of Human Services  
 Division of Health Engineering

**INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland**

TOWN/CITY CODE: 05170 LPI Number: 00123 Date Issued: 12/18/82 INSTALLER'S License No.: 1175 PERMIT NUMBER: 67591 IP  
Month Day Year

Address Where Plumbing is Done: 44 BRADLEY ST Installer Code: 2

Name of Owner: SHIVELY, ES

Type of Construction: 1. New  2. Remodeling  3. Addition  4. Remodeling & Addition  5. Replacement of Hot Water Heater  6. Hook-up of Mobile Home  7. Hook-up of Modular Home  Other (Specify)

Plumbing To Serve: 1. Single (Res)  2. Multi-Fam(Res)  3. Mobile Home  4. Modular Home  5. Commercial  6. School  7. Other (Specify)

Number of Fixtures or Hook-Ups: Sink(s)  Toilet(s)  Bathtub(s)  Lavatorie(s)  Showers  Urinal(s)   
 Clothes Washer(s)  Dish Washer(s)  Hot Water Heater(s)  Floor Drain(s)  Hook-Up(s) DISP

**TOWN'S COPY**

**IMPORTANT: Note the following conditions**  
 1 This Permit is non-transferable to another person or party.  
 2 If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee: 00  
 Hook-Up Fee: 00  
 Total Fee: 00  
 If Double Fee Check Box

Dept. of Human Services  
 Div. of Health Engineering

Signature of LPI \_\_\_\_\_