

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

July 18, 2014

Bobbi Dauphinee
c/o Verrill Dana
One Portland Square
Portland, Maine 04112-0586

RE: 63 Morning Street – 003-B-002 (the "Property") – R-6 Zone

Dear Ms. Dauphinee,


I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within an R-6 Residential Zone. It is noted that in the past the Property was also identified as "69 Morning Street".

The record indicates that the current approved use of the Property is five (5) residential dwelling units which is an allowable use in the R-6 zone. The change of use project underwent a site plan review for a new addition and followed up with an approved building permit. A certificate of occupancy for this project was not located in our files and does not appear to have been issued in the past. I have enclosed copies of the site plan review and the building permit.

To the best of my knowledge, there are no outstanding violations or pending legal actions regarding the Property.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator
City of Portland, Maine

APPLICATION FOR PERMIT

000901
PERMIT ISSUED
JUL 20 1988
City of Portland

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION [R-1c] PORTLAND, MAINE Oct. 7, 1987

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 ... 69 Morning Street ... Fire District #1 #2
1. Owner's name and address ... Anthony G. Jeanette, GALLI, 7, ROWE ... Telephone ... 773-1838
2. Lessee's name and address Telephone
3. Contractor's name and address OMNAR Telephone

Proposed use of building .. ~~XXXXXX~~ 5 units No. of sheets
Last use ... 3 units No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$... 40,000..

FIELD INSPECTOR—Mr.
@ 775-5451

Appeal Fees \$
Base Fee
Late Fee
TOTAL \$ 225.00

to construct 24' x 30' addition as per plans to be used as ~~XXXXXX~~ 2 more units change of use from 3 units to 5 units

Stamp of Special Conditions

04101

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? .. YES 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 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 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 3 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

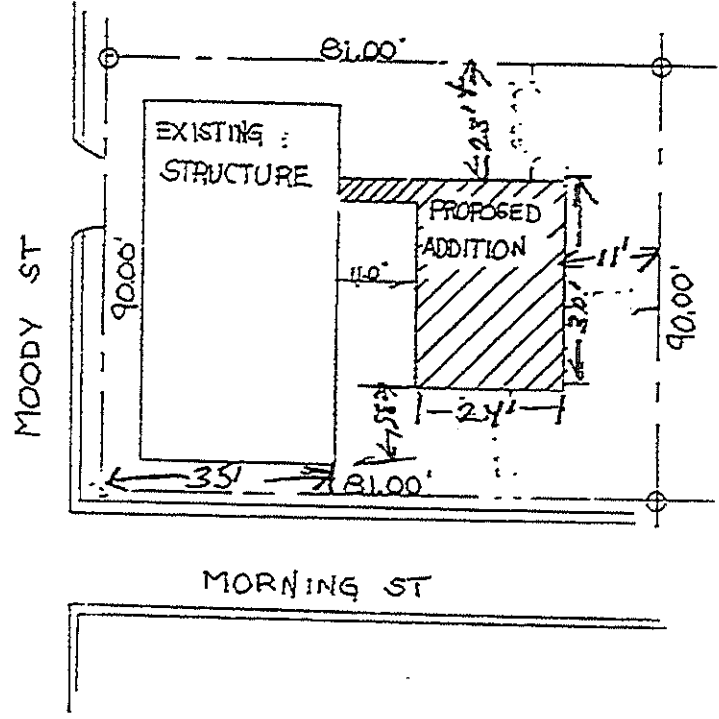
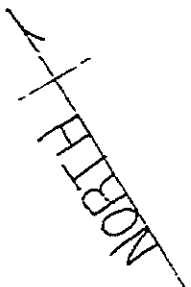
No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION PLAN EXAMINER
ZONING: O.K. M. J. Turner July 26, 1988
BUILDING CODE:
Fire Dept.: J. James P. Collins
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 Anthony Galli Phone # 773-1838

PLOT PLAN



DIV OF BUILDING INSPECTIONS
OF PORTLAND

OCT - 7 1987

RECEIVED

PROPOSED ADDITION
69 MORNING ST
PORTLAND, ME

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Oct. 7
 1987
 Date

Applicant Anthony & Jeanette Gatti
69 Exchange Street
 Mailing Address 3 Mill
 Proposed Use of Site 1st, 2nd, 3rd
 Acreage of Site 1.12 / 25th St. E.
 Ground Floor Coverage

69 Exchange Street
 Address of Proposed Site
3-14-2
 Site Identifier(s) from Assessors Maps
1-6
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 2
 Total Floor Area 1,772

Other Comments: _____
 Date Dept. Review Due: _____

NANCY
 HAS WSP.
 FEE
 CHECK

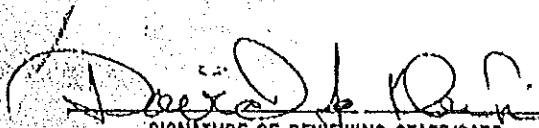
PLANNING DEPARTMENT

- Major Development — Requires Planning Board Approval; Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	SHADING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X	X	X	X	X		
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: EXTERIOR LIGHTS TO BE PROVIDED
AT ENTRANCE AND PARKING AREA

(Attach Separate Sheet If Necessary)


 SIGNATURE OF REVIEWING STAFF/DATE

Verrill Dana LLP

Attorneys at Law

MARK K. GOOGINS
PARTNER
mgoogins@verrilldana.com
Direct: 207-253-4406

ONE PORTLAND SQUARE
PORTLAND, MAINE 04112-0586
207-774-4000 • FAX 207-774-7499
www.verrilldana.com

July 17, 2014

RECEIVED

JUL 17 2014

Dept. of Building Inspections
City of Portland Maine

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Room 315
Portland, Maine 04101

HAND DELIVERED

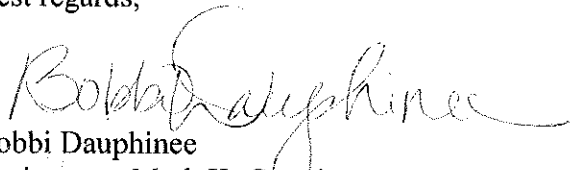
Re: Zoning Determination - 63 Morning Street, Portland, Maine
Map 3, Lot B-2

Dear Marge:

I am writing to request a Zoning Determination letter with respect to the property located at 63 Morning Street, Portland, Maine. Enclosed you will find a check made payable to the City of Portland in the amount of \$150.00 for the associated fee. Please note: the closing is scheduled on **July 24th**. Please contact me at 253-4972 if you should require anything further.

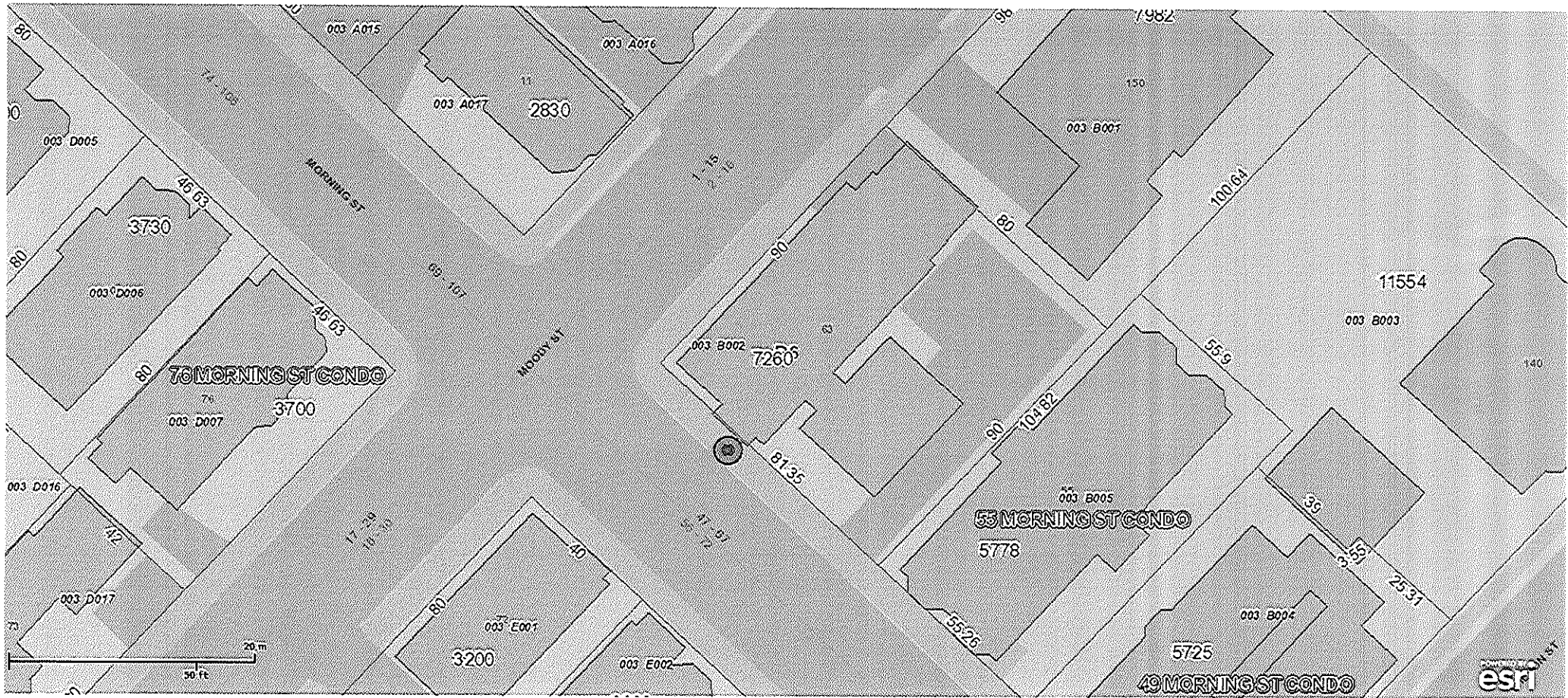
Thank you for your assistance in this matter.

Best regards,


Bobbi Dauphinee
Assistant to Mark K. Googins

/bld
Enclosure

63 Morning St




Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

<p>Services</p> <hr/> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p> <hr/> <p>browse city services a-z</p> <hr/> <p>browse facts and links a-z</p> <hr/>  <hr/> <p>Best viewed at 800x600, with Internet Explorer</p>	<table border="0"> <tr> <td>CBL</td> <td>003 B002001</td> </tr> <tr> <td>Land Use Type</td> <td>FIVE TO TEN FAMILY</td> </tr> <tr> <td colspan="2">Verify legal use with Inspections Division</td> </tr> <tr> <td>Property Location</td> <td>63 MORNING ST</td> </tr> <tr> <td>Owner Information</td> <td>GALLI ANTHONY LIVING TRUST & JEANETTE GALLI LIVING TRUST 69 MORNING ST PORTLAND ME 04101</td> </tr> <tr> <td>Book and Page</td> <td>14540/236</td> </tr> <tr> <td>Legal Description</td> <td>3-B-2 MORNING ST 59-63 MOODY ST 7260 SF</td> </tr> <tr> <td>Acres</td> <td>0.1667</td> </tr> </table>	CBL	003 B002001	Land Use Type	FIVE TO TEN FAMILY	Verify legal use with Inspections Division		Property Location	63 MORNING ST	Owner Information	GALLI ANTHONY LIVING TRUST & JEANETTE GALLI LIVING TRUST 69 MORNING ST PORTLAND ME 04101	Book and Page	14540/236	Legal Description	3-B-2 MORNING ST 59-63 MOODY ST 7260 SF	Acres	0.1667
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Current Assessed Valuation:

TAX ACCT NO.	400	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$124,100.00	GALLI ANTHONY LIVING TRUST & JEANETTE GALLI LIVING TRUST
BUILDING VALUE	\$237,400.00	69 MORNING ST
NET TAXABLE - REAL ESTATE	\$361,500.00	PORTLAND ME 04101
TAX AMOUNT	\$7,016.72	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1	
Year Built	1915
Style/Structure Type	APARTMENT - GARDEN
# Units	5
Square Feet	8026

[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Building 1	
Levels	B1/B1
Size	2432
Use	UNFINISHED RES BSMT
Height	7
Heating	NONE
A/C	NONE

Building 1	
Levels	01/01
Size	2444
Use	APARTMENT
Height	8
Walls	FRAME
Heating	HW/STEAM
A/C	NONE



**CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street
Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-1974	Applicant: GALLI ANTHONY LIVING TRUS
Project Name: 63 MORNING ST	Location: 63 MORNING ST
CBL: 003 B002001	Application Type: Determination Letter
Invoice Date: 07/17/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance	\$0.00
-------------------------	---------------

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:		+ \$150.00
Total Current Payments:		- \$150.00
Amount Due Now:		\$0.00

CBL 003 B002001
Bill To: GALLI ANTHONY LIVING TRUST & JEANETTE G
69 MORNING ST
PORTLAND, ME 04101

Application No: 0000-1974
Invoice Date: 07/17/2014
Invoice No: 45809
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)