



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,

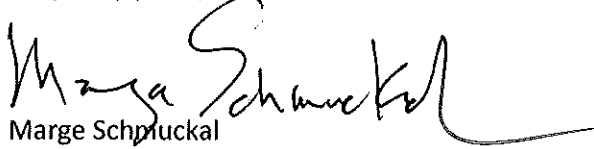
I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within an R-6 Residential Zone. It is noted that in the past the Property was also identified as "69 Morning Street".

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-6] ... 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 & Jeanette Galli, 7. Home. Telephone .. 773-1838
2. Lessee's name and address Telephone
3. Contractor's name and address OWNER 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 Fee \$
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

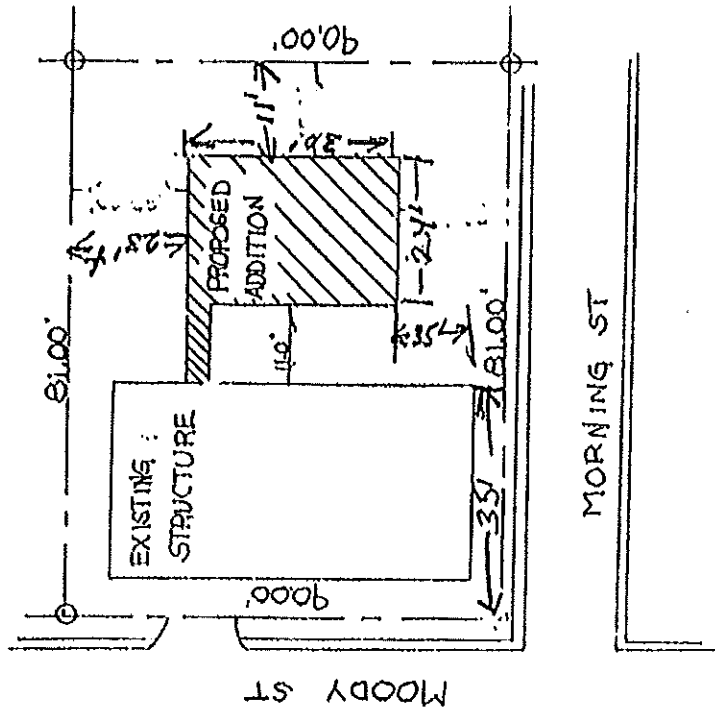
No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION PLAN EXAMINER
ZONING: O.K. [Signature] July 26, 1988
BUILDING CODE: [Signature]
Fire Dept.: [Signature]
Health Dept.: [Signature]
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 # 773-1958

PLOT PLAN



PROPOSED ADDITION
69 MORNING ST
PORTLAND, ME

NORTH

RECEIVED

OCT - 7 1987

DEPT. OF BUILDING INSPECTIONS
OF PORTLAND

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Anthony L. Juaratto GRII
 Mailing Address 67 Exchange Street
 Proposed Use of Site Small
 Acreage of Site 1.12 / Ground Floor Coverage 228 sq. ft.

Date Oct. 7 1987
RECEIVED
 Address of Proposed Site 67 Exchange Street
 Site Identifier(s) from Assessors Maps 1-1-2
 Zoning of Proposed Site 1-6

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: _____

HANCOCK HAS INSPECTION FEE CHECK

PLANNING DEPARTMENT

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

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN FACILITIES	SCREENING	LANDSCAPING	SPACE & BRUSH OR STRUCTURES	SIGNING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X	X	X		X		
APPROVED CONDITIONALLY									X			
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

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

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY