

**Marge Schmuckal - 52 Monument Street - #2013-02504 - 016-H-003**

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**From:** Marge Schmuckal  
**To:** reli@fairpoint.net  
**Date:** 11/21/2013 11:49 AM  
**Subject:** 52 Monument Street - #2013-02504 - 016-H-003  
**CC:** Barbara Barhydt

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Hi John,

Inspection Services is in receipt of your application to renovate the existing single family and change the use to a three family. We met with Denis Lachman on October 9, 2013 concerning this application. It was related at that time that a level I site plan was required to be submitted with a stamped survey. I do not see that you have you have submitted anything to Planning for a site plan review. That will be required PRIOR to issuing a building permit.

For Zoning purposes, I will need to see that survey before doing my zoning analysis and signing off on the building permit for which you applied. Your permit is on hold until that information is received. If you have any questions, please do not hesitate to call me at 874-8695.

Marge Schmuckal  
Zoning Administrator

12:00



Memorandum  
Department of Planning and Urban Development  
Pre-Application Meeting Request

To request a pre-application meeting please fill out the form below with as much detail as possible. Return the form along with any electronic drawings or supporting documentation via e-mail to Desiree Kelly, [dmk@portlandmaine.gov](mailto:dmk@portlandmaine.gov). Two 30 minute meetings will be scheduled each Wednesday from 12:00-1:00 p.m. in Room 209, 2<sup>nd</sup> Floor of City Hall. These meetings are by appointment only and can be scheduled by Desiree Kelly at the e-mail address above or by telephone 207-874-8720.

Contact Information	
Name:	Denis Lachman, Lachman Architects & Planners
E-Mail Address:	denis@lachmanarchitects.com
Phone:	773-3811
Proposed Project Information	
Chart, Block, Lot (s)	016 H003001 <i>R-6 Zone</i>
Address	52 Monument St <i>3856 #</i>
Current Use	Residential, single family <i>1 -&gt; 3 units</i>
Proposed Use	Residential, 3-unit <i>13 R -</i>
Lot Size	3856 sf, .0885 ac <i>NO FOOTPRINT</i>
New Building or Addition Sq. Ft.	none, possible <i>new bays</i> projecting bays with no foundation
New impervious surface area	enlarge existing 1 oversize parking space to 2 spaces
Brief description of proposed project:	
Conversion of single family to 3-unit.	
Owners have lived at this address for more than five years and intend to remain in one unit	
For Office Use Only	Date: Time:

*8' x 15'*  
*up to 20' 6"*  
*compact-*  
*1A-433 (b)*  
*in 80%*

*level I site plan*  
*will require a boundary site plan*  
*basement stairs*

*yes*  
*5' inset for bump out*  
*1A-433*  
*Project BAY*

## Marge Schmuckal - Wednesday, October 9th

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**From:** Desiree Kelly  
**To:** Alex Jaegerman; Ann Machado; Barbara Barhydt; Chris Pirone; David Ma...  
**Date:** 10/7/2013 10:09 AM  
**Subject:** Wednesday, October 9th  
**Attachments:** 52 Monument Preapplication Form\_1.pdf; 1 52 Monument aerial photo\_1.pdf; 2 52 Monument Existing w setbacks\_1.pdf; 3 52 Monument Sketch\_1.pdf; 118 Congress St..pdf; 118 Congress-Zoning GSF.pdf

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12:00 - 52 Monument Street - Denis Lachman

12:30 118 Congress Street Tom Federle

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

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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:**

**Services**

Applications

Doing Business

Haps

Tax Relief

Tax Roll

Q & A

**CBL** 016 H003001  
**Land Use Type** SINGLE FAMILY  
Verify legal use with Inspections Division  
**Property Location** 52 MONUMENT ST  
**Owner Information** BLAZANO-LARUSSO JOANNE & DIANNE CAVANAUGH  
 52 MONUMENT ST  
 PORTLAND ME 04101  
**Book and Page** 30820/270  
**Legal Description** 16-H-3  
 MONUMENT ST 52-54  
 WATERVILLE ST 75-81  
 3856 SF  
**Acres** 0.0885

**Current Assessed Valuation:**

browse city services a-z

browse facts and links a-z

**TAX ACCT NO.** 2672 **OWNER OF RECORD AS OF APRIL 2013**  
 BALZANO ANNE E  
**LAND VALUE** \$108,800.00 52 MONUMENT ST  
**BUILDING VALUE** \$168,800.00 PORTLAND ME 04101  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$267,600.00  
**TAX AMOUNT** \$5,194.12



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

**Building Information:**

Best viewed at 800x600, with Internet Explorer

**Building 1**  
**Year Built** 1880  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**# Units** 1  
**Bedrooms** 5  
**Full Baths** 2  
**Total Rooms** 10  
**Attic** FULL FINSH  
**Basement** FULL  
**Square Feet** 2170

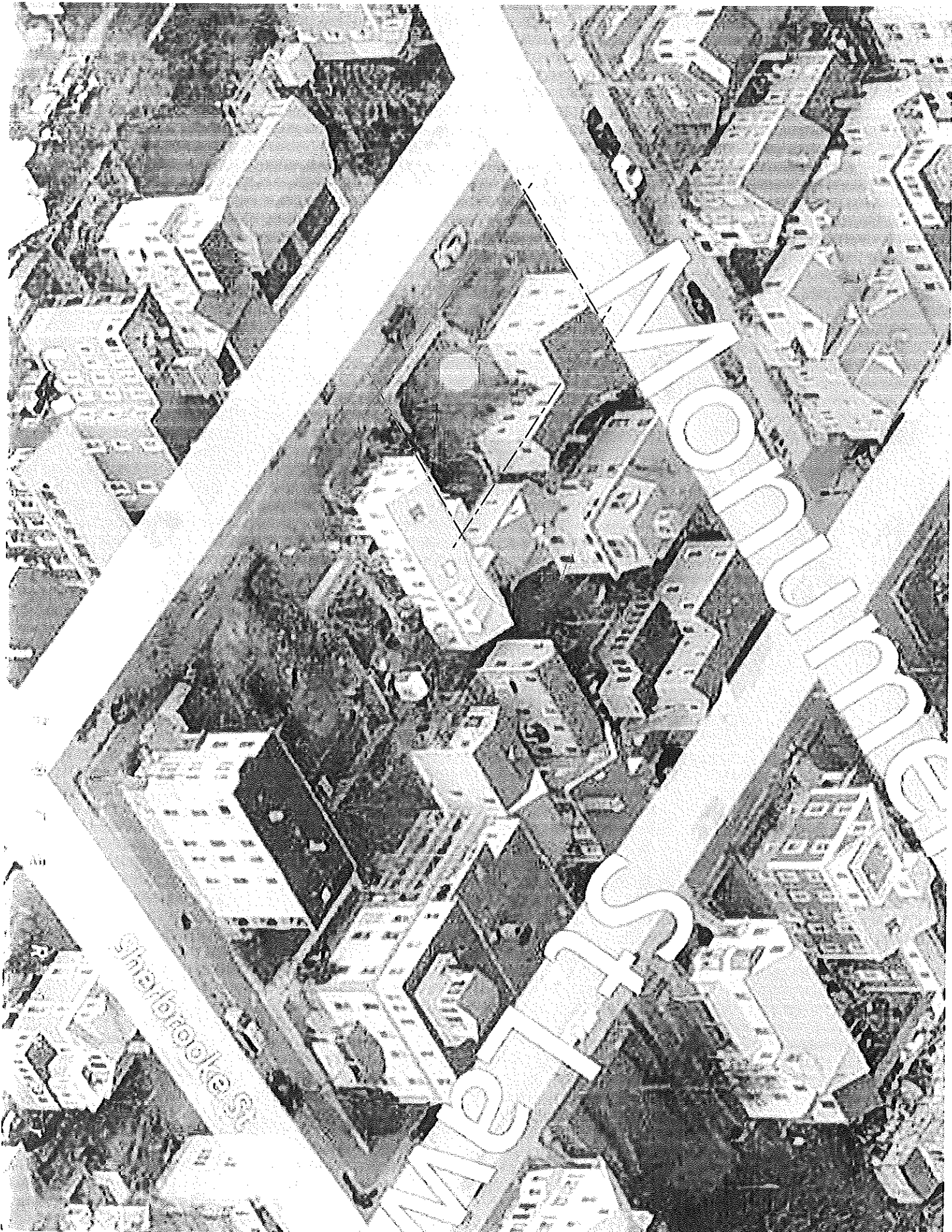
[View Sketch](#) [View Map](#) [View Picture](#)



**Sales Information:**

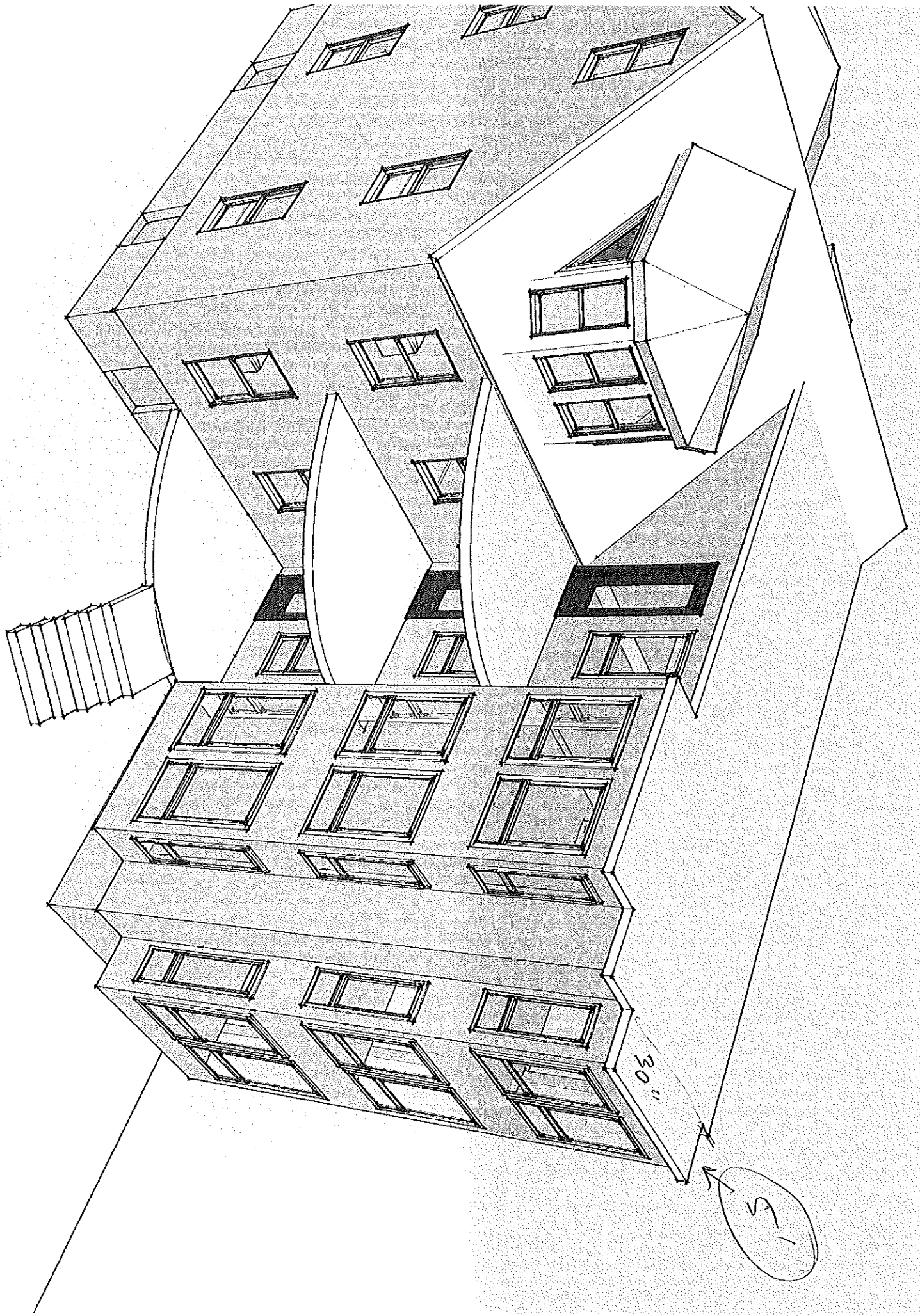
Sale Date	Type	Price	Book/Page
7/10/2013	LAND + BUILDING	\$0.00	30820/270
1/26/2007	LAND + BUILDING	\$0.00	/

[New Search!](#)



Shar/broekke St

N  
METIS  
Public



51

30''



Existing

