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Penny St. Louis - Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

September 19, 2011

Paul Buckley 4911 N.E. 24 Avenue Lighthouse Point, FL 33064

RE: 65-67 Monument Street – 17-A-005 – R-6 Zone

Dear Mr. Buckley,

I am in receipt of your request for a determination letter concerning 65-67 Monument Street. That property is located within an R-6 residential zone.

A research of our records reveals two different building permits listing the number of dwelling units for 65-67 Monument Street. In August of 1989 there is an approved building permit (#89-2495) for removing and erecting partitions and to change the sizes of 2 windows. The specific number of residential dwelling units stated on the building is three (3) dwelling units. More recently a building permit (#92-4291) was issued in November of 1992 for interior renovations and to repair after fire on the 3rd floor. Again, the specific number of residential dwelling units stated on the permit is three (3). There are no more current issued building permits on file.

Based upon this information in our building files, I can confirm that the legal status of 65-67 Monument Street is three (3) residential dwelling units. Please note that any change in the status of the number of residential dwelling units, will require a building permit prior to any change of use.

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

Naya Schmockel

Cc: Mr. Jack Fox, 25 Froswick Avenue, South Portland, ME 04106

File

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

Yan Wetter

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Land Use Type Property Location

Owner Information Book and Page

Legal Description

TAX ACCT NO.

LAND VALUE

TAX AMOUNT

BUILDING VALUE

017 A005001 TWO FAMILY

65 MONUMENT ST
BUCKLEY FRANCIS K TRUSTEE
1322 BRICKELL DR
FORT LAUDERDALE FL 33301
16496/036

\$4,910.02

17-A-5 MONUMENT ST 65-67 4150 SF 0.095

Current Assessed Valuation:

OWNER OF RECORD AS OF APRIL 2011 BUCKLEY FRANCIS K TRUSTEE 2752 \$92,900.00 \$175,700.00

1322 BRICKELL DR FORT LAUDERDALE FL 33301 NET TAXABLE - REAL ESTATE \$268,600.00

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or pmailed.

Building Information:

Card 1 of 1 1897 Style/Structure Type OLD STYLE # Stories 2 Bedrooms Full Baths 10 Total Rooms Attic FULL FINSH FULL Square Feet 3162

View Sketch View Map View Picture



Sales Information:

Book/Page Sale Date Price 7/5/2001 LAND + BUILDING \$10.00 16496/36 7/18/1988 LAND + BUILDING \$0.00 8391/244

New Search!

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002495	
PERMIT # TOWN OF Portland RIHI DING	PERMIT APPLICATION MAP # LOT#
Please fill out any part which applies to job. Proper plans must accompany form.	For Official Use Only
Owner: Francis K. Buckley: 7/2-9733 Malia	Date August 14, 1989 Subdivision: Yes / No
Address: c/o Joseph Malia 65 Monument St. Fortland, 04101	Inside Fire Limits
LOCATION OF CONSTRUCTION 65 Honument S.	Block
CONTRACTOR: SUBCONTRACTORS:	Estimated Cost 00000 15,000 Ownership AB 29 Pills
ADDRESS:	
	Ceiling: City Of Portland
Est. Construction Cost: 15,000 Type of Use: 3 apartments	1. Ceiling Joists Size:
Past Use: 3 spartments	2. Ceiling Strapping Size Specing .
Building Dimensions L W Sq. Ft. Stories Lot Size:	3. Type Ceilings: 4. Insulation Type Size
Is Proposed Use Seasonal Condominium Apartment	5. Ceiling Height:
ds per plan Conversion - Explain resoving and erecting partitions	Roof: 1. Truss or Rafter Size Span
Conversion - Explain removing and erecting partitions	2 Sheething Type
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE changiggsizes of	3. Roof Covering Type
Residential Buildings Only: # Of New Dwelling Units (2)	4. Other
	Type: Number of Fire Places
Foundation:	Heating: Type of Heat.
1. Type of Soil:	Type of Heat.
2. Footings Size: A Fortingstion Size:	Electrical: Service Entrance Size: Smoke Detector Required Yes No
	Plumbing:
5. Other	1. Approval of soil test if required 00.82s No
Floor:	2. No. of Tubs or Showers
1. Sills Size: Sills must be anchored.	3. No of Flushes 4. No. of Levatories
2 Girder Size	5. No. of Other Fixtures
3. Lally Column Spacing: [2:	Swimming Pools:
3. Lally Column Spacing: 4. Joists Size: Spacing 16" O.C. 5. Bridging Type: Size: Size:	1 Tours
5. Bridging Type: Size:	2. Pool Size: x Square Footage
6. Floor Sheathing Type: Size:	3. Must conform to National Electrical Code and State Law. Zoning:
	de I district ag es Broot France Regularated of Brovided
Exterior Walls:	Required Setbacks: Front Back Side Side
1. Studding Size Spacing	
Z. No. Windows	Zoning Board Approval: Yes No Date:
3. No. Doors	Zoning Board Approval: Yes No Date: Planning Eoard Approval: Yes No Date: Conditional Use: Variance Site Plan Subdivision
5 Kracing Voe No	Shore and Floodplain MgmtSpecial Exception
6. Corner Posts Size 7. Insulation Type Size 8. Sheathing Type Size	Other (Explain)
7. Insulation Type Size	Date Approved
8. Sheathing Type Size	UN WW 1 1 -00-01
9. Siding Type Weather Exposure	Permit Received By Latini
10. Masonry Materials 11. Metal Materials Interior Waller	I clime receited by
THER IOI WAIR.	Signatural Propries of State of Date 8/14/89
1. Studding Size Spacing Spacing	17 TOWN TOWN TOWN TOWN TOWN TOWN TOWN TOWN
2. Header Sizes Span(s)	STATE STATE OF STATE OF THE STA
3. Wall Covering Type	H State of the Manner of Date of 8 173/8
4. Fire Wall if required 5. Other Meterials	Inspection Dates
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Original Receipt

	9-14 20//	
Received from	Paul C Buckley	
Location of Work		
Cost of Construction	\$Building Fee:	
Permit Fee	\$ Site Fee:	
,	Certificate of Occupancy Fee:	
	Total: _/50	
Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)		
Other Zoning Determination		
CBL: 17-A-5		
Check #: 39/5	Total Collected \$ /50	
4		
No work is to be started until permit issued. Please keep original receipt for your records.		
Taken by:		
WHITE - Applicant's Co YELLOW - Office Copy	ру	

PINK - Permit Copy



Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Penny St. Louis - Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

September 19, 2011

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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

Wayn Schmock

Cc: Mr. Jack Fox, 25 Froswick Avenue, South Portland, ME 04106

File

OWNER OF RECORD AS OF APRIL 2011 BUCKLEY FRANCIS K TRUSTEE

1322 BRICKELL DR FORT LAUDERDALE FL 33301

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

Didn't Business

MART

tion limited

Land Use Type Property Location

Book and Page

TAX ACCT NO.

Legal Description

Owner Information

65 MONUMENT ST BUCKLEY FRANCIS K TRUSTEE 1322 BRICKELL OR FORT LAUDERDALE FL 33301 16496/036

017 A005001 TWO FAMILY

17-A-5 MONUMENT ST 65-67 4150 SF

Current Assessed Valuation:

0.095

\$92,900.00 \$175,700.00

BUILDING VALUE NET TAXABLE - REAL ESTATE \$268,600.00 \$4,910.02

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



Building Information:

Card 1 of 1 Year Built Style/Structure Type OLD STYLE Bedrooms 2 Full Baths 10 Total Rooms FULL FINSH Attic FULL 3162

Square Feet View Sketch

View Map View Picture



Sales Information:

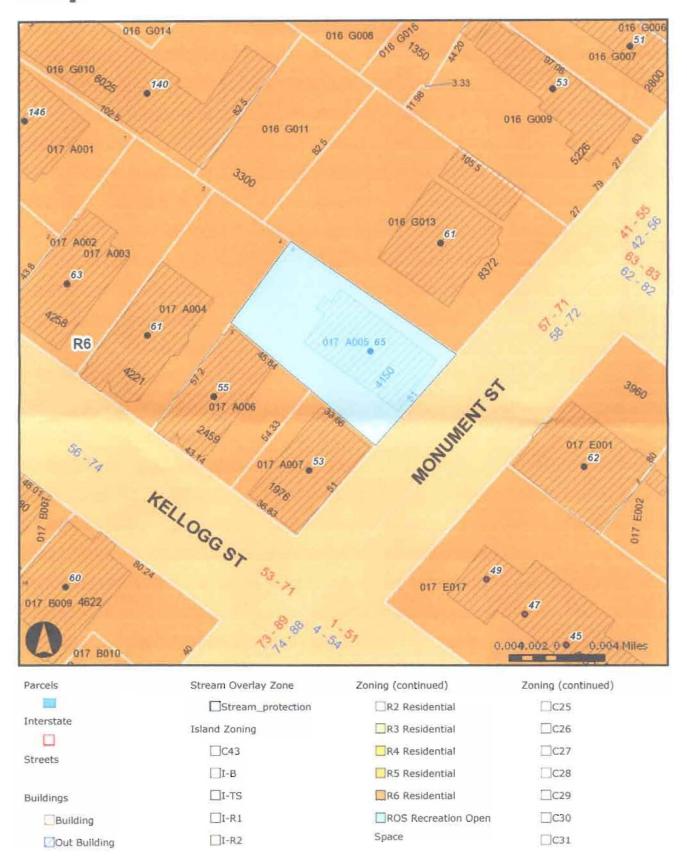
Sale Date LAND + BUILDING 7/5/2001 LAND + BUILDING 7/18/1988

Price \$10.00 Book/Page 16496/36 8391/244

New Search!

Page 1 of 2

Map



Please fill out any part which applies to job. Pr	roper plans must accompany form.	CATION Fee \$170 Zone		DERNAIT ISCHED
Owner: Francis K. Buckley				SEKIMIT 1990ED
ddress: 65 Monument St- Ptld,	ME 04101	For Official		
OCATION OF CONSTRUCTION 65 Monu	ment St 3rd floor	Inside Pire Limits	Name	NOV - 4 1997
Contractor: Owner Sul		Date 10/30/92 Inside Pire Limits Bldg Code Time Limit Estimated Cost 30,000	Ownership: 1	TV OF LPublic All
ddress:	Phone #	Fatimeted Cost 30,000	101	11 Ut -1 Private - City
st. Construction Cost: 30.000 Pro	prosed Use: 3-fam dwellg wing st Use: 3-fam	Zoning Street Frontage Provided: Provided Setbacks: Front Review Required: 7 Toning Pound Assemble Very No.		
of Existing Res. Units # of New Res		Provided Setbacks: Front	Back	SideSide
Building Dimensions LWTot		ZODING BORTU Approvat. 108 140_		
Stories:# Bedrooms		Planning Board Approval: YesNo Conditional Use: Variance	Date: Site Pla	n Subdivision
Is Proposed Use: Seasonal Condominium		Shoreland Zening Yes No	Floodplain Yes	No
Explain Conversion intr renov-re	epair after fire - 3rd fl	Special Exception Other (Explein)	42.0	Trial tests
Explain Conversion			11-0 -17	ONE PRESERVATIO
10.00		Ceiling:	11131	Not in District nor Landmark
oundation: 1. Type of Soil:		Ceiling Joists Size: Ceiling Strapping Size	Spacing V	Does not sentire review.
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4. Foundation Size:		5. Ceiling Height:	2.3.2	**********
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loor:		2 Sheething Type	Span_	Approved with Conduct
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2. Girder Size:	Sins must be allegated.	Chimneys:	Deta:	Pimener
2. Girder Size: 3. Lally Column Spacing:	Size:	Chimneys: Type: Number of Heatings	of Fire Places	till •:
4. Joists Size: 5. Bridging Type:	Spacing 16" O.C.	Licustity.		
5. Bridging Type:	Size:	Type of Heat:		- 10.9 10.4
6. Floor Sheathing Type:	Sue:	Electrical: Service Entrance Size:	Smake Detector	Required Yes No
7. Other Material:		Plumbing		677,59460
ixterior Walls:		1. Approval of soit test if required	Yes	No
	acing	2. No. of Tubs or Showers		77541158
2. No. windows		3. No. of Flushes PERMIT 4. No. of Lavatories WITH REC	TICOHEN	2006/00/00
3. No. Doors		4. No. of Lavatories WITH DEC	100021	-325-305
4. Header Sizes	Span(s)	5. No. of Other Futures	CHEMENT	E
5. Bracing: Yes No		Swimming Pools: 1. Type:		
6. Corner Posts Size 7. Insulation Type Siz	, CO	2. Pool Size : x	Square	Footage
8 Sheathing Type Siz	CSULATION OF THE PARTY OF THE P	3. Must conform to National Electrica	Code and State	
9. Siding Type	Weather Exposure			
10. Mas nry Materials	- CRIVINA	Permit Received By Louise E.		
11. Metal Materials	PLAEST	\sim \sim \sim	1/2 /	1/2 0-
nterior Walls:	"ITH.	Signature of Applicant	mun	WyDate 25, 18
8. Sheathing Type Siz 9. Siding Type 10. May nry Materials 11. Metal Materials nterior Walls: 1. Studding Size Sp 2. Header Size Sn	acing //	Signature of Applicant	and BA	1
z. Header Cizes Sp	alks)	CEO's District David K	. Buckley	, (
3. Wall Covering Type				12 JUNE
5. Other Materials		CONTINUED TO REVERSE SIDE		20.25
	White - Tax Assessor	Ivory Tag - CEO		10 to
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PERMIT # UD2435 TOWN	OF Portland BUILD	ING PERM	ит аррі	ICATION	MAP #	LOT	
Please fill out any part which applies to job. Pr	oper plans must accompany form.	1 ==			Official Use	1000	rossi engant
Owner: Francis K. Buckler:	172-9733 Malia	Da	te Aug	met 16 1080	9 Subdivis	sion: Yes / Xa	
Address; c/o Joseph Malia 65 Mor		1 Int	side Fire Limits, dg Code			PERMIT	ISSUED
LOCATION OF CONSTRUCTION 65 Month	ment St.	- Es	me Limittimated Cost	morning the last		Expiration;	e pliffs
CONTRACTOR: Scif SUI	RCONTRACTORS:	V.	e_\$25_00				Private
ADDRESS:		_	, , , , , , ,			City Of	Portland
Est. Construction Cost: 15,000 Typ	e of Use; 3 apartments	— Ceili		Joists Size:	- William	A MESSIE	Billion Journal
Past Use: 3 spartments		_			Specing_	THE PERSON	100
Building Dimensions LW Sq. Ft	Stories:Lot Size:	_	4. Insulat	ion Type		Size	black a sea
Is Proposed Use: Seasonal Con		Roof:	:	Height:		A STATE OF THE STA	180-7-280
Conversion - Explain removing and	eracting partitions		1. Truss o	r Rafter Size		Span	
COMPLETE ONLY IF THE NUMBER OF UNITS	WILL CHANGE changingsize:	s of	3. Roof Co	vering Type		Carry Land	900 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Residential Buildings Only: # Of Dwelling Units # Of New Dwelling	windows (2)		neys:			CHOOSE OF RE	Mile velet
Foundation:			Type:		Number of Fire Pla	.ces	-
1 Time of Sail-			Type of H	eat	:	1 0000	深小人 撰
2. Set Backs - Front Rea 3. Footings Size	rSidc(s)	Elect			Smoke De		Yes No
4. Foundation Size:			bing:			72	100 To 10
5. Other			2. No. of T	al of soil test if rec lubs or Showers_		- John College College	No
Floor: 1. Sills Size:	Citia mused be a selected		3. No. of F	lushes		Transmission	Miles State
2. Girder Size: 3. Lelly Column Spacing:	Sitts tildst be abclibited.		5. No. of (ther Fixtures		and the second	
3. Lally Column Spacing: 4. Joists Size:	Spacing 16" O.C.	Swin	aming Pools: 1. Type:			AND SALES	
5. Bridging Type:	Size:		2 Pool Si	ze:	x	Square Footage_	
6. Floor Sheathing Type: 7. Other Material:	Size:	Zoni			l Electrical Code and		9
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2. No. windows 3. No. Doors			Zoning Bo	eard Approval: Yes	sNo VesNo Variance	Date:	
4. Header Sizes	Span(s)		Condition	al Use:	Variance	Site Plan	Subdivision
5. Bracing: Yes No. 6. Corner Posts Size				Floodplain Mgmt (Explain)	ESpecial E	xoeption	
6. Corner Posts Size 7. Insulation Type Size		- 0	Date App	roved WK	HOX	S 8-	22-89
8. Sheathing Type Size 9. Siding Type	Weather Exposure			713		E LESTVA	1
10. Masonry Materials		Perm		By Latini		A CONTRACTOR	
Interior Walls:		Sign	and Untropo	licant	1. 14 Beach	Pla, Date	3/14/89
1. Studding Size Spa	cing DF.I	SMIT	TEB	14.1 11	O Home	Il Len	10/00/1
11. Metal Materials Interior Walls: Spa 1. Studding Size Spa 2. Header Sizes Spa 3. Wall Covering Type	u(s)	HTH	ature of Chi	Talke.	C. France	Date_	1/14
4. Fire Wall if required 5. Other Meterials		1 4 4	ection Dates		6	1	
August 14, 1989	White-Tax Assesor	Yellow-GPC	OG , , , ,	White Tag -CE	40 Inth	2 Spyright A	PCOQ1582
Single Control of the		1000		The Later	Landing Comment	Contract of the Contract of th	THE STATE OF
				100	1.49	Acres described to the control of th	

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Original Receipt

	9-14 20//	
Received from	Paul C Buckley	
Location of Work	· : <u>· · · · · · · · · · · · · · · · · ·</u>	
	¢. *	
Cost of Construction	\$ Building Fee:	
Permit Fee	\$ Site Fee:	
	Certificate of Occupancy Fee:	
	Total: 150	
Building (IL) Plumbing (IS) Electrical (I2) Site Plan (U2) Other Roning Determination CBL: 17-A-5		
Check #:_39/5	Total Collected s 150	
No work is to be started until permit issued. Please keep original receipt for your records. Taken by:		
WHITE - Applicant's Co YELLOW - Office Copy	ору	

PINK - Permit Copy

September 9, 2011 4911 N.E. 24 Ave. Lighthouse Point, FL 33064

Ms. Marge Schmuckal Zoning Administrator City of Portland 389 Congress Street Portland, ME 04101

RE: 17-A-5 Monument Street 65-67 4150 SF

Dear Ms. Schmuckal:

It was a pleasure meeting with you the other day to discuss my family's property at 65 Monument Street. The property owner is actually the Francis K. Buckley Revocable Trust. I am one of the Trustees.

As we discussed, I would appreciate your providing written confirmation that the building is legally zoned by the City for use as a three-unit family dwelling. I have enclosed a check for \$150.00 for the research and confirmation. I have also enclosed stamped envelopes addressed to me and to our realtor, Mr. Jack Fox, for your convenience.

Thank you for all your time and help in clarifying this matter. Please feel free to call me at 954-651-4975 should you have any questions.

SEP 1 3 2011

DEPT. OF BUILDING INSPECTION Paul Buckley

Paul Buckley

Very truly,

cc: Mr. Jack Fox

Local people... JACK Fox
...Local knowledge Broker

FOX REALTY GROUP

25 Froswick Avenue • South Portland, ME 04106
Email ifox@maine.rr.com

Tel. 207 774-7910 • Fax 207 879-4045 Cell: 207 232-9875