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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

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

9/6/11

R-6
will ask for a
determination letter on
the use

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

Maps

Tax Relief

Tax Help

Q & A

browse city services a-z

browse facts and data a-z

CBL 017 A005001
Land Use Type TWO FAMILY
Property Location 65 MONUMENT ST
Owner Information BUCKLEY FRANCIS K TRUSTEE
1322 BRICKELL DR
FORT LAUDERDALE FL 33301
Book and Page 16496/036
Legal Description 17-A-5
MONUMENT ST 65-67
4150 SF
Acres 0.095

Current Assessed Valuation:

TAX ACCT NO.	2752	OWNER OF RECORD AS OF APRIL 2011 BUCKLEY FRANCIS K TRUSTEE
LAND VALUE	\$92,900.00	1322 BRICKELL DR
BUILDING VALUE	\$175,700.00	FORT LAUDERDALE FL 33301
NET TAXABLE - REAL ESTATE	\$268,600.00	
TAX AMOUNT	\$4,910.02	

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

Building Information:



Best viewed in Explorer 6.0 or Internet Explorer

Card 1 of 1
Year Built 1897
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 2
Total Rooms 10
Attic FULL FINSH
Basement FULL
Square Feet 3162

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



Sales Information:

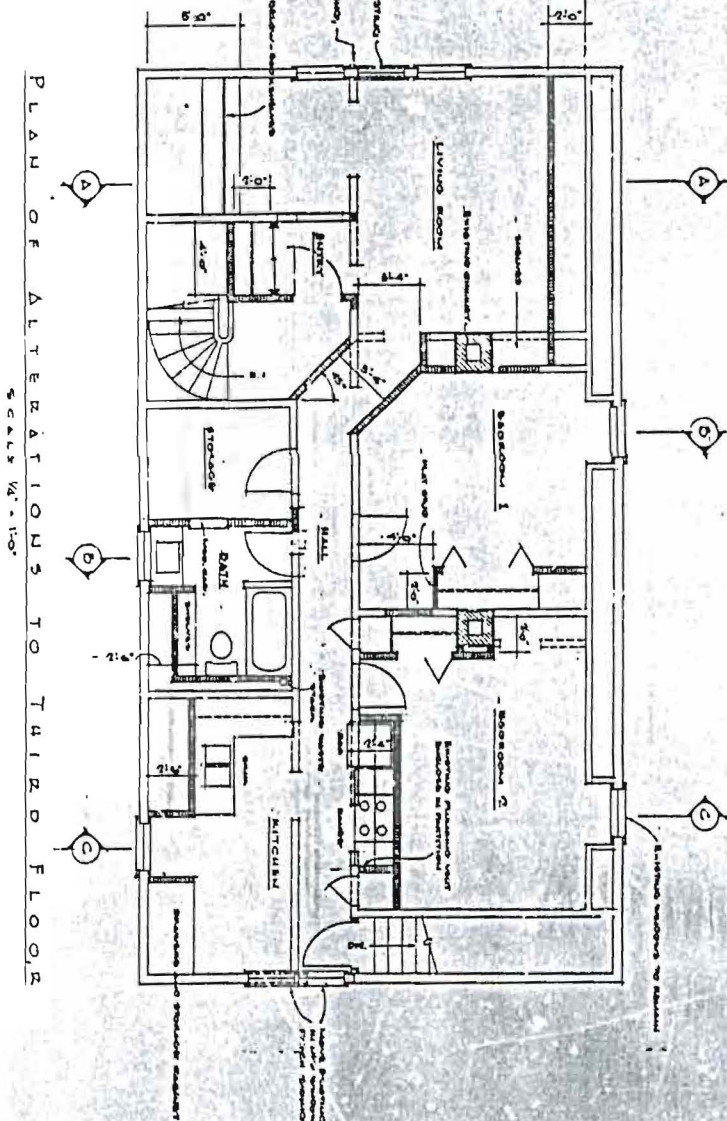
Sale Date	Type	Price	Book/Page
7/5/2001	LAND + BUILDING	\$10.00	16496/36
7/18/1988	LAND + BUILDING	\$0.00	8391/244

[New Search!](#)



45 WASHINGTON STREET
PORTLAND, MAINE

EXISTING PARTITIONS TO REMAIN
 EXISTING PARTITIONS TO BE REMOVED
 NEW PARTITIONS



PLAN OF ALTERATIONS TO THIRD FLOOR
 SCALE 1/4" = 1'-0"

COOPER AND GARDNER - ARCHITECTS
 PORTLAND, MAINE
 C-7507 DEPT. OF PERMITS NO. 778 ONE

WASCO SURVEY NO. 13 2002
 SHEET ONE OF TWO

RECEIVED

OCT 3 0 1992

DEPT. OF BUILDINGS AND PERMITS
 CITY OF PORTLAND

PERMIT # 002495 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Mail permit to (use Malia name)
 Owner: Francis V. Buckley 772-9733 Malia

Address: c/o Joseph Malia 65 Monument St. Portland, 04101

LOCATION OF CONSTRUCTION 65 Monument St.

CONTRACTOR: Self SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 15,000 Type of Use: 3 apartments

Past Use: 3 apartments

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: removing and erecting partitions

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE changing sizes of windows (2)

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

- Foundation:**
1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

- Floor:**
1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

- Exterior Walls:**
1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

- Interior Walls:**
1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date August 14, 1989 Subdivision: Yes / No _____

Inside Fire Limits _____ Block _____

Bldg Code _____ Permit Expiration: _____

Time Limit _____ Ownership: Private

Estimated Cost: 00,000 15,000

Value/Structure _____

Fee \$95.00

PERMIT ISSUED
 City Of Portland

- Ceiling:**
1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

- Roof:**
1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

Chimneys: Type: _____ Number of Fire Places _____

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

- Plumbing:**
1. Approval of soil test if required 00.82 No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes: _____
 4. No. of Levatories _____
 5. No. of Other Fixtures _____

- Swimming Pools:**
1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning: D-6 District as Shown on Map _____ Required of _____

Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved 8-22-89

Permit Received By Latini

PERMIT ISSUED WITH LETTER

Signature of Applicant Francis V. Buckley Date 8/14/89

Signature of CEO _____ Date _____

Inspection Dates _____



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9-14 2011

Received from Paul C Buckley

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (IL) _____ Plumbing (15) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Zoning Determination

CBL: 17-A-5

Check #: 3915 Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
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

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

Parcel ID: 017 A005001 Portland, Maine 04101 800-111-207 974-8100

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.

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Split
- Q & A

Browse City Services & T

Browse Facts and Links >



See a map of Portland, ME

Current Owner Information:

CBL 017 A005001
Land Use Type TWO FAMILY
Property Location 65 MONUMENT ST.
Owner Information BUCKLEY FRANCIS K TRUSTEE
 1322 BRICKELL DR
 FORT LAUDERDALE FL 33301
Book and Page 16496/036
Legal Description 17-A-5
 MONUMENT ST 65-67
 4150 SF
Acres 0.095

9/6/11
 R-6
 Will ask for a determination letter on the use

Current Assessed Valuation:

TAX ACCT NO.	2752	OWNER OF RECORD AS OF APRIL 2011 BUCKLEY FRANCIS K TRUSTEE
LAND VALUE	\$92,900.00	1322 BRICKELL DR
BUILDING VALUE	\$175,700.00	FORT LAUDERDALE FL 33301
NET TAXABLE - REAL ESTATE	\$268,600.00	
TAX AMOUNT	\$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 1897
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 2
Total Rooms 10
Attic FULL FINSH
Basement FULL
Square Feet 3162

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

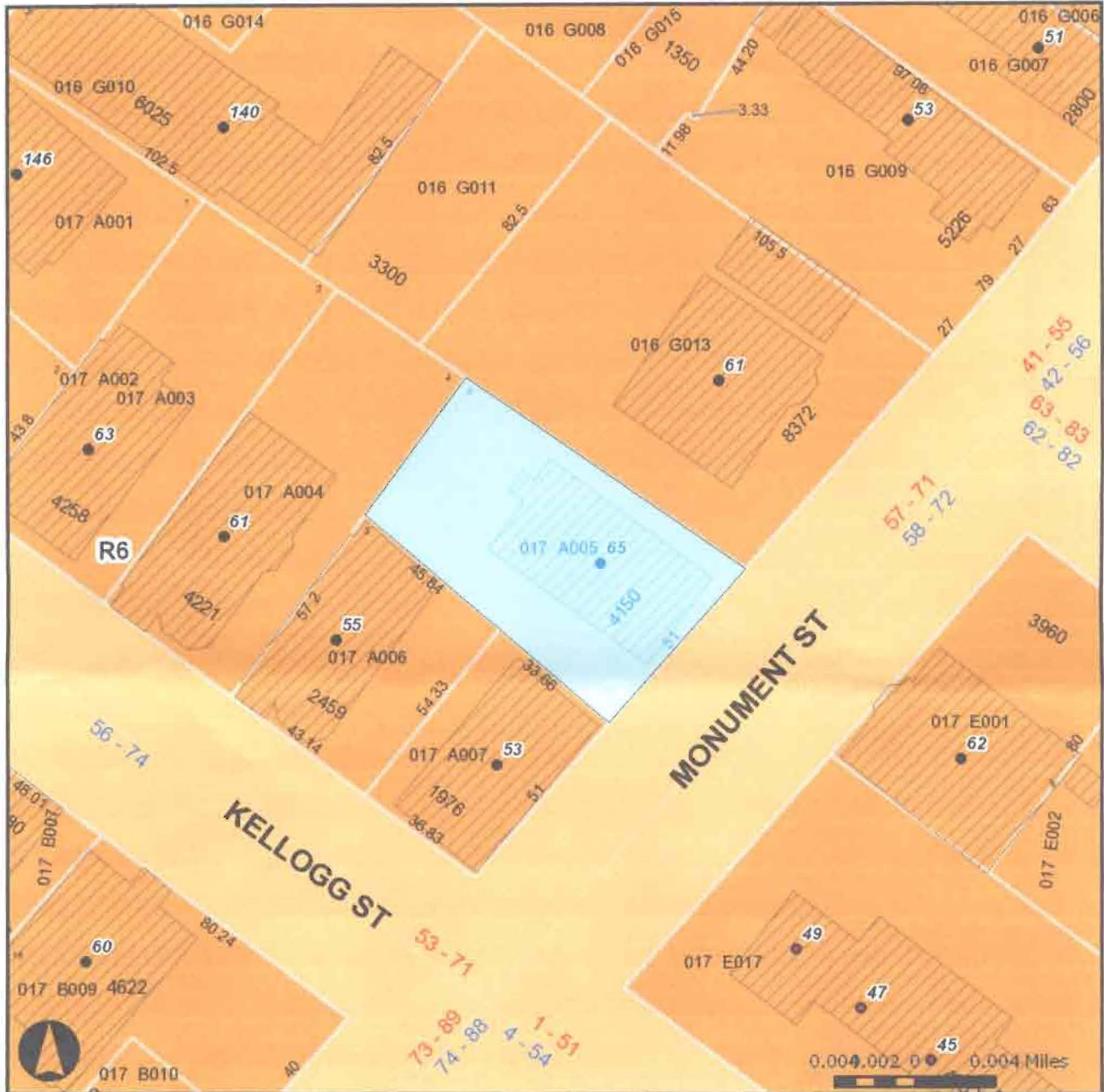


Sales Information:

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

[New Search!](#)

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
	<input type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
Interstate	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
Streets	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
Buildings	<input type="checkbox"/> I-TS	<input type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
<input type="checkbox"/> Building	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open Space	<input type="checkbox"/> C30
<input type="checkbox"/> Out Building	<input type="checkbox"/> I-R2		<input type="checkbox"/> C31

924291

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$170 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Francis K. Buckley Phone # 800-683-0322

Address: 65 Monument St- Pld, ME 04101

LOCATION OF CONSTRUCTION 65 Monument St. - 3rd floor

Contractor: owner Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: 30,000 Proposed Use: 3-fam dwellg w intr renov

Past Use: 3-fam

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion intr renov- repair after fire - 3rd fl

Foundation:

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size: _____
- 4. Foundation Size: _____
- 5. Other _____

Floor:

- 1. Sills Size: _____ Sills must be anchored.
- 2. Girder Size: _____
- 3. Lally Column Spacing: _____ Size: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 5. Bridging Type: _____ Size: _____
- 6. Floor Sheathing Type: _____ Size: _____
- 7. Other Material: _____

Exterior Walls:

- 1. Studding Size _____ Spacing _____
- 2. No. windows _____
- 3. No. Doors _____
- 4. Header Sizes _____ Span(s) _____
- 5. Bracing: Yes _____ No _____
- 6. Corner Posts Size _____
- 7. Insulation Type _____ Size _____
- 8. Sheathing Type _____ Size _____
- 9. Siding Type _____ Weather Exposure _____
- 10. Mas nry Materials _____
- 11. Metal Materials _____

Interior Walls:

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

White - Tax Assessor

PERMIT ISSUED WITH REQUIREMENTS

For Official Use Only

Date 10/30/92 Subdivision: _____
 Inside Fire Limits _____ Name NOV - 4 1992
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: CITY OF PORTLAND
 Estimated Cost: 30,000 Public _____ Private _____

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other WOI (Explain) _____

Ceiling:

- 1. Ceiling Joists Size: _____ Not in District nor Landmark.
- 2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
- 3. Type Ceilings: _____
- 4. Insulation Type _____ Size: Requires Review.
- 5. Ceiling Height: _____

Roof:

- 1. Truss or Rafter Size _____ Action: Approved
- 2. Sheathing Type _____ Span: Approved with Conditions.
- 3. Roof Covering Type _____ Size: Dealed.

Chimneys: Type: _____ Number of Fire Places _____
 Date: 11-2-92
 Signature: PL Meyer

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- 1. Approval of soil test if required Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

- 1. Type: _____
- 2. Pool Size: _____ x _____ Square Footage _____
- 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant David K. Buckley Date 10/30, 1992

CEO's District _____ David K. Buckley

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PERMIT ISSUED

HISTORIC PRESERVATION

PERMIT ISSUED WITH REQUIREMENTS

PERMIT # 002495 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Mail permit to (use Malia name)
 Owner: Francis K. Buckley 772-9733 Malia

Address: c/o Joseph Malia 65 Monument St. Portland, 04101

LOCATION OF CONSTRUCTION 65 Monument St.

CONTRACTOR: Self SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 15,000 Type of Use: 3 apartments

Past Use: 3 apartments

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: removing and erecting partitions

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE changing sizes of windows (2)

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date: August 14, 1989 Subdivision: Yes / No _____

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost: 00,000 15,000

Value/Structure _____

Fee: \$25.00

Block _____

Permit Expiration: AUG 27 1989

Ownership: _____ Private _____

PERMIT ISSUED

City Of Portland

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required 00.82 No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District: D-6 Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other (Explain) _____
 Date Approved: WDH 8-22-89

Permit Received By Latini

PERMIT ISSUED WITH LETTER

Signature of Applicant: Francis K. Buckley Date: 8/14/89
 Signature of Official: _____ Date: _____

Inspection Dates _____



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9-14 20 11

Received from Paul C Buckley

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Zoning Determination

CBL: 17-A-5

Check #: 3915 Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
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.

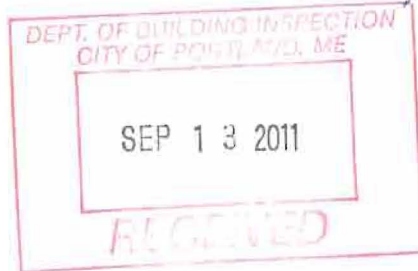
Thank you for all your time and help in clarifying this matter. Please feel free to call me at 954-651-4975 should you have any questions.

Very truly,



Paul Buckley

cc: Mr. Jack Fox



Local people...
...Local knowledge

JACK FOX
Broker

FOX REALTY GROUP

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

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