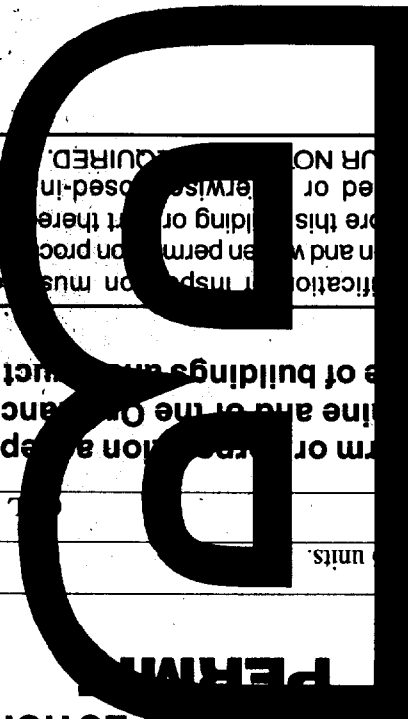


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

This is to certify that Ashley James /n/a

has permission to Change of Use from 2 units

At 59 Myrtle St

026 K002001

PERMIT DENIED

Permit Number: 031519

provided that the person or persons from or for whom a permit is issued shall comply with all the provisions of the Statutes of the City of Portland and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Information on museum and when permit is procured before this building or structure is occupied or otherwise used in that manner NO OTHER APPROVALS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. PERMIT DENIED

PERMIT DENIED



CITY OF PORTLAND

January 21, 2004

James Ashe
59 Myrtle Street
Portland, ME 04101

RE: 59 Myrtle Street – 026-K-002 – R-6 Residential Zone - permit application #03-1519

Dear James,

I am in receipt of your permit application to change the use of this property from two dwelling units to three dwelling units. Your permit is denied because your proposal does not meet the requirements of the R-6 residential zone.

Section 14-139 of the R-6 zone requires 1,000 square feet of land area per dwelling unit, or a minimum of 3,000 square feet of total land area. Your lot per the Assessor's records show a lot size of 2,381 square feet.

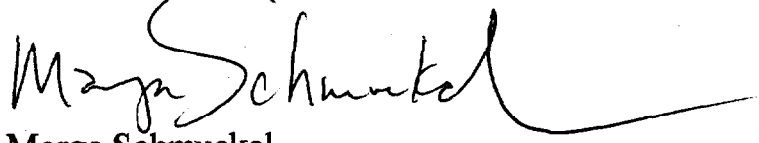
Section 14-136 requires minimum sizes for a newly created dwelling units. Your submitted plans are not shown to be to scale, so I can not determine whether you would be meeting this requirement. That same section states that no existing unit be reduced to less than 1,000 square feet in size. Again, your submitted plans are not shown to be to scale, so I can not determine whether you would be meeting this requirement.

If you were to gain approvals for an additional unit, the site plan section of the ordinance, requires a site plan review. You would also be required to show leases to the adjoining parking spaces that you say are available to you.

As stated above, your permit is denied. You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork and fees that are required to file an appeal. Please be aware that variances, even a practical difficulty variance, are very difficult to have granted by the Zoning Board of Appeals.

I have also researched our microfiche files relating to past uses on this property. Our files show consistently that this property has always been considered a two dwelling unit building. The repair after fire permit in 1996 clearly shows that the only use permitted on this property was and is a two family dwelling unit building. I see no record that this building has been a legal three family.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: file:

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1519	Issue Date:	PERMIT DENIED	CBL: 026 K002001
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Location of Construction: 59 Myrtle St	Owner Name: Ashley James	Owner Address: 59 Myrtle St	Phone:
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R6

Past Use: 2 Unit / Prior 3 unit	Proposed Use: Change of Use from 2 units to 3 units. This location was a 3 unit before, then there was a fire and changed to 2 units, now back to 3 units. Prior permit # 031267.	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 1
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Proposed Project Description: Change of Use from 2 units to 3 units. <i>Denied</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
	Signature:	Signature:

Permit Taken By: gg	Date Applied For: 12/15/2003	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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PERMIT DENIED

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

PERMIT DENIED

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

January 2, 2004

James Ashy
59 Myrtle Street
Portland, ME 04101

RE: 59 Myrtle Street building permit application

CBL: 026 K002

Dear Mr. Ashy:

I have made several attempts to reach you by telephone, but have not been successful.

Please note that your building permit application to change the use of the above-referenced property from a 2 unit to a 3 unit is incomplete. In order to process your application, we need the following documentation to be provided by you:

- Existing and proposed floor plans for all floors, showing stairways, hallways, doorways, windows, as well as room layout.
- Complete construction detail for creation of the 3rd unit, including window sizes, and any new stair detail
- Plot plan showing existing structures, lot lines, and parking space location and size

Once we have this information we can begin processing your application. Please feel free to contact me with any questions, or if I can be of any further assistance.

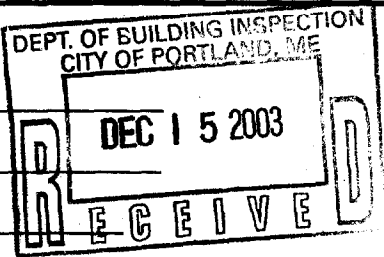
Sincerely,

Karen Dunfey
Inspections Office Manager
207-874-8701

PERMIT
DENIED

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>59 Myrtle St</u>		
Total Square Footage of Proposed Structure <u>2920</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>26</u> Block# <u>K</u> Lot# <u>2</u>	Owner: <u>Call</u> <u>JAMES W. ASHEY</u>	Telephone: <u>772-1789</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>30</u> Fee: \$ <u>75</u> <u>105.00</u>
Current use: <u>2 Family</u>		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use: <u>3 Family</u> Project description: <u>Change of use, already have permits</u>		
Contractor's name, address & telephone: <u>for building 031267</u>		
Who should we contact when the permit is ready: <u>Nothing has changed. This</u>		
Mailing address: <u>was a 3 unit before, then there was a S.P. changed to 2 units & now back to 3 units</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-1789</u> <u>773-9448 x 10</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

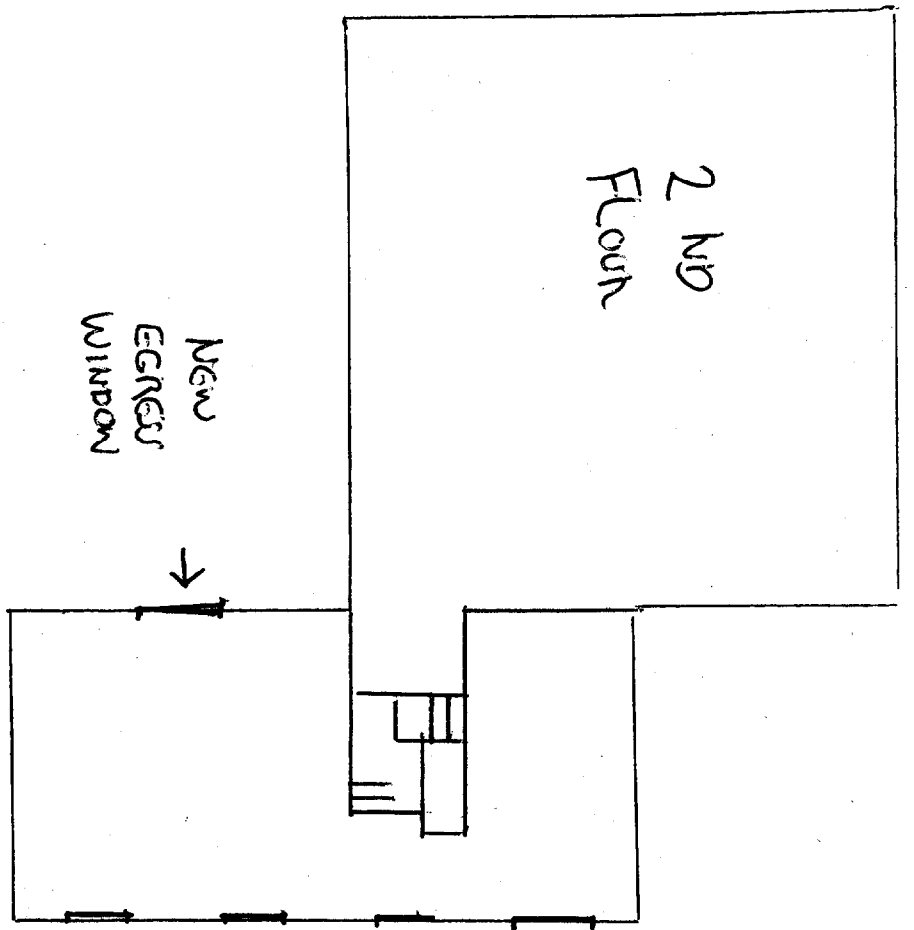
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>James W. Ashby</u>	Date: <u>12/12/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

JAMES ASHEY
59 MYRTLE ST

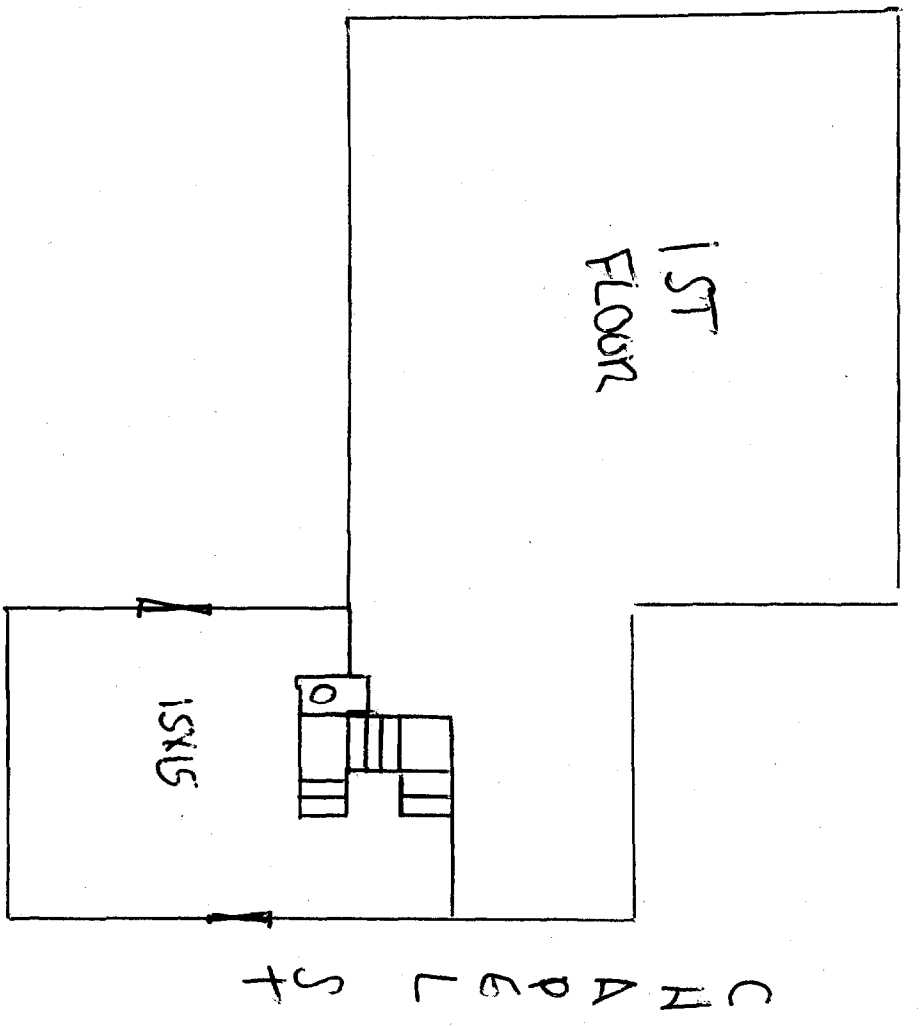
CARPEL ST



MYRTLE ST

Remodel upstairs Two Rooms
Remove all plaster, Land boards
New Window, Remove base molding
Remodel wall, Ceiling, Floor, All new
Electrical & Heating

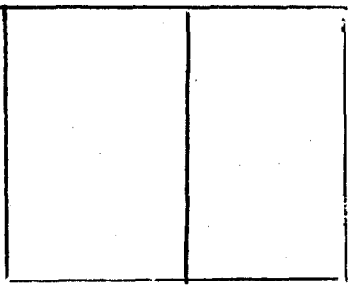
James Ashby
59 Myrtle St



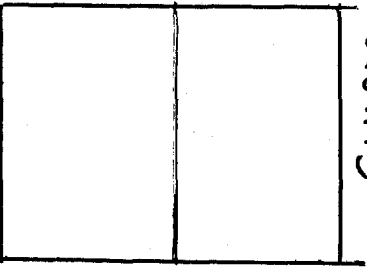
Remodel downstairs Room
Remove all plaster, Land boards
New replacement windows, Remove
to bane studding. Remodel wall, Ceiling,
Floor. All new electrical & heating

59 MYRTLE ST PORTLAND, ME

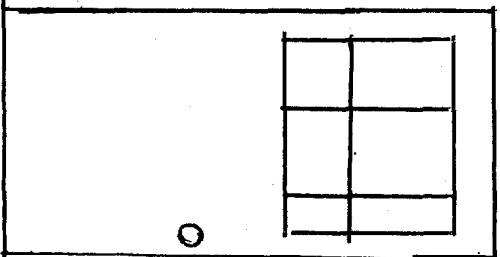
28'x45"



28'x45"



BEDROOM
WINDOW TO BE
CHANGED TO A EGGER



FRONT IN YARD ON
MYRTLE ST.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1267	Date Applied For: 10/08/2003	CBL: 026 K002001
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Location of Construction: 59 Myrtle St	Owner Name: Ashley James	Owner Address: 59 Myrtle St	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two unit w/ one window size changed	Proposed Project Description: change one window size
---	--

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/20/2003

Note: **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/20/2003

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing or heating work.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

12/3/03-gg: Mailed permit to James Ashley. /gg

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

Card Number	1 of 1
Parcel ID	026 K002001
Location	59 MYRTLE ST
Land Use	TWO FAMILY
Owner Address	ASHEY JAMES 59 MYRTLE ST PORTLAND ME 04101

Book/Page	17719/173
Legal	26-K-2 MYRTLE ST 57-59 CHAPEL ST 58-60 2381 SF

Valuation Information

Land	Building	Total
\$24,570	\$77,600	\$102,170

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1874	old style	2	2920	0.055	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
6	2		11	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/2002	LAND + BLDING	\$55,000	17719-173
02/28/2001	LAND + BLDING	\$21,000	16060-238
02/28/2001	LAND + BLDING	\$21,000	16060-236
02/28/2001	LAND + BLDING	\$21,000	16060-234
02/28/2001	LAND + BLDING	\$105,000	16060-232

Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

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

