



Planning & Urban Development Department

Jeff Levine, AICP, Director
Ann Machado, Acting Zoning Administrator

April 9, 2015

East Danforth, LLC
c/o Leete & Lemieux, P.A.
100 Middle Street
95 Exchange Street, 4th Floor
Portland, ME 04104

Hawley Strait, Esq.
Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Re: 65-67 (69) Danforth Street – 040-A-022 & 023 – the "Property" - R-6 Residential Zone

To Whom It May Concern:

The property is located within a R-6 Residential Zone. It is not located within a Historic Overlay Zone. Our records show a permit issued in September of 1964 giving the use as a six family apartment house. Permit #73-01196 issued in October of 1973 changed the use of the left side of the building from three apartments to a real estate office on the first floor and one apartment each on the second and third floors. This is the most recent permit on file. From this research, I have determined the legal use of the building is five dwelling units (three on the right side and two on the left side) and one real estate office. Multi-family dwellings are a permitted use in the R-6 Residential Zone. Professional offices are a conditional use in the R-6 Residential Zone. The existing uses are permitted uses in the R-6 Residential Zone.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

Ann B. Machado
Acting Zoning Administrator
City of Portland
amachado@portlandmaine.gov

67/69
5 dwellings (3 on R, 2 on L)
1 office
Need to add
unit: 67-4
need to change
use of 67-1
to residential

67-4
67-3
67-2
67-1
67-3
67-2
67-1

67-69 Danforth
Proof of 7 units

NOTICE OF HOUSING CONDITIONS

DU 7

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448
Linn Inc. c/o Ms. Dorothy DeCosta
19 Madockawanda Landing
Falmouth Foreside, Maine 04105

Ch.-Bl.-Lot: 40-A-22
Location: 67-69 Danforth Street
Project: NCP-West End
Issued: 10-6-77
Expired: 1-6-78

Dear Ms. DeCosta:

An examination was made of the premises at 67-69 Danforth Street, Portland, Maine, by Housing Inspector M. Leary. Violations of Municipal Codes relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before January 6, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr. Director
Neighborhood Conservation

Inspector

M. Leary
M. Leary

By

Lyle D. Noves
Lyle D. Noves
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" - Section(s)

1. THIRD FLOOR LEFT FRONT HALL - ceiling - repair or replace the broken plaster. 3-b
- *2. THIRD FLOOR LEFT FRONT HALL - ceiling - remedy the leaking conditions. 3-b
- Second Floor - left
3. FRONT BEDROOM - windows - make the combination windows weathertight and watertight. 3-c
- Fourth Floor
4. KITCHEN - door - replace missing door knobs, 3-b
- *5. RIGHT REAR BEDROOM - ceiling - repair the hanging and loose light fixture. 8-a
- *6. LEFT FRONT AND RIGHT REAR BEDROOM - walls - repair or replace broken plaster. 3-b
- *7. LEFT FRONT BEDROOM - ceiling - repair or replace the broken plaster. 3-b
8. LEFT FRONT BEDROOM - window - replace missing counter balance cords allowing window sash to remain elevated when opened. 3-c

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, tel. 775-5451 - to determine if any of the items listed above require a building or alteration permit.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspections Services Division
Tel. 775-5451 - Ext. 311 - 318 319

F. G. H. Realty Corporation
25 Jackson Street
Portland, Maine 04103

DU 7

CH. 40 BLK. A LOT 22/23

PROJECT: NCP-WE

ISSUED: June 14, 1984

EXPIRES: AUGUST 14, 1984

LOCATION: 67-69 Danforth St.

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 67-69 Danforth Street by Code Enforcement Officer Kevin Carroll. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

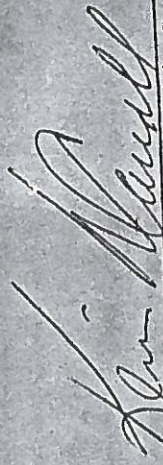
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 14, 1984. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code standards.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
Samuel Hoffes,
Chief of Inspection Services


Code Enforcement Officer - Kevin Carroll (2)

Attachments:

jmr

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

Current Owner Information:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL 040 A022001
Land Use Type FIVE TO TEN FAMILY
Verify legal use with Inspections Division
Property Location 67 DANFORTH ST
Owner Information EAST DANFORTH LLC
104 GRANT ST
PORTLAND ME 04102
Book and Page 20553/266
Legal Description 40-A-22-23
DANFORTH ST 65-67
7183 SF
Acres 0.1649

Current Assessed Valuation:

TAX ACCT NO.	6102	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$165,900.00	EAST DANFORTH LLC
BUILDING VALUE	\$145,400.00	
NET TAXABLE - REAL ESTATE	\$311,300.00	104 GRANT ST PORTLAND ME 04102
TAX AMOUNT	\$6,226.00	

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

Building Information:

Building 1

Year Built	1900
Style/Structure Type	APARTMENT - GARDEN
# Units	7
Square Feet	8694

[View Sketch](#)

[View Map](#)

[View Picture](#)

Exterior/Interior Information:

Building 1

Levels	B1/B1
Size	2088
Use	SUPPORT AREA
Height	8
Heating	NONE
A/C	NONE