

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 051423

This is to certify that East Danforth Llc /Owner  
has permission to legalization of one unit in a two unit residence  
AT 63 Danforth St L 040 A024001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

Notification of inspection must be given and written permission procured before this building or part thereof is laid out or otherwise altered-in. NO OTHER NOTICES REQUIRED.

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

## OTHER REQUIRED APPROVALS

Fire Dept. Craig Carr 10-27-05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Alfred J. Gagnier*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 63 Rear Danforth St

CBL 040 A024001

Issued to East Danforth Llc /Owner

Date of Issue 11/01/2005

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-1423, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Structure

APPROVED OCCUPANCY

R2 Structure /Three family structure

**Limiting Conditions:**

This permit does not certify building code compliance, simply recognizes and existing land use.

**This certificate supersedes  
certificate issued**

**Approved:**

.....  
(Date)

*Inspector*

.....  
*Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1423	Issue Date:	CBL: 040 A024001
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Location of Construction: 63 Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone: 761-0832
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R6

Past Use: three unit residence; one unit not legal	Proposed Use: legalization of one unit in a three unit residence  252-0336	Permit Fee: \$375.00	Cost of Work: \$300.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  with conditions	INSPECTION: Use Group: R2 Type: 30  Signature: [Signature]	

Proposed Project Description: legalization of one unit in a three unit residence  Dylan	Signature: Greg [Signature]	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: jharris	Date Applied For: 09/22/2005	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: 10/26/05	<b>Zoning Appeal</b> <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: 10/26/05	<b>Historic Preservation</b> <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: 10/31/05
	<b>CERTIFICATION</b> 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.		

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

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CBL:
05-1423	09/22/2005	040 A024001

Location of Construction: 63 Rear Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone: ( ) 761-0832
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: legalization of one unit in a three unit residence	Proposed Project Description: legalization of one unit in a three unit residence
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/26/2005**Note:** 10/11/05: Gayle sent out notices**Ok to Issue:** ☒

10/19/05 received approved sign off from Housing

10/20/05 received approved sign off from Fire

Dormer permit under #05-1006

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/01/2005**Note:****Ok to Issue:** ☒

- 1) This permit does not certify building code compliance, simply recognizes and existing land use.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 10/27/2005**Note:****Ok to Issue:** ☒

- 1) Entire building to comply with NFPA 101  
Or Provide 2 hour fire separation

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b>	<b>Date Applied For:</b>	<b>CBL:</b>
05-1423	09/22/2005	040 A02.

<b>Location of Construction:</b> 63 Rear Danforth St	<b>Owner Name:</b> East Danforth Llc	<b>Owner Address:</b> 104 Grant St	<b>Phone:</b> ( ) 761-0832
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Legalization of Non-Conforming Units	

<b>Proposed Use:</b> legalization of one unit in a three unit residence	<b>Proposed Project Description:</b> legalization of one unit in a three unit residence
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/26/2005**Note:** 10/11/05: Gayle sent out notices**Ok to Issue:** ☒

10/19/05 received approved sign off from Housing

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Dormer permit under #05-1006

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/01/2005**Note:****Ok to Issue:** ☒

- 1) This permit does not certify building code compliance, simply recognizes and existing land use.

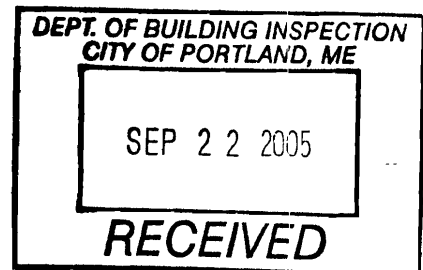
**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 10/27/2005**Note:****Ok to Issue:** ☒

- 1) Entire building to comply with NFPA 101  
Or Provide 2 hour fire separation

Zoning Division  
Marge Schmuckal  
Zoning Administrator



05-n2  
Department of Planning & Development  
Lee Urban, Director



CITY OF PORTLAND

APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS  
Section 14-391 – In effect March 24, 2004

Location/Address of Legalization: 63 near Danforth St Apt. 3

Tax Assessor's Chart, Block & Lot      Owner: East Danforth LLC      Telephone: 761-0832  
Chart# 040    Block# A    Lot# 024      Address: 104 Grant St Portland ME 04102

Contact name, address & telephone if different than above:      Cost of Work: \$ \_\_\_\_\_  
Dylan McPhetres      252-0336      Fee: \$ 3  
104 Grant St Portland ME 04102  
\$300 per legalized unit & \$75 per C of O

Current # of legal D.U. 2      Requested # of units  
To be legalized: 1      Total bldg. units: 3

Attach evidence that each requested unit to be legalized existed as of 4/1/95:  
List evidence that you are submitting:

Please see attached Table of Contents

Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting:

Please see attached Table of Contents

I hereby certify that I am the Owner of record of the above 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: Dylan McPhetres

Date: 9/22/05

This is NOT a permit, you may not commence ANY work until the permit is issued.



CITY OF PORTLAND

PAGE 2

APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS

For Office Use Only:

- ✓ Notices to owners of properties situated within 300 feet sent on: to Gayle 10/7/05 - Notices sent on 10/11/05
- ✓ City Housing Ordinance compliance received on: to Mike 10/7/05 - received 10/19/05
- ✓ City NFPA compliance received on: to Fne 10/7/05 - received 10/20/05

Is ZBA action required?

NO

ok existing prior to 1995, April 1? — Housing Notice shows  
ok current owner did not put in the new unit? → WAS Richard  
ok floor plans? yes <sub>now East Danville Harris</sub>  
ok site plan? yes  
ok Any letters received from sent notices? NO

other permit for Donner #05-1006

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal; Mike Nugent  
**Date:** 10/11/2005 12:47:58 PM  
**Subject:** 63 Rear Danforth St. Legalization of non conforming unit

63 Rear Danforth St.  
Owner: East Danforth LLC.  
CBL: 040 a024

Sent out abutters notice sd of 10/11/05

Gayle

**CC:** Gayle Guertin



## **Table of Contents**

1. PLOT PLAN OF PROPERTY
2. FLOOR PLANS OF ALL UNITS
3. COMPETENT EVIDENCE
  - a. 1980 Letter from Housing Code Administrator
  - b. Notice of Housing Conditions, August 1986
  - c. List of Violations, August 1986
  - d. Certificate of Compliance, October 1986
  - e. 1994 Letters
    - i. Letter Of Code Violations
    - ii. Fire Escape Notification
    - iii. Release from Posting

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 63 Rear Danforth St**

**Issues:** East Danforth, LLC, owners of the property located at 63 Rear Danforth Street, have submitted an application to legalize <sup>(1)</sup>one existing non-conforming dwelling unit for a total of ~~three~~<sup>(3)</sup>dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

10/7/05

## **Application for Legalization of Nonconforming Dwelling Units**

Unit Address: Danforth St, 63 rear #3  
Parcel ID: 040 A024001  
Book/Page: 20553/266  
Unit Description: 3<sup>rd</sup> Floor/ Attic Apartment  
Owner of Record: East Danforth, LLC.  
C/o Port Property Management

Prepared for:

Marge Schmuckal  
Zoning Administrator, City of Portland  
Room 315 City Hall  
389 Congress St. Portland, ME. 04101  
(207) 874 - 8695

Prepared by:

Dylan McPhetres  
Supervisor  
Port Property Management  
104 Grant St. Portland, ME. 04101  
Cell: (207) 252 - 0336

Attached is our application for legalization of a nonconforming dwelling unit. Research into the history of this dwelling unit (DU) showed that the first records of occupation occurred in 1978. At this time the property was owned by Dorothy Decosta of The Dorse Corporation. In 1980, as a result of a city inspection, the third floor DU was declared unfit for human occupation until all code violations were repaired. On March 25<sup>th</sup>, 1980 the third floor DU was "released from posting" and declared fit for human occupation (see attached A).

Prior to East Danforth's ownership, the property was owned by Richard Harris who bought the building in 1984. While Mr. Harris owned the building, the third floor DU was inspected by the city code enforcement officer Kathy Taylor (see attached B & C) in August of 1986. All necessary repairs were completed by Mr. Harris and a subsequent inspection in October of 1986 shows that the City considered the building up to code (see attached D).

In 1994 63 Rear Danforth (at the time still owned by Mr. Harris) was inspected by code enforcement officer Tammy Munson. The fire escape was found to be in violation of city housing codes. The third floor DU was declared unfit for occupancy until such a time as the code violations were corrected. Mr. Harris made the necessary repairs and the final letter shows that the third floor

DU was "released from posting" and declared fit for human occupancy by the city on October 25<sup>th</sup> 1994 (see attached E i-iii).

We have submitted evidence that the Nonconforming Dwelling Unit (63 Rear #3) was in existence before 4/1/95, the building is a three story structure with ample living space on the third floor, and that East Danforth LLC was in no way involved in the creation of this DU. We hope that upon successful completion of this application, this DU will be considered a legal/conforming unit and that our application for a building permit which has been conditionally denied will be reconsidered.

Thank you for your consideration. If you have any questions regarding this application please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dylan McPhetres', with a stylized, flowing script.

Dylan McPhetres



*Return  
to Marge  
After Signing*

CITY OF PORTLAND

CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 63 Rear Danforth Street

**Owner:** East Danforth LLC

**Address of Owner:** 104 Grant St **Telephone:** 761-0832

**Applicant information if different than above:** contact person Dylan McPheters  
252-0336

**Current number of legal units:** two (2)

**Number of units to be legalized:** one (1)  
total # of units: Three (3)

**Comments of approval or disapproval (list any and all conditions):**

**Signature:** [Signature] **Date:** 10/19/05

10/7/05



return to  
marge

**CITY OF PORTLAND**

**NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE  
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code **PRIOR** to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

**Location:** 63 Bear Danforth Street

**Owner:** East Danforth LLC

**Address of Owner:** 104 Grant St. **Telephone:** 761-0832

**Applicant information if different than above:** <sup>contact person</sup> Dylan McPhetres

**Current number of legal units:** two (2)

**Number of units to be legalized:** one (1)

total # of units: Three (3)

**Comments of approval or disapproval (list any and all conditions):**

All units to comply with NFPA 101

**Signature:** Greg Cass **Date:** 10-20-05

10/7/05

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal; Mike Nugent  
**Date:** 10/11/2005 12:47:58 PM  
**Subject:** 63 Rear Danforth St. Legalization of non conforming unit

63 Rear Danforth St.  
Owner: East Danforth LLC.  
CBL: 040 a024

Sent out abutters notice sd of 10/11/05

Gayle

**CC:** Gayle Guertin

A

March 25, 1980

Dorse Corporation  
c/o Mrs. Dorothy DeCosta  
19 Madokwando Landing  
Falmouth Foreside, Maine 04105

Re: 63 R. Danforth Street

Dear Mrs. DeCosta:

This is to inform you, as owner or agent of the property located at 63 R. Danforth Street, Portland, Maine, that we have released the third floor apartment 10(2) from posting.

Therefore, you may rent the apartment to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation

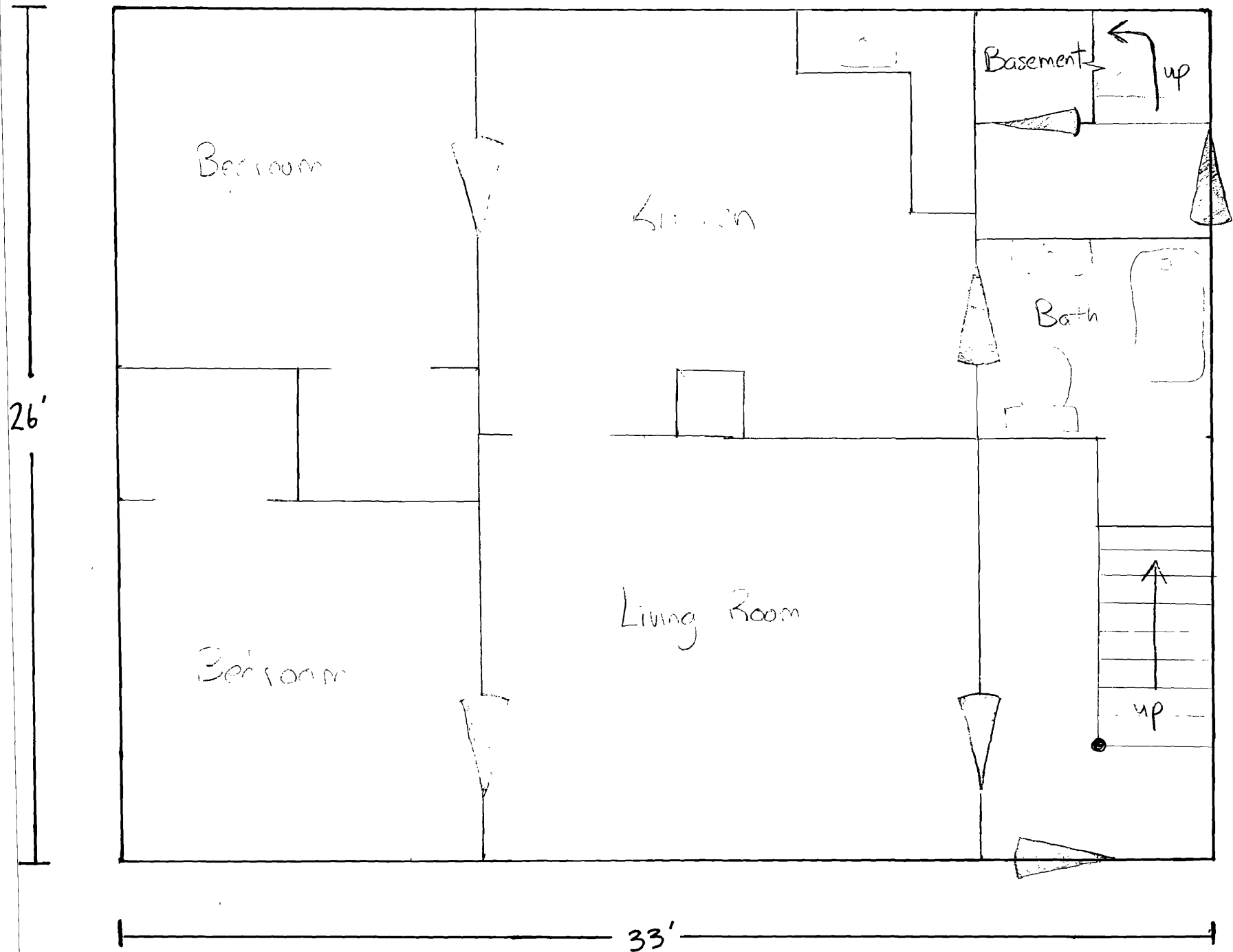
By Lyle D. Woyes  
Lyle D. Woyes,  
Housing Code Administrator

Inspector Merlin Leary  
Merlin Leary

jar

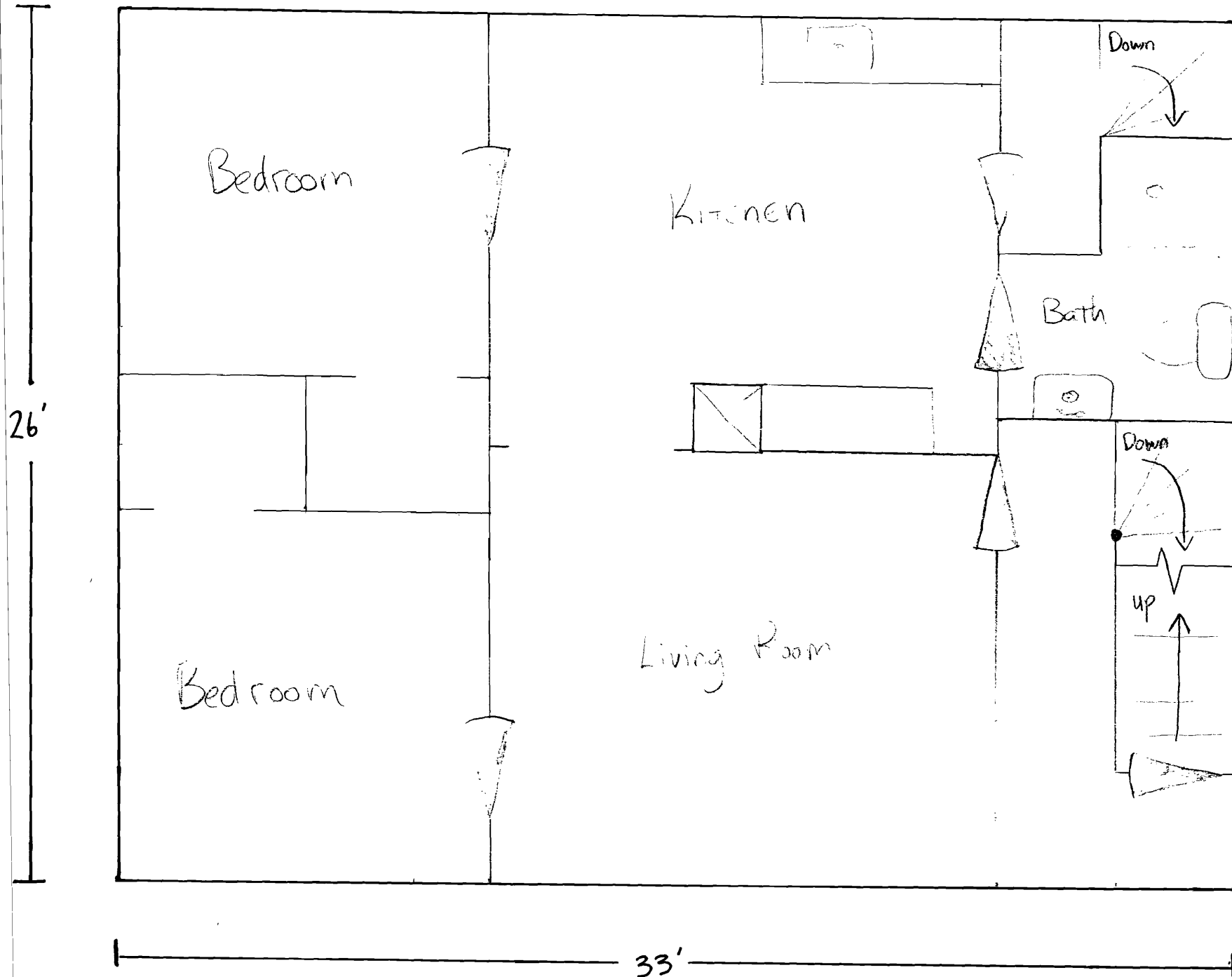


63 rear 1<sup>st</sup> Floor



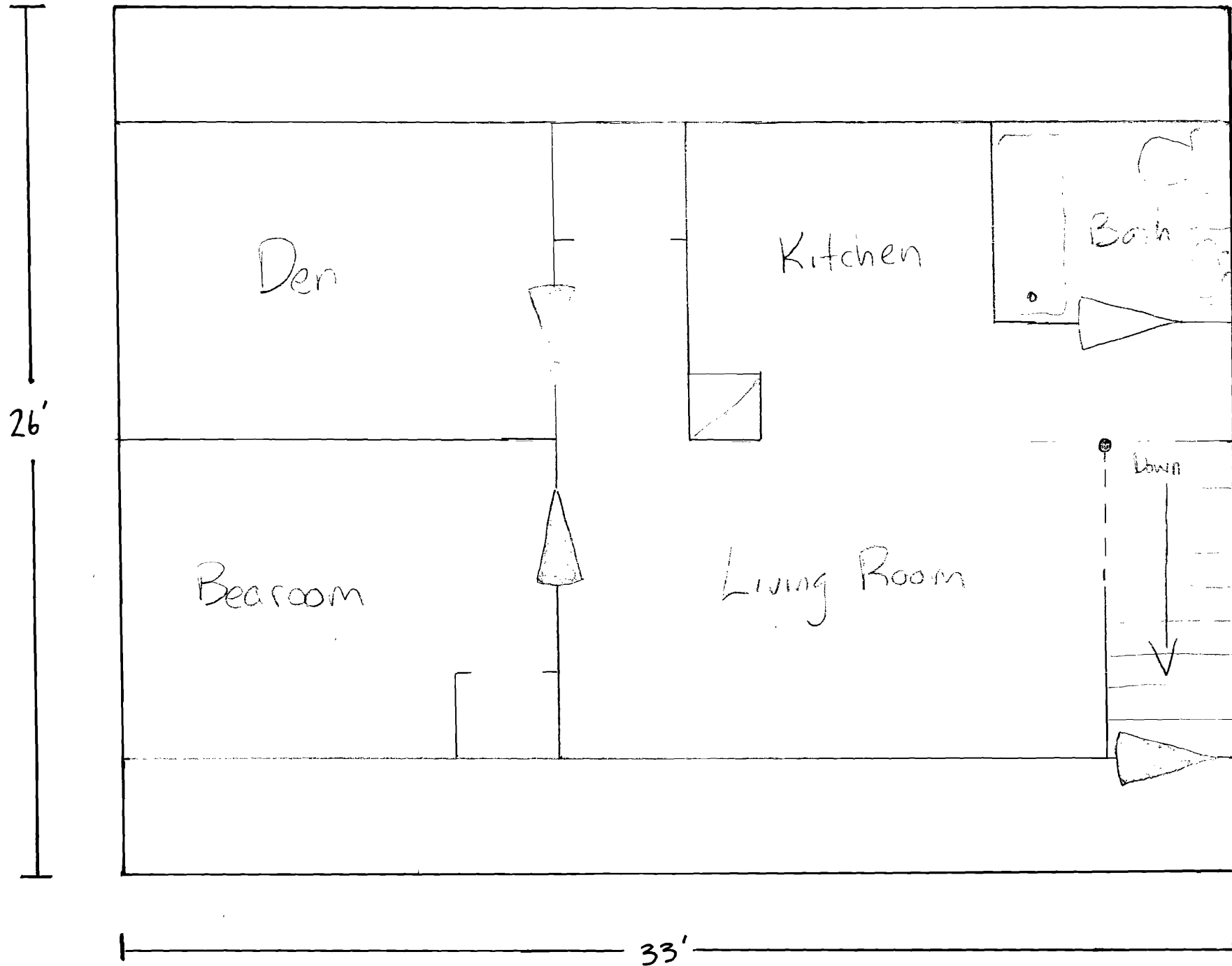
$\frac{1}{4}'' = 1'$

63 rear 2<sup>nd</sup> Floor



$\frac{1}{4}'' = 1'$

63 rear 3<sup>rd</sup> Floor



$\frac{1}{4}'' = 1'$

(B)

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Richard Harris  
P.O. Box 10250  
Portland, Me.

DU 3

CH. 40 BLK. A LOT 24

LOCATION: 63R Danforth Street

PROJECT: NCP-WE  
ISSUED: August 20, 1986  
EXPIRES: October 20, 1986

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 63R Danforth Street by Code Enforcement Officer Kathy Taylor. 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 October 20, 1985. 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 Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

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  
Planning & Urban Development

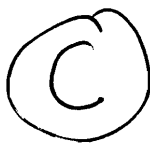
By: 

P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - Kathy Taylor (8)

Attachments

jmr



## HOUSING INSPECTION REPORT

OWNER: Richard Harris

LOCATION: 63R Danforth S.. 40-A-24 WE

CODE ENFORCEMENT OFFICER: Kathy Taylor

HOUSING CONDITIONS DATED: August 20, 1986      EXPIRES: October 20, 1986

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	<u>SEC. (S)</u>
<u>FIRST FLOOR</u>	
1. FRONT - door - damaged.	108-2
2. FRONT BEDROOM - walls and ceiling - damaged.	108-2
3. KITCHEN - floor and ceiling - damaged.	108-2
<u>SECOND FLOOR</u>	
4. THROUGHOUT - windows - missing screens.	108-3
5. REAR BEDROOM - window - missing counterweights.	108-3
6. BATHROOM - ceiling - damaged light fixture.	113
7. SMOKE DETECTOR - missing.	
<u>THIRD FLOOR</u>	
8. THROUGHOUT - windows - no screens.	108-3
9. LIVINGROOM - window - missing entire.	108-3
10. LIVINGROOM - skylight window - damaged frame, leaks.	108-3
11. LIVINGROOM - ceiling - damaged.	108-2
12. LIVINGROOM - floor - damaged.	108-2
13. KITCHEN - walls and ceiling - damaged.	108-2
14. BEDROOMS - walls and ceiling - damaged.	108-2
15. BATHROOM - door - damaged and missing door knob.	108-3
<u>FRONT HALL STAIRS</u>	
16. WALLS AND CEILINGS - damaged.	108-3
17. HANDRAIL - missing and missing balusters.	108-4
<u>REAR HALL STAIRS</u>	
18. WALLS AND CEILINGS - damaged.	108-3
19. LIGHT - missing.	113
20. FIRST FLOOR - floor - damaged, dangerous.	108-2
<u>CELLAR</u>	
21. STAIRS - damaged, dangerous steps; missing handrail.	108-4
22. TRASH.	
<u>REAR PORCH</u>	
23. BALUSTERS - missing.	108-4

(D)

C. B. BSL  
9-22

CERTIFICATE  
OF  
COMPLIANCE

DATE: October 24, 1986

DU: 3

CITY OF PORTLAND

Department of Planning & Urban Development  
Housing Inspections Division  
Telephone: 775-5451 - Extension 311 - 318

Richard Harris  
P.O. Box 10250  
Portland, ME

Re: Premises located at 63R Danforth Street 40-A-24 WE

Dear Mr. Harris:

A re-inspection of the premises noted above was made on October 16, 1986  
by Code Enforcement Officer Kathy Taylor.

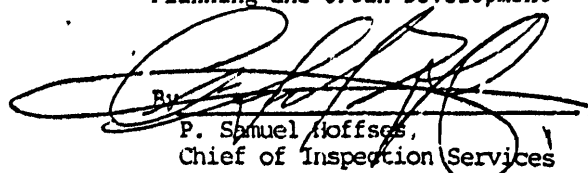
This is to certify that you have complied with our request to correct the violation of the Municipal Codes relating to housing conditions as described in our "Notice of Housing Conditions" dated August 20, 1986.

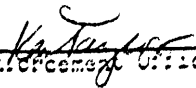
Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five-year period, the next regular inspection of this property is scheduled for October 1991.

Sincerely yours,

Joseph E. Gray, Jr., Director of  
Planning and Urban Development

By   
P. Samuel Hoffges,  
Chief of Inspection Services

  
Code Enforcement Officer - K. A. Taylor 3/8

jm

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 21, 1994

HARRIS RICHARD S  
35 PENRITH RD  
PORTLAND ME 04102

Re: 63 R Danforth St  
CBL: 040- - A-024-001-02  
DU: 3

Dear Mr. Harris:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

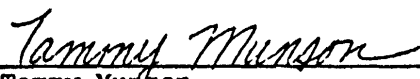
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 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 Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

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.

Sincerely,

  
Tammy Munson  
Code Enforcement Officer

  
Marge Schumuckal  
Asst. Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 21, 1994

HARRIS RICHARD S  
35 PENRITH RD  
PORTLAND ME 04102

Re: 63 R Danforth St  
CBL: 040- - A-024-001-02  
DU: 3

Dear Mr. Harris:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment on the third floor is hereby declared unfit for human occupancy.

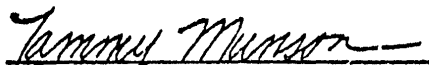
The above mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon (unsafe fire escape):

Article V, Section 6-120:

(1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public--

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,

  
Tammy Munson  
Code Enforcement Officer

  
Marge Schmuckal  
Asst. Chief of Inspection Services



Inspection Services  
Samuel P. Hoffas  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 25, 1994

HARRIS RICHARD S  
35 PENRITH RD  
PORTLAND ME 04102

Re: 63 R Danforth St  
33L 040- - A-024-001-02  
DU: 3

Dear Mr. Harris:

This is to inform you, as owner or agent of the property located at the above referenced address, that we have released the third floor apartment from posting.

Therefore, you may rent this apartment to others or occupy it yourself.

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

Sincerely,

Tammy Munson  
Tammy Munson  
Code Enforcement Officer

Marge Schmuckal  
Marge Schmuckal  
Asst. Chief of Inspection Services

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
039 E009001	ST ELIZABETH'S ORPHAN	605 STEVENS AVE PORTLAND, ME 04103	87 HIGH ST	0
039 E010001	HARPER HOTELS OF VERMONT	PO BOX 121 MUNCIE, IN 47308	88 SPRING ST	1
040 A001001	GOODWILL DEVELOPMENT CORPORATION THE	353 CUMBERLAND AVE PORTLAND, ME 04101	71 HIGH ST	0
040 A002001	COSTIN MICHAEL N & MARY ELIZABETH BROWNE	98 PLEASANT ST APT 2 PORTLAND, ME 04101	98 PLEASANT ST	4
040 A003001	DOUGHTY ELIZABETH M & SCOTT J PETERSON JTS	92 PLEASANT ST PORTLAND, ME 04101	92 PLEASANT ST	2
040 A004001	C M SCRIBNER LIMITED LIABILITY COMPANY	38 PLEASANT ST PORTLAND, ME 04101	88 PLEASANT ST	6
040 A005001	HARPER HOTELS INC	PO BOX 121 MUNCIE, IN 47308	76 PLEASANT ST	0
040 A008001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	74 PLEASANT ST	0
040 A009001	SCHWARTZ HERBERT R & DONNA L JTS	PO BOX 979 PORTLAND, ME 04104	68 PLEASANT ST	4
040 A010001	INGRAHAM	237 OXFORD ST PORTLAND, ME 04104	54 MAPLE ST	0
040 A011001	HARRISON JOHN C	PO BOX 4014 PORTLAND, ME 04101	67 HIGH ST	1
040 A013001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	51 DANFORTH ST	1
040 A014001	BERLINGIERI WILLIAM M & SUZANN B KOLE JTS	52 MAPLE ST PORTLAND, ME 04101	52 MAPLE ST	1
040 A015001	SIMPSON WILLIAM P	PO BOX 641 FREEPORT, ME 04032	65 HIGH ST	9
040 A017001	EAST DANFORTH LLC	104 GRANT ST PORTLAND, ME 04102	77 DANFORTH ST	9
040 A018001	EAST DANFORTH LLC	104 GRANT ST PORTLAND, ME 04102	75 DANFORTH ST	8
040 A019001	EAST DANFORTH LLC	104 GRANT ST PORTLAND, ME 04102	71 DANFORTH ST	7
040 A022001	EAST DANFORTH LLC	104 GRANT ST PORTLAND, ME 04102	67 DANFORTH ST	7
040 A024001	EAST DANFORTH LLC	104 GRANT ST PORTLAND, ME 04102	63 DANFORTH ST	7
040 A025001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	55 DANFORTH ST	1
040 A027001	SHANNON JAMES G JR & TAMMY M JTS	P.O.BOX 1077 PORTLAND, ME 04104	50 MAPLE ST	1
040 A028001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	46 MAPLE ST	0
040 A030001	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	69 HIGH ST	11
040 B001001	BAKERY LILIMITED LIABILITY CO	61 PLEASANT ST PORTLAND, ME 04101	55 MAPLE ST	1
040 B002001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	58 PLEASANT ST	0
040 B020001	TOBEY LINDA W	37 DANFORTH ST PORTLAND, ME 04101	35 DANFORTH ST	1
040 B032001	TREEHOUSE LLC	70 CENTER ST 3RD FLOOR PORTLAND, ME 04101	45 DANFORTH ST	1
040 B033001	DUMAS JENNIFER P & WILLIAM T HALL JTS	56 PLEASANT ST PORTLAND, ME 04101	56 PLEASANT ST	3
040 C001001	GILLIS EDWARD F RESIDUARY	2 ELMWOOD RD CAPE ELIZABETH, ME 04107	51 HIGH ST	12

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
040 C002001	WEST COMPANY	6 E 43RD ST 26 FL NEW YORK, NY 10017	78 DANFORTH ST	8
040 C003001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	68 DANFORTH ST	0
040 C004001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	66 DANFORTH ST	0
040 C005001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	60 DANFORTH ST	0
040 C009001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	50 DANFORTH ST	1
040 C014001	SACRE LINDA & DARRIN SACRE JTS	90 FLORENCE ST SOUTH PORTLAND , ME 04106	41 HIGH ST	4
040 C018001	CRAWLEY RICHARD D	59 DOWNER ST BALDWINVILLE , NY 13027	HIGH ST	1
040 C033001	GIDEON BETH	13 HIGH ST CT PORTLAND, ME 04101	HIGH ST	1
044 F001001	UNIVERSITY OF MAINE	107 MAINE AVE BANGOR, ME 04401	66 HIGH ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:		38		



City of Portland  
Planning Division  
389 Congress St.  
Portland ME 04101



City of Portland  
Planning Division  
389 Congress St.  
Portland ME 04101

BAKERY LILIMITED LIABILITY CO  
61 PLEASANT ST  
PORTLAND, ME 04101

BERLINGIERI WILLIAM M & SUZANN B KOLE  
JTS  
52 MAPLE ST  
PORTLAND, ME 04101



City of Portland  
Planning Division  
389 Congress St.  
Portland ME 04101



City of Portland  
Planning Division  
389 Congress St.  
Portland ME 04101

BROWN J B & SONS  
PO BOX 207  
PORTLAND, ME 04112

BROWN J B & SONS  
PO BOX 207  
PORTLAND, ME 04112

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 63 Rear Danforth St**

**Issues:** East Danforth, LLC, owners of the property located at 63 Rear Danforth Street, have submitted an application to legalize <sup>(1)</sup>one existing non-conforming dwelling unit <sup>(3)</sup>for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

10/7/05

CDC 040 A024

110

1100000 63 Dangeorth

PLANCHBL

KCOTE

City of Portland, Maine

Department of Planning & Urban Development

04 FEB 91

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '\*' for all

C - Chart 1 - Chart letter B - Block L - Lot

039--E-009 040-A-005 040-A-027 040-A-018 040-B-001  
039--E-010 040-A-006 040-A-028 040-A-029 040-B-002  
040--E-001 040-A-007 040-A-030 040-A-019 040-B-023  
044--E-005 040-A-008 040-A-011 040-A-022 040-B-020  
040--A-001 040-A-009 040-A-012 040-A-023 040-B-019  
040--A-002 040-A-010 040-A-015 040-A-024 040-B-032  
040--A-003 040-A-031 040-A-016 040-A-025 040-C-001  
040--A-004 040-A-014 040-A-017 040-A-013 040-C-002

Continue [ ]

Cancel [ ]

Done [ ]

CDC 040 A024

ID \_\_\_\_\_

11/11/77 63 Dampall

FLARCBL

KCOTE

City of Portland, Maine

Department of Planning & Urban Development

04 FEB 91

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-DB-LLL)

Fill with '\*' for all

C - Chart 1 - Chart letter B - Block L - Lot

040--C-003 \_\_\_\_\_

040--C-004 \_\_\_\_\_

040--C-005 \_\_\_\_\_

040--C-009 \_\_\_\_\_

040--C-014 \_\_\_\_\_

040--C-018 \_\_\_\_\_

040--C-033 \_\_\_\_\_

\_\_\_\_\_

Continue [ ]

Cancel [ ]

Done [ ]



(A)

PLOT  
PLAN

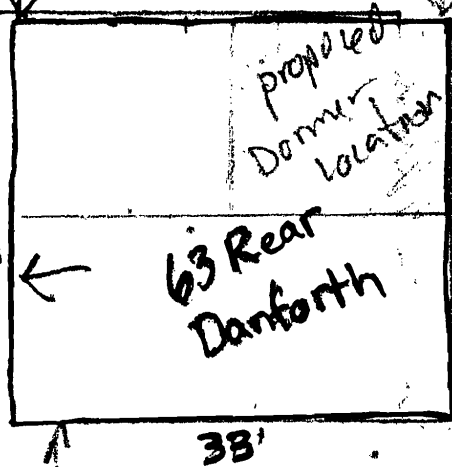
63 Danforth

Rear

040 - A - 024

1" = 12'-8"

96.9



63 Danforth

25

8523

Sidewalk 5672 - lot 24

26.5

3632

23

2

51

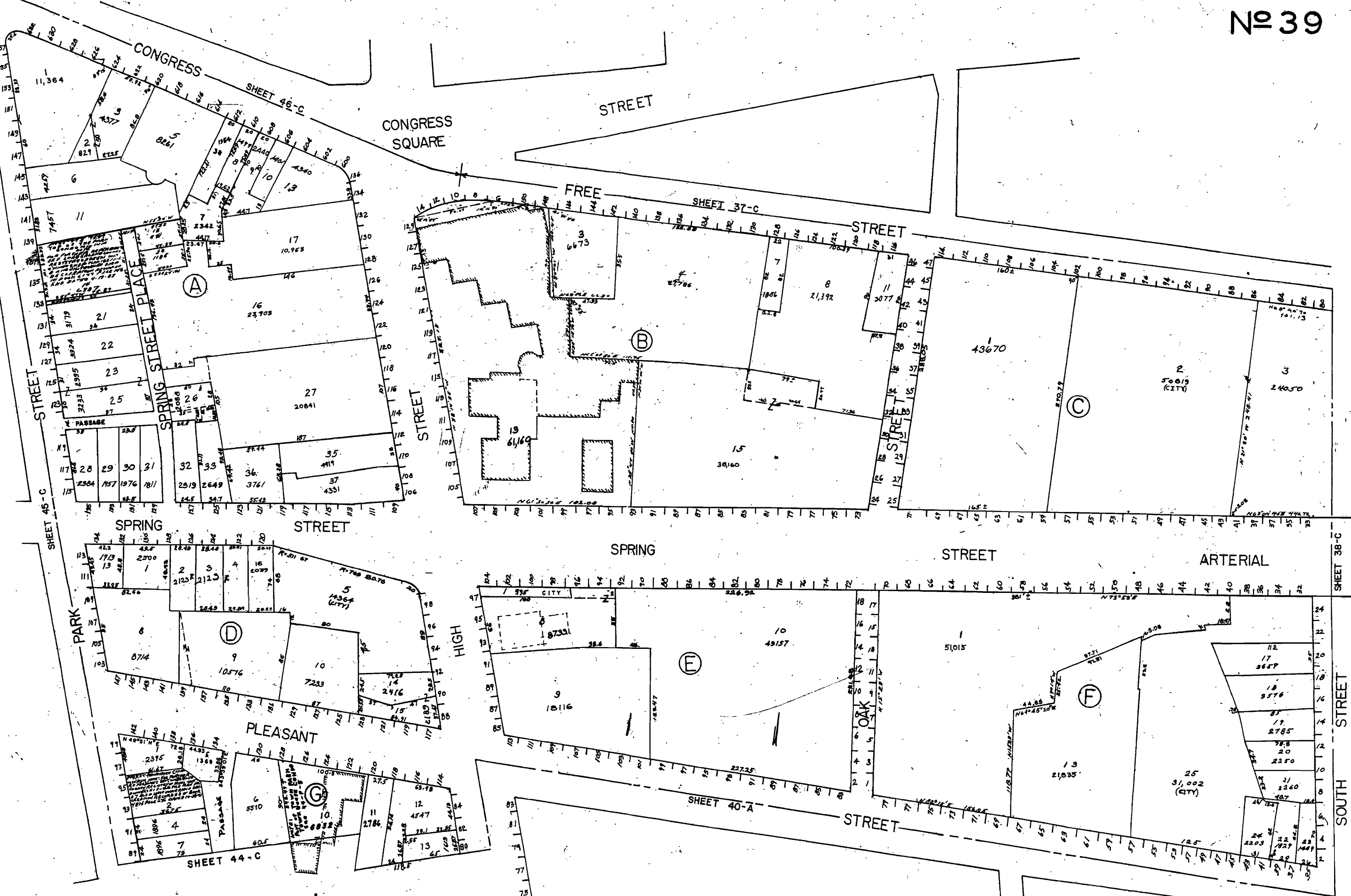
6

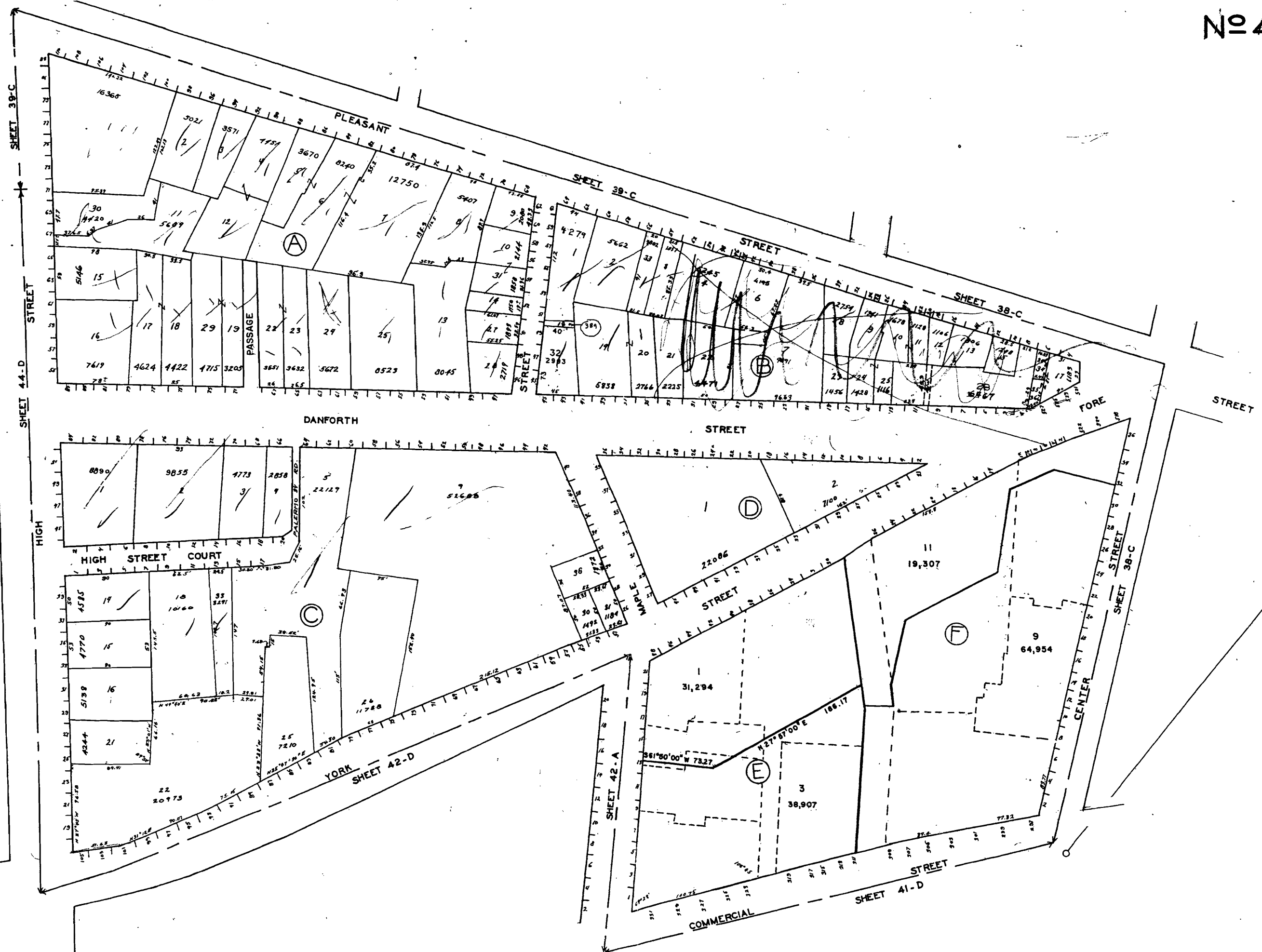
63

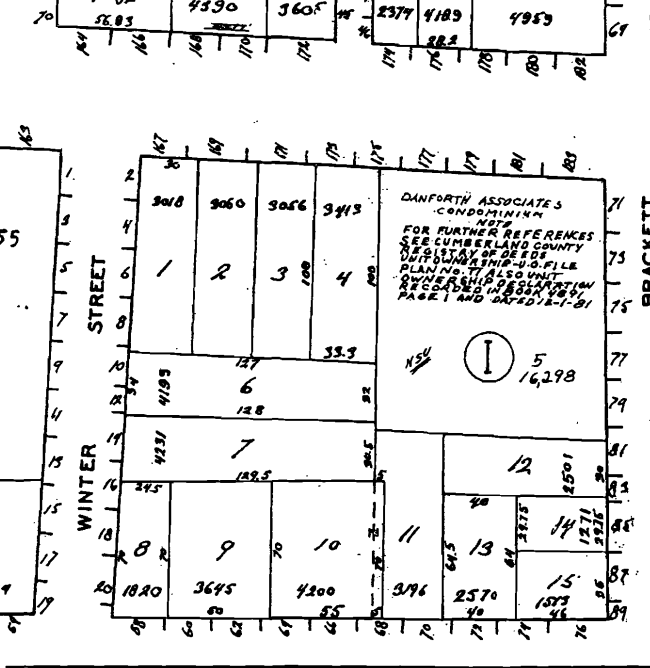
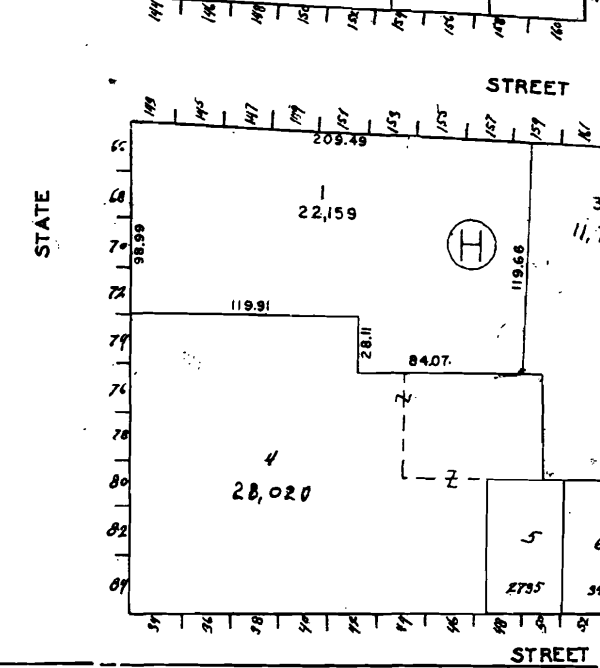
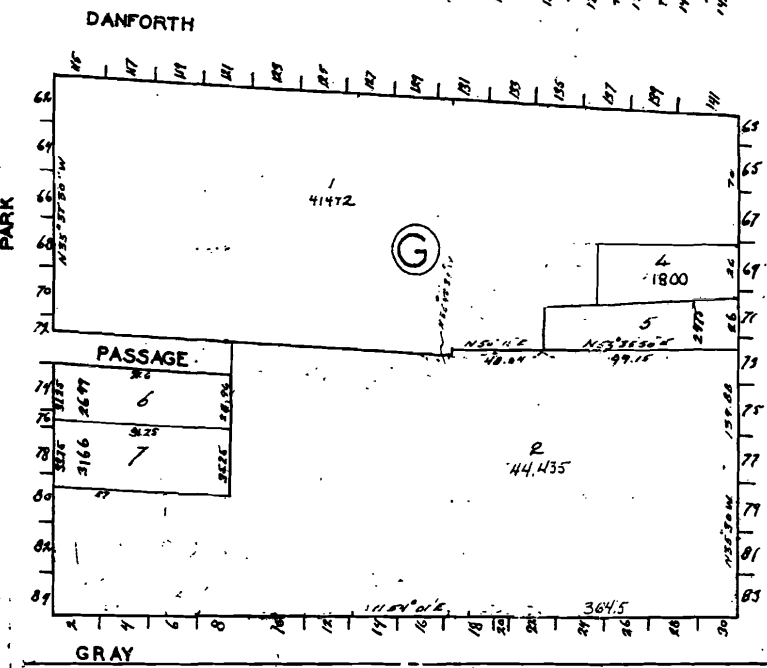
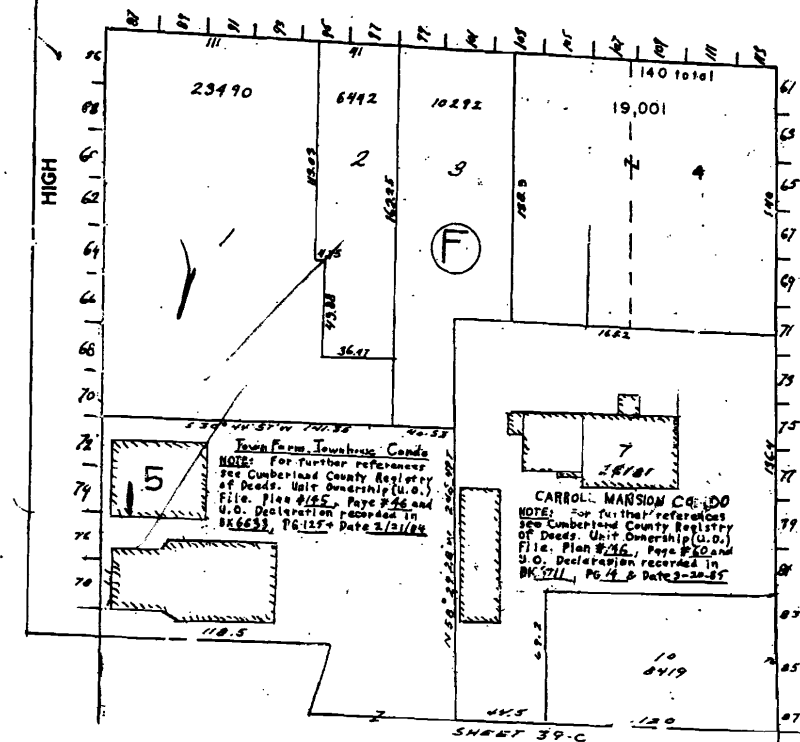
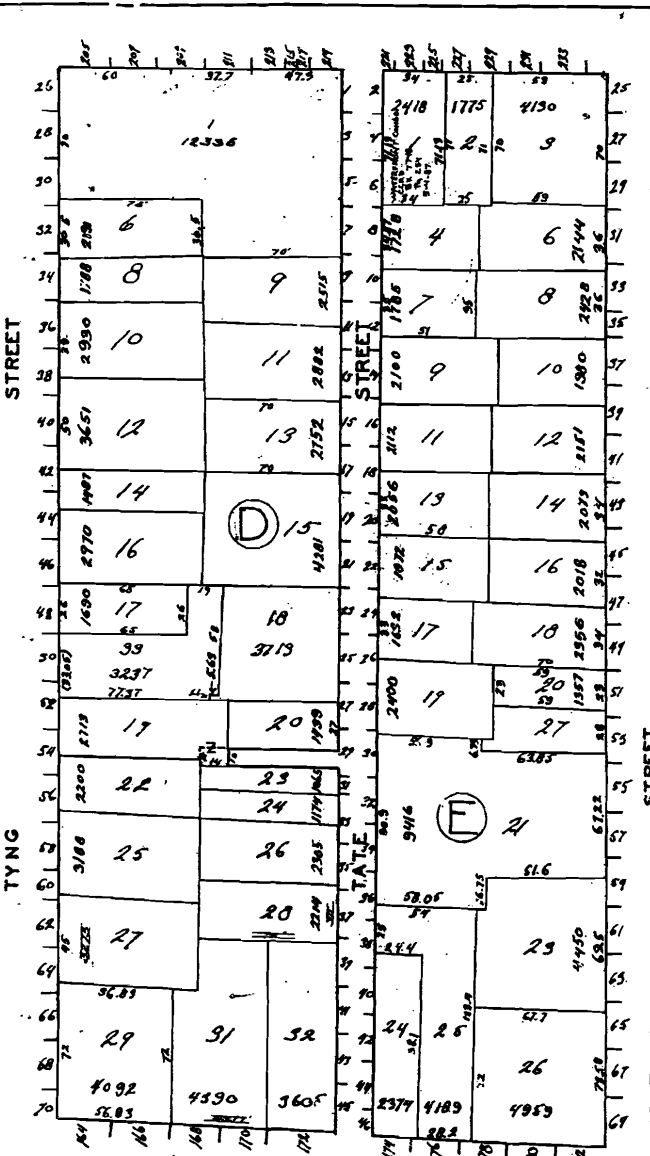
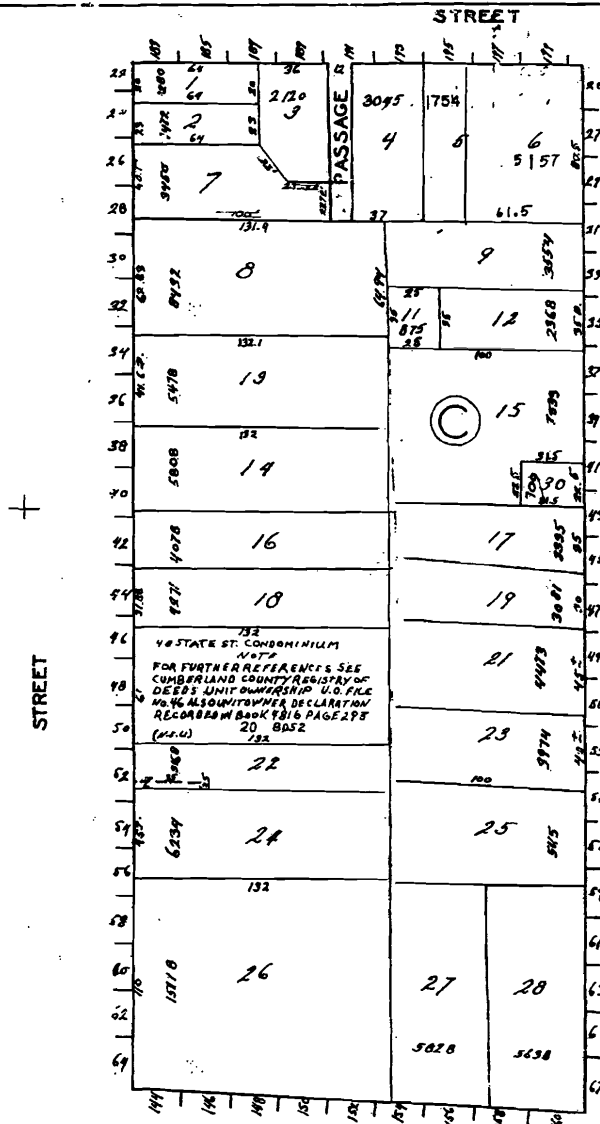
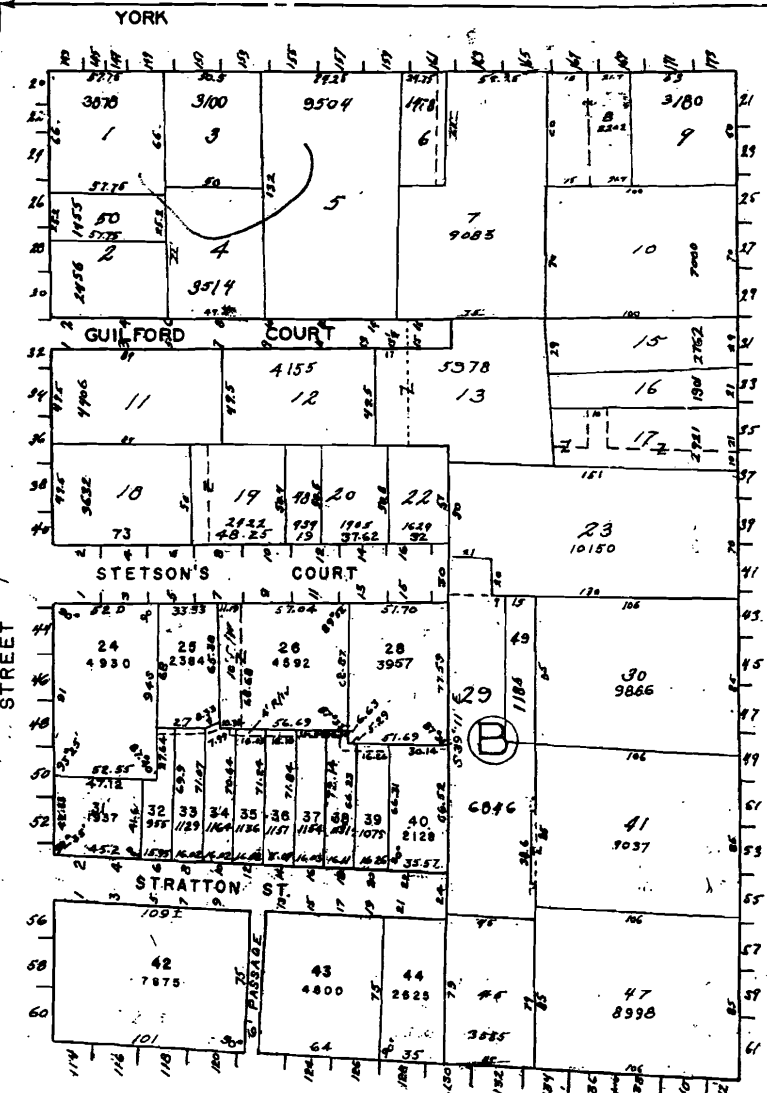
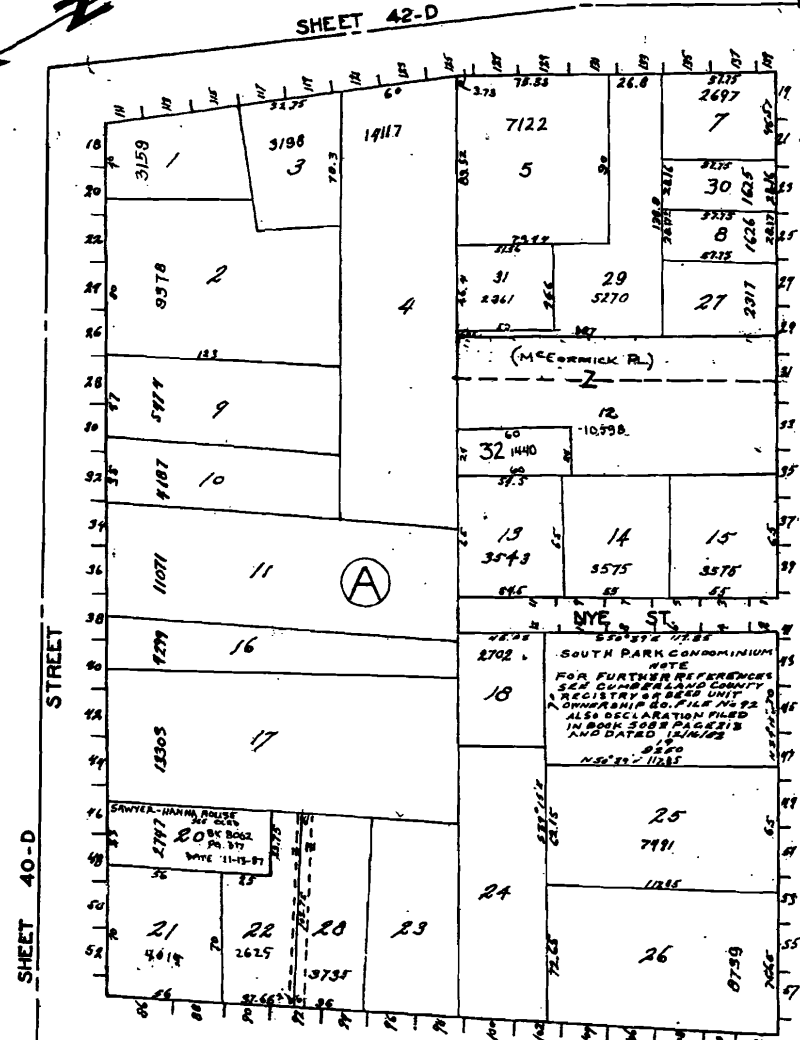
61

59

57







SHEET 58-B

SHEET 57-B



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

20

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (IL) \_\_\_\_ Plumbing (IS) \_\_\_\_ Electrical (I2) \_\_\_\_ Site Plan (U2) \_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_ Total Collected \$ \_\_\_\_\_

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy