

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. **61-63** STREET **Danforth** BLDG. NO. **1** OF **2** DEVELOPMENT NO. **10** CHART **40** BLOCK **A** LOT **24**
 TAXPAYER ADDRESS AND DESCRIPTION: **ROBERTS ROLLAND B. 893 WASHINGTON AVE. CITY**
 RECORD OF TAXPAYER: **LAND & BLDGS. DANFORTH ST. #61-63 ASSESSORS PLAN 40-A-24 AREA 5672 SQ. FT.**

LEVEL	TOPOGRAPHY	PROPERTY FACTORS	IMPROVEMENTS
HIGH			WATER
LOW			SEWER
ROLLING			GAS
SWAMPY			ELECTRICITY
	STREET		ALL UTILITIES
			TREND OF DISTRICT
	PAVED		IMPROVING
	SEMI-IMPROVED		STATIC
	DIRT		DECLINING
	SIDEWALK		

LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
45	128	21 ⁰⁰	108
		23 ⁰⁰	1040
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH. BLK. LOT			
SQ. FT. TO-FROM CH. BLK. LOT			

LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH. BLK. LOT			
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LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH. BLK. LOT			
SQ. FT. TO-FROM CH. BLK. LOT			

YEAR	ORIG. COST	RENTAL
		1200
YEAR	SALE PRICE	EXPENSE
		60 water
YEAR	U. S. R. S.	NET
		1190

RECORD OF BUILDINGS

YEAR 19

YEAR 19

Rent 1.00 per mo

CONSTRUCTION

FOUNDAT. ON	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST	BATHROOM
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK
3/4	B 1 2 3	STD. WAT. HEAT
NO. CELLAR	CEMENT	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.
CLAPBOARDS	PINE	LAUNDRY TUBS
WIDE SIDING	HARDWOOD	NO PLUMBING
DROP SIDING	TERRAZZO	TILING
NO SHEATHING	TILE	BATH FL. & W.COT.
WOOD SHINGLES		TOILET FL. & W.COT.
ASBS. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS	ELECTRIC
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE	DSMT. 2ND 6
SOLID BRICK	HARDWOOD	1ST 6
STONE VENEER	PLASTER	OCCUPANCY
CONC. OR CING. FL.	UNFINISHED	SINGLE FAMILY
	METAL CLG.	TWO FAMILY
TERRA COTTA	RECREAT. ROOM	APARTMENT
VITROLITE	FINISHED ATTIC FULL	STORE
PLATE GLASS	FIREPLACE	THEATRE
INSULATION	HEATING	HOTEL
WEATHERSTRIP	PIPELESS FURNACE	OFFICES
ROOFING	HOT AIR FURNACE	WAREHOUSE
ASPH. SHINGLES	FORCED AIR FURN.	CONV. GARAGE
WOOD SHINGLES	STEAM	GAS STATION
WOOD SHINGLES	HOT WAT. OR VAPOR	ECONOMIC CLASS
ASBS. SHINGLES	NO HEATING	OVER BUILT
SLATE TILE	GAS BURNER	UNDER BUILT
METAL	OIL BURNER	PL. 3/12/59 AR. BA
COMPOSITION	STOKER	LD. 20
ROLL ROOFING		NO. CK. 2
INSULATION		

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
BPT	A 2 3/4	C	60+		PH	7430	658	2600	1580	2210	1325
0										1840	1100
										4050	2425

COMPUTATIONS

UNIT	1951
1089 S. F.	7040
S. F.	
ADDITIONS	4410
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC FLR	400
FINISH	
FIREPLACE	
HEATING	-650
PLUMBING	4230
TILING	
TOTAL	7430
FACT.	
REP. VAL.	7430



1951 TOTAL BLDGS. 4050 / 2425

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 01351
ZONING LOCATION PORTLAND, MAINE Oct. 23, 1984

OCT 26 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION 62 Danforth St., 2nd floor, front Fire District #1 C, #2 C
1. Owner's name and address F.G.H. Realty Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address GONG FRANCOEUR, 90 J. St., Bridge St. Telephone 854-2424

Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot

Estimated contractual cost \$ 1,000.00
FIELD INSPECTOR - Mr. [Signature] @ 775-8451
Appeal Fees \$
Base Fee 15.00
Late Fee
TOTAL \$ 145.00

To construct door and staircase to be second access from dwelling as per plans. 1 sheet of plans.

PERMIT ISSUED WITH LETTER

send permit to # 3 04092

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... NO ... Is any electrical work involved in this work? ... NO ...
Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...
Has septic tank notice been sent? ... Form notice sent? ...
Height average grade to top of plate ... Height average grade to highest point of roof ...
Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ...
No. of chimneys ... Material of chimney ... of lining ... Kind of heat ... fuel ...
Framing Lumber - Kind ... Dressed or full size? ... Corner posts ... Sills ...
Size Joister ... Columns under girders ... size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridg ... over floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ... 2nd ... 3rd ... roof ...
On centers: 1st floor ... 2nd ... 3rd ... roof ...
Maximum span: 1st floor ... 2nd ... 3rd ... roof ...
If one story building with masonry walls, thickness of walls? ... height? ...

IF A GARAGE

No. cars now accommodated on same lot ... to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ...

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION PLAN EXAMINER Will work require dist. chng of any tree on a public street? ... NO
ZONING:
BUILDING CODE:
Fire Dept.: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... YES
Health Dept.:
Others:

Signature of Applicant

[Signature]

same

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 05-1006	Issue Date: NOV 3 2005	CE#: 040 AC24001
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Location of Construction: 63 R Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone: 761-0832
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummer Road Gorham	Phone: 2078925669
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: three unit residence	Proposed Use: three unit residence with 14' dormer to rear of building on the 3rd floor	Permit Fee: \$84.00	Cost of Work: \$7,000.00	CEO District: 1
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legal for 3 D.U. under 05-1423

Proposed Project Description:
 build 14' dormer on 3rd floor of a three unit apartment building
15' shown on drawings

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B
<i>w/ conditions</i>	<i>IBC-2003</i>
Signature: <i>Craig Carr</i>	Signature: <i>AMB 11/2/05</i>

Permit Taken By: jharris	Date Applied For: 07/18/2005
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Zoning Approval

- 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"/> Mjnr <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>10/27/05</i>	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>9</i>
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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.

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: 05-1006	Date Applied For: 07/18/2005	CBL: 040 A024001
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Location of Construction: 63 R Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone: () 761-0832
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummer Road Gorham	Phone (207) 892-5669
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: three unit residence with 15' dormer to rear of building on the 3rd floor	Proposed Project Description: build 15' dormer on 3rd floor of a three unit apartment building
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/27/2005

Note: 9/8/05 The legal number of D.U is two not the three that are there - 11/17/86 the ZBA denied an appeal to Ok to Issue:

See letter

See permit #05-1423 to legalize the illegal d.u. -

- 1) The allowance for this expansion is based upon section 14-436 which states that if the property is legally nonconforming as to lot size and setbacks, you are allowed to expand upward not more than 50% of the first floor footprint. Your current request for a dormer uses 27% of the allowable 50%. The 50% expansion is allowed only once during the life time of the building.
- 2) This property shall remain a three (3) family dwelling as previously approved under permit #05-1423. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 11/02/2005

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval Date: 10/27/2005

Note: Ok to Issue:

- 1) All building construction to comply with Nfpa 101
Insure two rated means of egress.

Comments:

10/31/2005-mjn: Left message w/ Builder regarding current configuration of the space, egress etc.

11/02/2005-jmb: Spoke w/Nathan H. About existing use & egress; kitchen/bath in a sloped ceiling. Will change rafters to 2x10, insulation per code. No tub/shower on window wall. Ok to issue

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 A624001
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Location of Construction: 63 RD 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
Proposed Project Description: legalization of one unit in a three unit residence Dylan		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions	INSPECTION: Use Group: R2 Type: (11) 11/1/05 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	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 10/26/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Signature]</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark ^{No}</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 10/2/05</p>
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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.

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: 0514-23	Date Applied For: 09/22/2005	CBL: 040 A024001
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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
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 10/26/2005
Note: 10/11/05: Gayle sent out notices 10/19/05 received approved sign off from Housing 10/20/05 received approved sign off from Fire			Ok to Issue: <input checked="" type="checkbox"/>
Dormer permit under #05-1006			
Conditions:			
1) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Mike Nugent	Approval Date: 11/01/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			
1) This permit does not certify building code compliance, simply recognizes and existing land use.			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Cptn Greg Cass	Approval Date: 10/27/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Conditions:			
1) Entire building to comply with NFPA 101 Or Provide 2 hour fire seperation			



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
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2158	Applicant: EAST DANFORTH LLC
Project Name: 63 DANFORTH ST	Location: 63 DANFORTH ST
CBL: 040 A024001	Application Type: Determination Letter
Invoice Date: 03/24/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 040 A024001
Bill To: EAST DANFORTH LLC
 104 GRANT ST
 PORTLAND, ME 04102

Application No: 0000-2158
Invoice Date: 03/24/2015
Invoice No: 48429
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)