



Ann Machado <amachado@portlandmaine.gov>

126-128 Danforth Street/ Geoffrey Rice, et al

Ann Machado <amachado@portlandmaine.gov>
To: Paul Bulger <pbulger@jewellandbulger.com>

Mon, May 8, 2017 at 9:08 AM

Paul -

Thank you for providing more information about 126 and 128 Danforth Street. Since I am now aware that the reconstruction of the front porch and stairs for 126 and 128 Danforth Street is required by the Permitting and Inspections Division and Corporation Council, I will sign off for Zoning and move the permit forward in the review process.

Our records give the legal use of 126 Danforth Street as a four unit. If this is going to change please submit a Change of Use Application to establish what the new use will be.

For 128 Danforth Street, you need to establish the use of the property. As you state in your email, it was a lodging house when Mr. Rice purchased it in 1987. You also state that Mr Rice changed the use to a two family at that time. We have no permit on file for this change of use. You have thirty days from the date of this email to apply for a change of use permit to establish the use of this property. If the use will be two dwelling units, then you will need to apply for an Administrative Authorization with the Planning Division as well to add two dwelling units within the existing shell. If three dwelling units are being added, then this would trigger subdivision and you would need to go through subdivision review with the Planning Board.

Please let me know if you have any questions.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

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[Quoted text hidden]

----- Forwarded message -----

From: John Leasure <jmleasure@maine.rr.com>

To: Paul Bulger <pbulger@jewellandbulger.com>

Cc:

Bcc:

Date: Thu, 6 Apr 2017 16:18:07 +0000

Subject: 126-128 Danforth - Front Entry Design

Paul,

As discussed, attached are the 90% completed set of Architectural & Structural design docs for the Front Entry roof and stairs.

Let us know when you want us to submit these to the City for Approvals & Permitting.

We just need little time to coordinate Arch with Str Designs to complete.

Best regards,

John Leasure

John H. Leasure - Architect Inc.

[207.272.3267](tel:207.272.3267)

----- Forwarded message -----

From: John Leasure <jmleasure@maine.rr.com>

To: Paul Bulger <pbulger@jewellandbulger.com>

Cc:

Bcc:

Date: Thu, 6 Apr 2017 15:56:15 +0000

Subject: 126-128 Danforth

Hello Paul,

In response to your question this morning regarding existing compliance of egress at "occupied" apartments at 126 Danforth St.

Attached find floor plans indicating the "existing" violations. (although these plans reflects some proposed renovations)

Basically, existing APT 126_202 on 2nd FL has bedroom window not in compliance with 2nd means of egress requirement.

Otherwise, both existing APTS (126_201 & APT 126_202) on second floor have travel distances from APT door to exterior door under the 50 foot maximum (45ft & 47ft feet respectively) and have compliant egress windows.(see plans)

Existing Upper bedroom of 126_201 on third floor does not have 2nd means of egress door or window requirement, thus is "illegal".

Also attached early letter indicating code review options.

I hope this answer your concern. Call me if you need any clarification.

Best regards,

John Leasure

John H. Leasure - Architect Inc.

[207.272.3267](tel:207.272.3267)

----- Forwarded message -----

From: John Leasure <jmleasure@maine.rr.com>
To: Paul Bulger <pbulger@jewellandbulger.com>
Cc:
Bcc:
Date: Thu, 3 Sep 2015 17:33:38 +0000
Subject: FW: sprinkler qualifications

Paul,

FYI -

From: John Leasure [mailto:jmleasure@maine.rr.com]
Sent: Thursday, September 03, 2015 1:12 PM
To: 'geoff607@yahoo.com'; Dan Leo (dleomaine@yahoo.com); 'Paul Bulger'
Subject: sprinkler qualifications

Geoffrey,

Attached find the sprinkler qualifications and other pertinent info as requested..

Call if you have any other questions.

Best regards,

John Leasure

John H. Leasure - Architect Inc.

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From: Paul Bulger <pbulger@jewellandbulger.com>
To: John Leasure <jmleasure@maine.rr.com>
Cc:
Bcc:
Date: Thu, 3 Sep 2015 21:57:33 +0000
Subject: RE: sprinkler qualifications

Thanks John.

By the way, my research at the Inspections Department indicates that the property at 128 Danforth was run as a rooming house with 7 rooms until 1979 when Geoff Rice acquired the property. Geoff told me that the property had 4 bathrooms. There is no record after that date. City tax records shows the property as a two family.

I probably should file a Change of Use to establish 2 legal units. The Change of Use application requires administrative approval. Assuming we are approved for 2 units we will still have to complete subdivision and site plan approval as part of this process.

I am in the process of dissolving Stateway Apartments, Inc. as part of wrapping up Geoffrey's mother's estate. I have an opportunity to transfer the 128 asset into Geoffrey's name which would unify title. I do not see any negative consequences of doing so from a zoning administration standpoint. Unified title will certainly help to simplify questions of access, utilities, and parking (eliminating cross easements and management problems).

John, your thoughts?

Paul S. Bulger, Esq.

Jewell & Bulger, P.A.

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Portland, Maine 04101

207-774-6665

Fax: 207-774-1626

From: John Leasure [mailto:jmleasure@maine.rr.com]
Sent: Thursday, September 03, 2015 1:34 PM
To: Paul Bulger <pbulger@jewellandbulger.com>
Subject: FW: sprinkler qualifications

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FYI -

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Sent: Thursday, September 03, 2015 1:12 PM
To: 'geoff607@yahoo.com'; Dan Leo (dleomaine@yahoo.com); 'Paul Bulger'
Subject: sprinkler qualifications

Geoffrey,

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Call if you have any other questions.

5/8/2017

City of Portland Mail - 126-128 Danforth Street/ Geoffrey Rice, et al

Best regards,

John Leasure

John H. Leasure - Architect Inc.

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