

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

Location of Construction: 51 Tyng St		Owner: = future George E Bigelow		Phone: 770-7664		Permit No:	
Owner Address: 405 Western Ave- #181		Lessee/Buyer's Name: South Portland ME 04106		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use: 2-fam dwlg		Proposed Use: 3-fam dwlg w intr renvtns		COST OF WORK: \$ 1500		PERMIT FEE: \$ 30	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: change of use to 3-fam dwlg w intr renvtns (legalize current use)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:			
Permit Taken By: L Chase		Date Applied For: 3/18/97					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Permit Denied - See attached letter

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: George E. Bigelow ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: R-6 CBL: 44-C-21

Zoning Approval: Permit Denied - Does not meet

**Special Zone or Reviews:**

☐ Shoreland Not meet

☐ Wetland R-6 Squeeze

☐ Flood Zone Footage Req

☐ Subdivision Footage Req

☐ Site Plan maj ☐ minor ☐ mm ☐

**Zoning Appeal**

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

**Historic Preservation**

- ☒ Not in District or Landmark
- ☒ Does Not Require Review
- ☐ Requires Review

**Action:**

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: 3/19/97

CEO DISTRICT 3

T. Munson

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

George B. Bigelow  
405 Western Avenue #131  
South Portland, ME 04106

March 20, 1997

RE: 51 Tyng Street - 44-C-21

Dear Mr. Bigelow,

I am in receipt of your application to permit the change of use from 2 to 3 units with alterations. Your permit is denied based on the requirements of 14-136 of the zoning ordinance for the R-6 residential zone. First of all, the original first floor unit has been reduced in size to less than 1,000 square feet in floor area (approx. 910 square feet), which is not allowed by ordinance. Secondly, the new unit on the first floor is only approximately 388 square feet in size instead of the required 600 square foot minimum.

It is apparent that this unit was created without the benefit of a permit with the proper approvals. It will be necessary to remove the illegal unit and restore the building to the original allowed use, two family building.

It will be necessary to contact our Code Enforcement Officer to set-up a time to inspect this building for compliance as soon as the illegal unit has been removed. We expect you to contact this office within 30 days of the receipt of this letter to discuss this violation and its remedy.

Very Truly Yours,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
Asst. Chief of Insp. Services

cc to: Joseph Gray, Jr., Dir. of Planning & Urban Dev.  
P. Samuel Hoffses, Chief of Inspection Services  
Tammy Munson, Code Enforcement Officer

Applicant: George Bigelow prospective owner

Date: 3/20/97

Address: 51 Tying St

C-B-L: 44-C-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1005

pre-1957 Assessor's cards  
show 2 units

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - change of use from 2 → 3 units

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

4,473 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

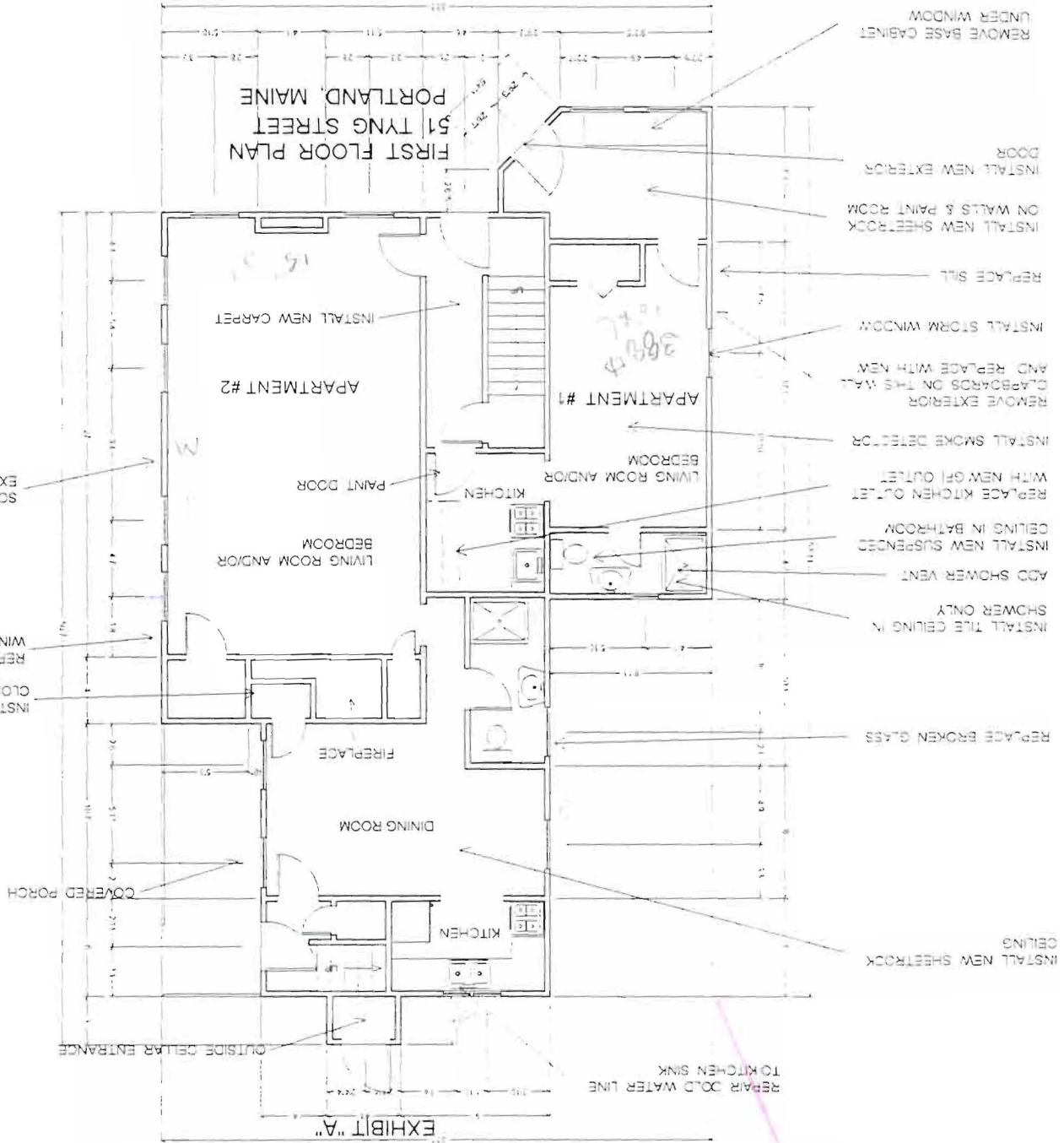
Shoreland Zoning/ Stream Protection -

Flood Plains -

Permit Denied

$10' \times 29.83 = 298$   
 $10' \times 9 = 90$   
 $\frac{388}{298}$

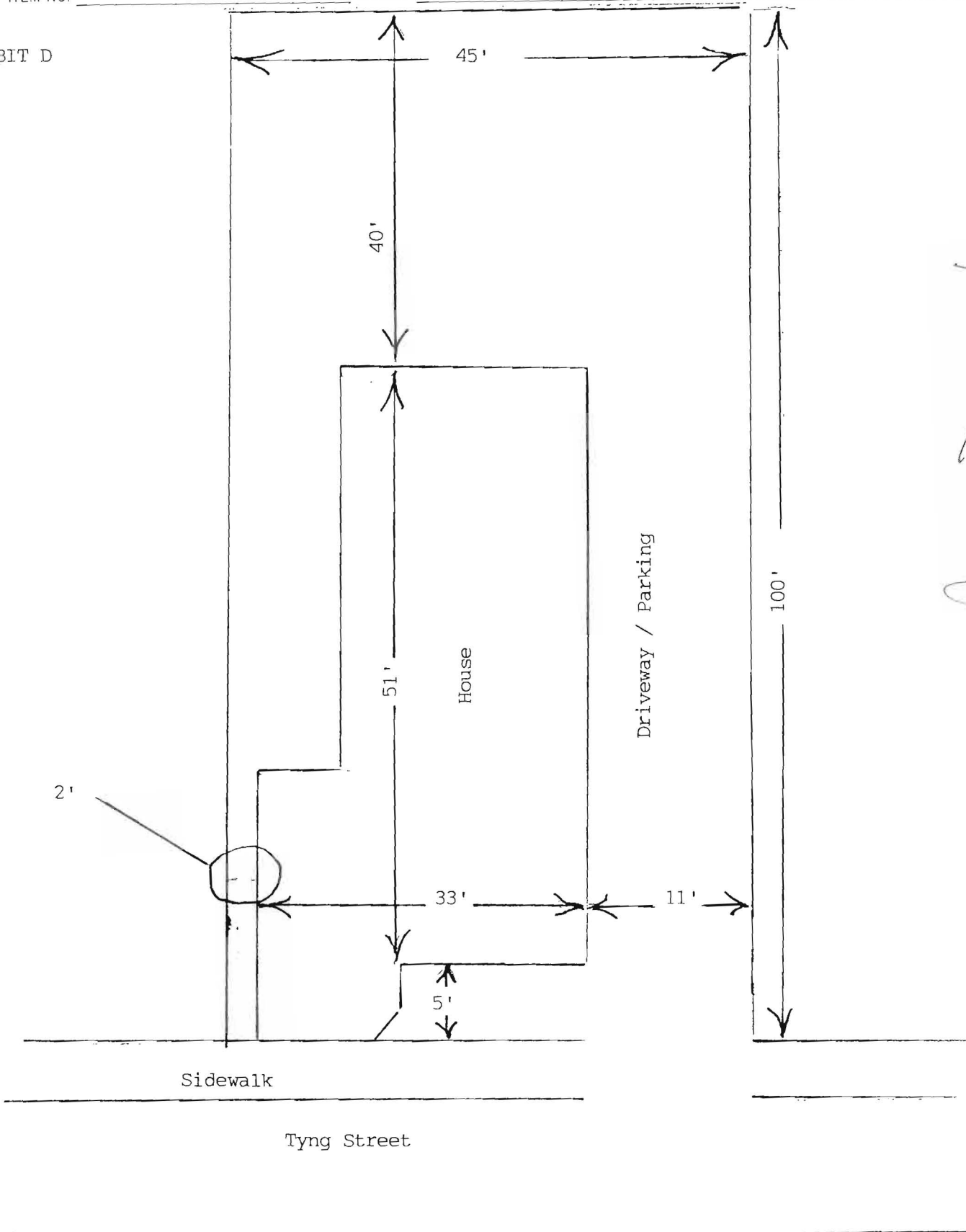
FIRST FLOOR PLAN  
 51 TYNG STREET  
 PORTLAND, MAINE



Permit Denied



EXHIBIT D



*Permit Denied*

PLST6 CAMA Real Property System - Residential Display 3/20/97  
P092 Parcel Id: 044- - C-021-001 01/01 Acct: L2498187 09:41

Property Address 51 TYNG ST  
Owner Name1 LIBBY LOIS E (l, f, i)  
Name2

Address  
City/State/Zip GREAT DIAMOND ISLAND ME 04109

Entrance Code Land Use 12 # of Units 2

Route 118 Zone R6 Nbhd 102 District 12 Traffic 2

Total Sq Ft

Utilities 2 3 4 Desc 44-C-21 Living Area 2,268  
TYNG ST 51

4473 SF

House Style 6 Year Built 1805 Total Rms 06 Total Bedrms 02

Baths Full 3 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

Atic 1 Phy Cond 3 CDU VP Heating Type 2 2 2 Wood/Coal Burn 0  
Next Screen [\_] Bldg Sketch Screen [\_] Return [\_]

Permit Denied

EXHIBIT "B"

INSTALL NEW STORM WINDOW

INSTALL NEW VINYL FLOOR

CAULK AROUND TUB

PAINT BATHROOM

CAULK AROUND BOTH WINDOWS

PATCH PLASTER WALLS AND PAINT AREA

INSTALL 3 ROWS OF CLAPBOARDS WHERE OLD SECOND FLOOR ROOF WAS REMOVED

REPAIR STAINED CEILING AND PAINT

FRAME IN DIVIDING WALL AND INSTALL DOOR

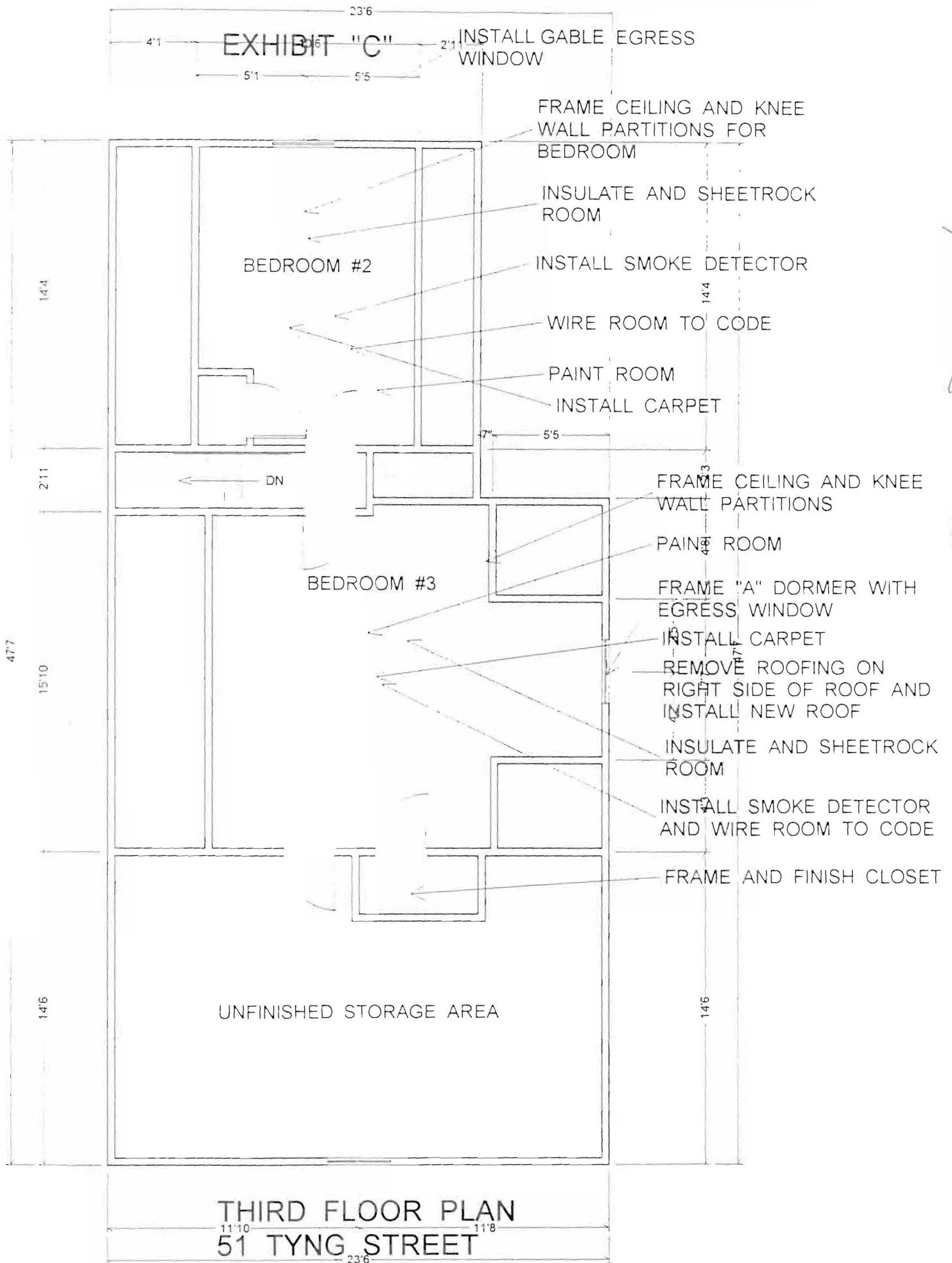
REPAIR STAINED CEILING AND PAINT

INSTALL SMOKE DETECTOR

SECOND FLOOR PLAN

51 TYNG STREET  
PORTLAND, MAINE

*Permit Denied*



Permit Denied



March 11, 1997

City of Portland  
Zoning Department  
389 Congress Street Rm. 315  
Portland, ME 04101

Re: Request for a conversion from a two-unit to a three-unit apartment building

Property: 51 Tyng Street, Portland, Maine  
Map: 44  
Block: C  
Lot: 21  
Zoning: R-6  
Exhibit A: Repairs to first floor  
Exhibit B: Repairs to second floor  
Exhibit C: Addition of two bedrooms  
Exhibit D: Plot plan

There is no expansion to the existing footprint of the building.

Sincerely,

*George Bigelow* 3-10-97

George Bigelow  
Office: (207) 770-7664  
Home: (207) 665-6944

Permit Denied

17 3395SF 100'	
19 3018SF 100'	
21 45 4473SF 100'	45
23 40 3974SF 100'	
25 115SF 100'	
	27 28

PROPERTY  
SUBJECT TYN 6 ST  
51 45 X 100  
4473 SF

1X16

DUNFORTH ST

Permit Denied

# MULKERIN ASSOCIATES

426 FOREST AVENUE

PORTLAND

ME 04101

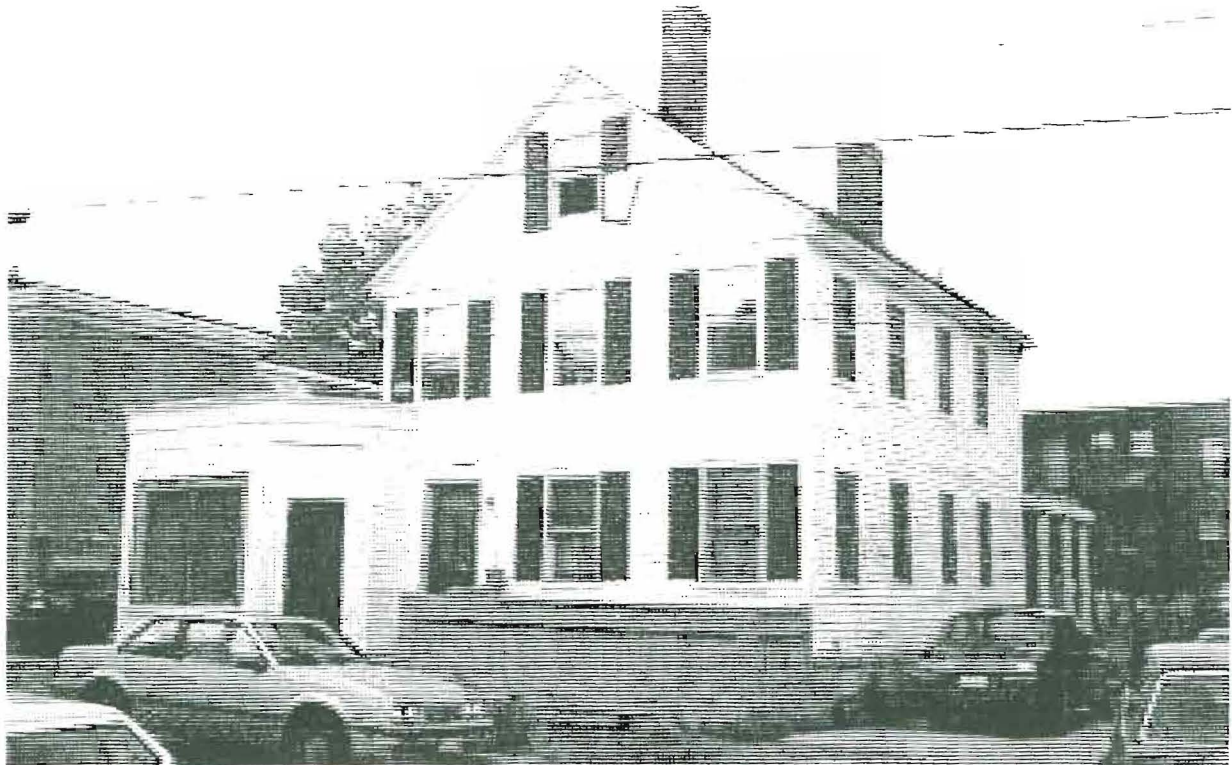
207 772-2127

51 TYNG STREET

PORTLAND

\$79,900

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Permit Denied

**DIRECTIONS:** DANFORTH ST. TO TYNG ST.

## REMARKS:

6980 CLASSIC GREEK REVIVAL WITH FIREPLACE  
WIDE PINE FLOORS. SEPARATE UTILITIES, GAS HEAT  
AND HOT WATER.

## FEATURES:

Parking : Onsite, 1-10 Space  
Exterior : Clapbd, Wood  
Basement : Full, Unfinished, Bulkhd  
Roof : Shngl  
Water : Pub  
Wtr Heater : Gas  
Heat Sys : SpHtr  
Utilities : NatGs, 110V  
Misc. :  
Amenities : Attic, Deck

Driveway : Concr  
Foundation : Stone  
Roads : Pub  
Sewerage : Pub  
Fuel : NatGas  
Electric : CirBrk  
Financing :

## 2-Story

#ofUnits	: 2	YearBuilt	: 1865
#1Bdrm/Eff.	: 1	OwnerOcc	: N
#2Bdrm	: 1	#Parking	: 2
#3Bdrm	: 0	Garage	:
#Baths	: 3	#Ranges	: 3
#HtgUnit	: 3	#Refrig	: 2
#WtrHtr	: 3	Taxes	: \$2,066
FloodZone	: N	TaxYear	: 96-97
Seasonal	: N	TaxReduction	: N
Surveyed	: N	SchoolDistrict	: PTLD
Color	: WHITE	Glaag +/-	:

## UTILITIES PER UNIT

Heat/Unit :  
Water/Unit :  
Electric/Unit :  
Sewer/Unit :

## LISTING INFORMATION

Broker# : 1000  
ListerInitials: BM  
Zoning : R-6  
WaterBody :  
WaterFrtg +/-

Map : 44  
Block: C  
Lot : 21  
Book : 7585  
Page : 351  
Today : 3/11/97  
MLS# : 180788  
Status : P  
SoldDate :  
SoldPrice :

## RENTAL INCOME PER UNIT:

Unit 1 :  
Unit 2 :  
Unit 3 :  
Unit 4 :  
Unit 5 :  
Unit 6 :  
Gross Annual Income \$11,700