

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

PERMIT ISSUED

Permit Number: 045 C02800

NOV 7 2005

This is to certify that 22 Pine Street Llc /n/a

has permission to Legalization of one non conforming unit on the fourth floor, for a total of 6 units.

AT 22 Pine St

045 C02800

CITY OF PORTLAND

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 when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services  
*mrvccar*

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 05-1483	ISSUED: <b>PERMIT ISSUED</b> NOV 7 2005	City: 045 C028001
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<b>Location of Construction:</b> 22 Pine St	<b>Owner Name:</b> 22 Pine Street Llc	<b>Owner Address:</b> 20 Shady Ln	<b>Phone:</b> 207-233-0888
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b> CITY OF PORTLAND
<b>Lessee/Buyer's Name</b>	<b>Phone:</b> n/a	<b>Permit Type:</b> Legalization of Non-Conforming Units	<b>Zone:</b> B1

<b>Past Use:</b> Multi Family / 5 Legal Dwelling Units	<b>Proposed Use:</b> Leagalization of one non conforming unit, to be a total of 6 units	<b>Permit Fee:</b> \$300.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Leagalization of one non conforming unit on the fourth floor, to be a total of 6 units.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R2 Type: 3B 10/31/05 Signature: <i>[Signature]</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> GG	<b>Date Applied For:</b> 10/12/2005	<b>Zoning Approval</b>		
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<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"/>	<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	<b>Historic Preservation</b> <input 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>10/27/05</i>	Date: <i>requires A</i>	<i>Any exterior work requires A</i> <i>Separate Review and Approval</i>

**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

<b>Permit No:</b> 05-1483	<b>Date Applied For:</b> 10/12/2005	<b>CBL:</b> 045 C028001
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<b>Location of Construction:</b> 22 Pine St	<b>Owner Name:</b> 22 Pine Street Llc	<b>Owner Address:</b> 20 Shady Ln	<b>Phone:</b> 207-233-0888
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b> n/a	<b>Permit Type:</b> Legalization of Non-Conforming Units	

<b>Proposed Use:</b> Leagalization of one non conforming unit, to be a total of 6 units	<b>Proposed Project Description:</b> Leagalization of one non conforming unit on the fourth floor, to be a total of 6 units.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/27/2005

**Note:** 10/13/05 Talked to Delia. She will bring in a plot plan & find the new addresses for the tenants from the two vacant units. **Ok to Issue:**

M. Sent out paper work to Gayle, Fire & Housing  
 10/17/05 - Gayle sent out notices  
 10/18/05 - received the required plot plan  
 10/20/05 - received Fire sign -off  
 10/21/05 received Housing sign-off  
 Condo conversion permit under #05-1369  
 10/27/05 - no letters received from notices

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a six (6) 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:** 10/31/2005

**Note:** **Ok to Issue:**

- 1) This permit does not certify Building Code Compliance, simply legalizes a previously existing use of the Property

**Dept:** Fire      **Status:** Approved      **Reviewer:** Cptn Greg Cass      **Approval Date:**

**Note:** **Ok to Issue:**

- 1) Sign off in file

**Comments:**

10/13/2005-GG: Paid for C of O on permit # 051369. /gg



**CITY OF PORTLAND**

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

Location/Address of Legalization: 32 Pine St

Tax Assessor's Chart, Block & Lot      Owner: 32 Pine Street, LLC      Telephone: 233-0888  
Chart#      Block#      Lot#      Address: 30 Shady Ln      774-3344  
045      C      028      Portland ME 04105

Contact name, address & telephone if different than above:      Cost of Work: \$ 300.00      66  
Paul Crowley or Delia Pooler      Fee: \$ pd, cost on  
4      3300 per legalized unit & \$75 per C of O      permit

Current # of legal D.U. 5      Requested # of units      Total bldg. units: 6  
To be legalized: 1      top floor unit (4th floor)

Attach evidence that each requested unit to be legalized existed as of 4/1/95:  
List evidence that you are submitting:  
Assessor's card from 4/1990

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
OCT 12 2005  
**RECEIVED**

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:  
Assessor's card from 4/1990

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: Paul Crowley      Date: 10-8-05

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

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
045	-	C	028	001	010F01	22	PINE ST	AZ	1375	0022	102	113

OWNER & MAILING ADDRESS

MARTIN STEPHEN J &  
LAURIE A ET AL JTS  
19 LENNOX ST  
PORTLAND

MEQ4107

LEGAL DESCRIPTION

45-C-28 PINE ST  
22 & WINTER ST  
1908SE

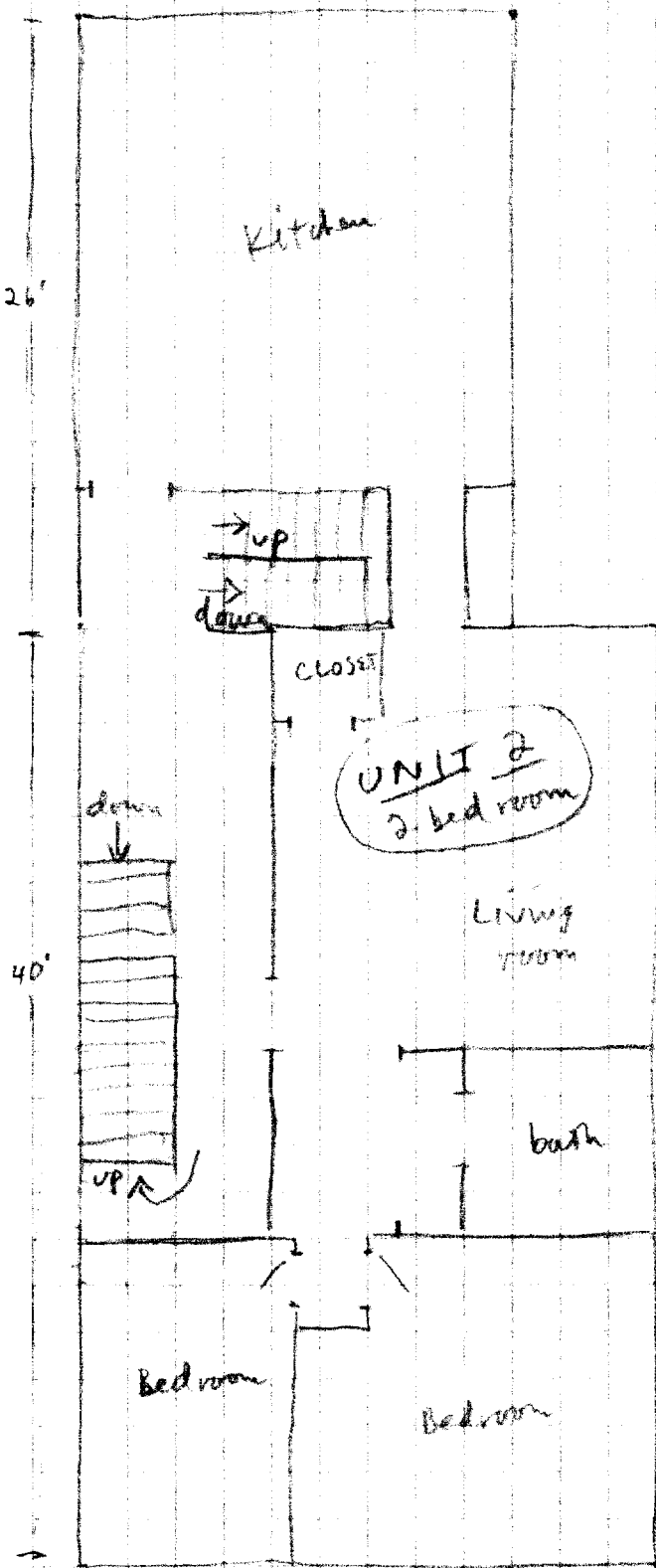
LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
006	B1	[ ]	4021	108	M22550	120	12--

LAND DATA & COMPUTATIONS									
LOT	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
0 NONE									
1 Regular Lot	L								
2 Apartment Site	L								
SQUARE FEET	S	1,008			0.00				
1 Primary Site	S								
2 Secondary Site	S								
3 Undeveloped	S								
4 Residual	S								
5 Waterfront	S								
ACREAGE	A								
1 Primary Site	A								
2 Secondary Site	A								
3 Undeveloped	A								
4 Marshland	A								
5 Waterfront	A								
0 TOTAL	S								

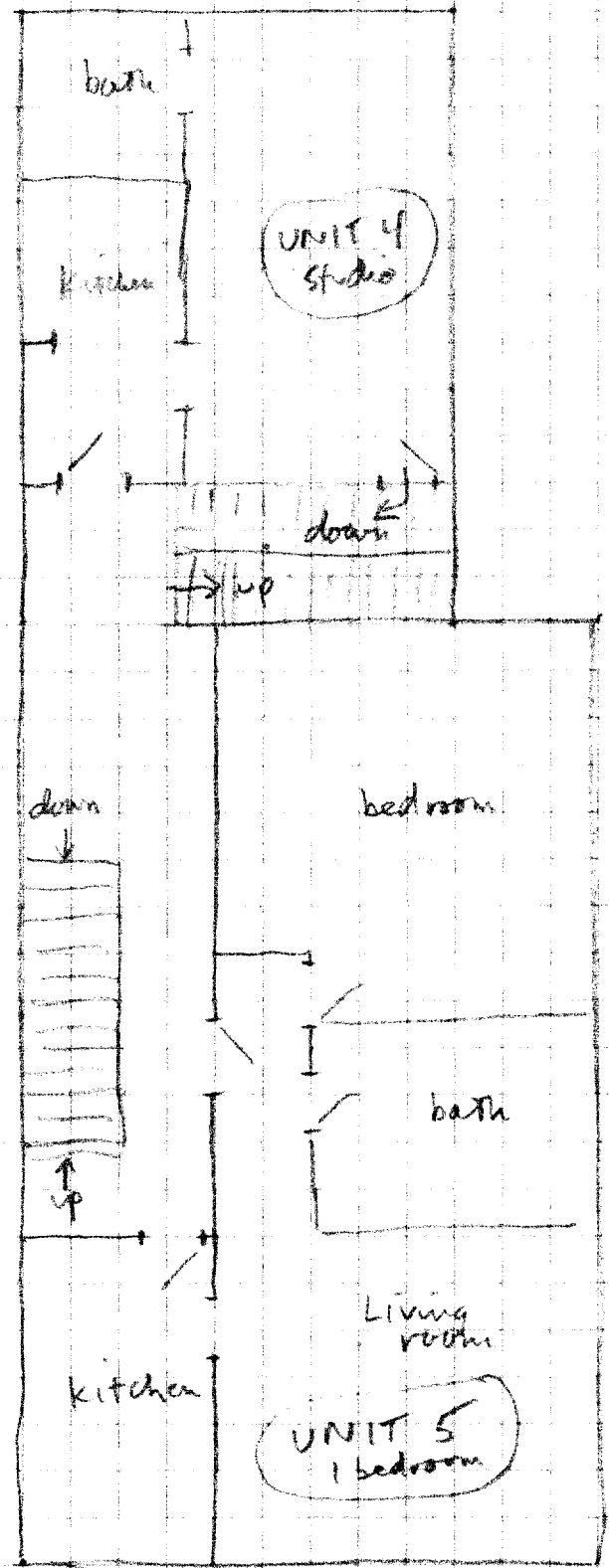
PROPERTY FACTORS									
TOPOGRAPHY	UTILITIES	PAVED	STREET/ROAD	TRAFFIC					
1 Irregular Lot	1 ALL PUBLIC	1 PAVED	1 LIGHT	1					
2 Site Value	2 PUBLIC WATER	2 SEMI-IMPROVED	2 MEDIUM	2					
	3 PUBLIC SEWER	3 UNPAVED	3 HEAVY	3					
	4 GAS	4 PROPOSED	4 NONE	4					
	5 WELL	5 CURB & GUTTER	5	5					
	6 SEPTIC	6 SIDEWALK	6	6					
	7 NONE	7 ALLEY	7	7					
	8 NONE	8 NONE	8	8					

VALUE SUMMARY					PREVIOUS ASSESSMENT				
LAND	BUILDING	TOTAL	EXEMPT	REASON	DATE	LAND	BUILDING	TOTAL	EXEMPT

32 Pine St - 2nd + 3rd floor



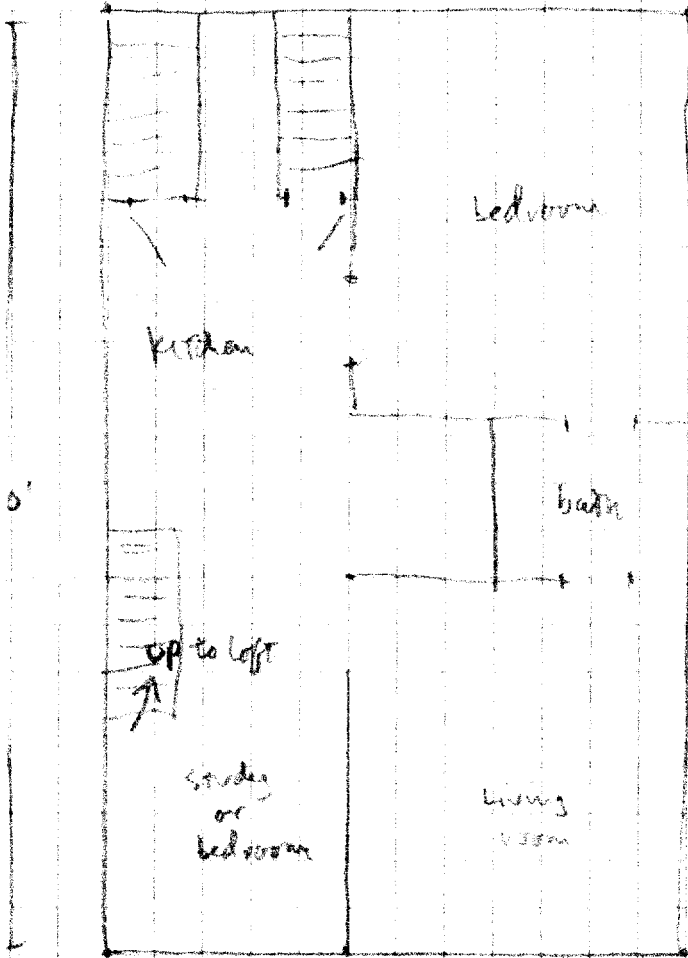
2nd Floor Plan



3rd Floor Plan

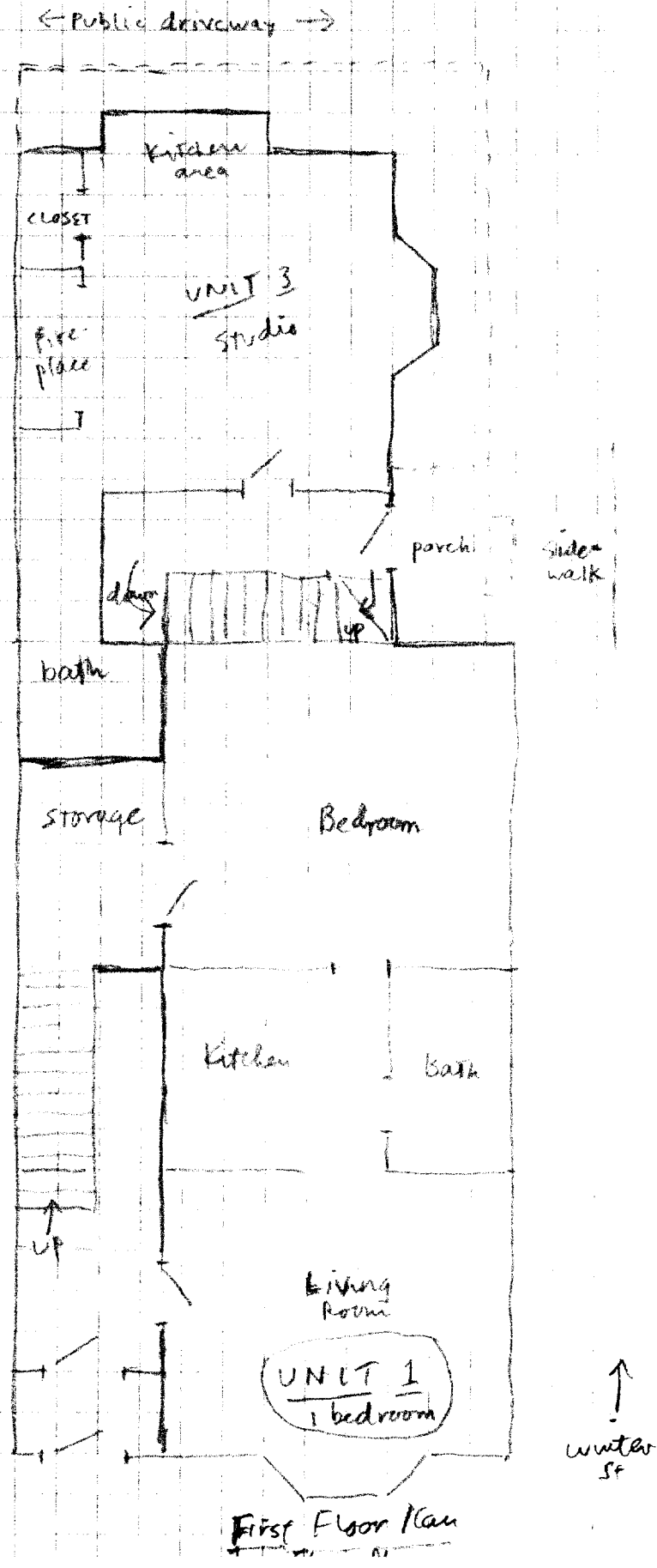
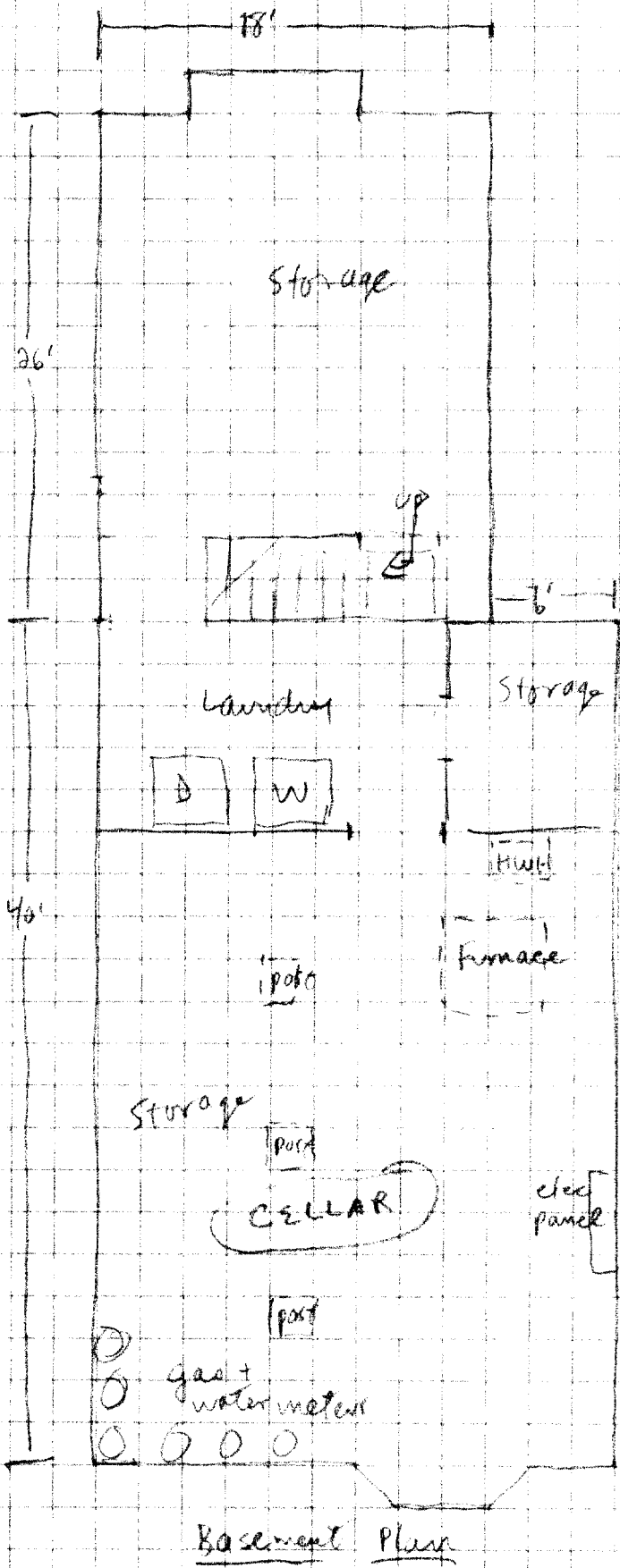
22 Pine St - 4th floor plan

Unit 6 - 1 or 2 B/R



4th floor plan

72 Pine St - Basement + 1st Floor





**FLOOD HAZARD INFORMATION**

FILE NUMBER: 20533  
ATTORNEY: JAMES BARNES, ESQ.  
TITLE COMPANY: NOT APPLICABLE OR NOT AVAILABLE  
LENDER: BANKNORTH, N.A.  
OWNER: WALTER PARKER, JR & MEGHAN CASBY  
APPLICANT: PAUL OROWLEY & DEBRA POOLER  
DATE: 6/7/2004 SCALE: 1"=30'

FLOOD MAP COMMUNITY NO.: 230001 ZONE: G  
PARCEL: 0013 B DATED: 12/8/1999

**TITLE REFERENCE**

DEED BOOK: 13257 PAGE: 107  
PLAN BOOK: N/A PAGE: N/A LOT(S): N/A  
PLAN NUMBER: N/A OF N/A

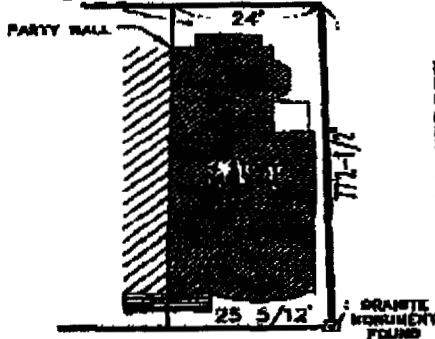
**ASSESSORS MAP**

MAP: 46 BLOCK: C PARCEL: 28

**MORTGAGE INSPECTION PLAN  
22 PINE STREET, PORTLAND, ME**

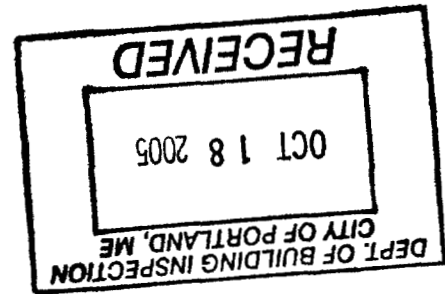
PARCEL  
C-28

PASSAGEWAY



WINTER STREET

PINE STREET



**MORTGAGE LENDER  
USE ONLY**

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

PARCEL NUMBER FROM ASSESSOR'S MAP.

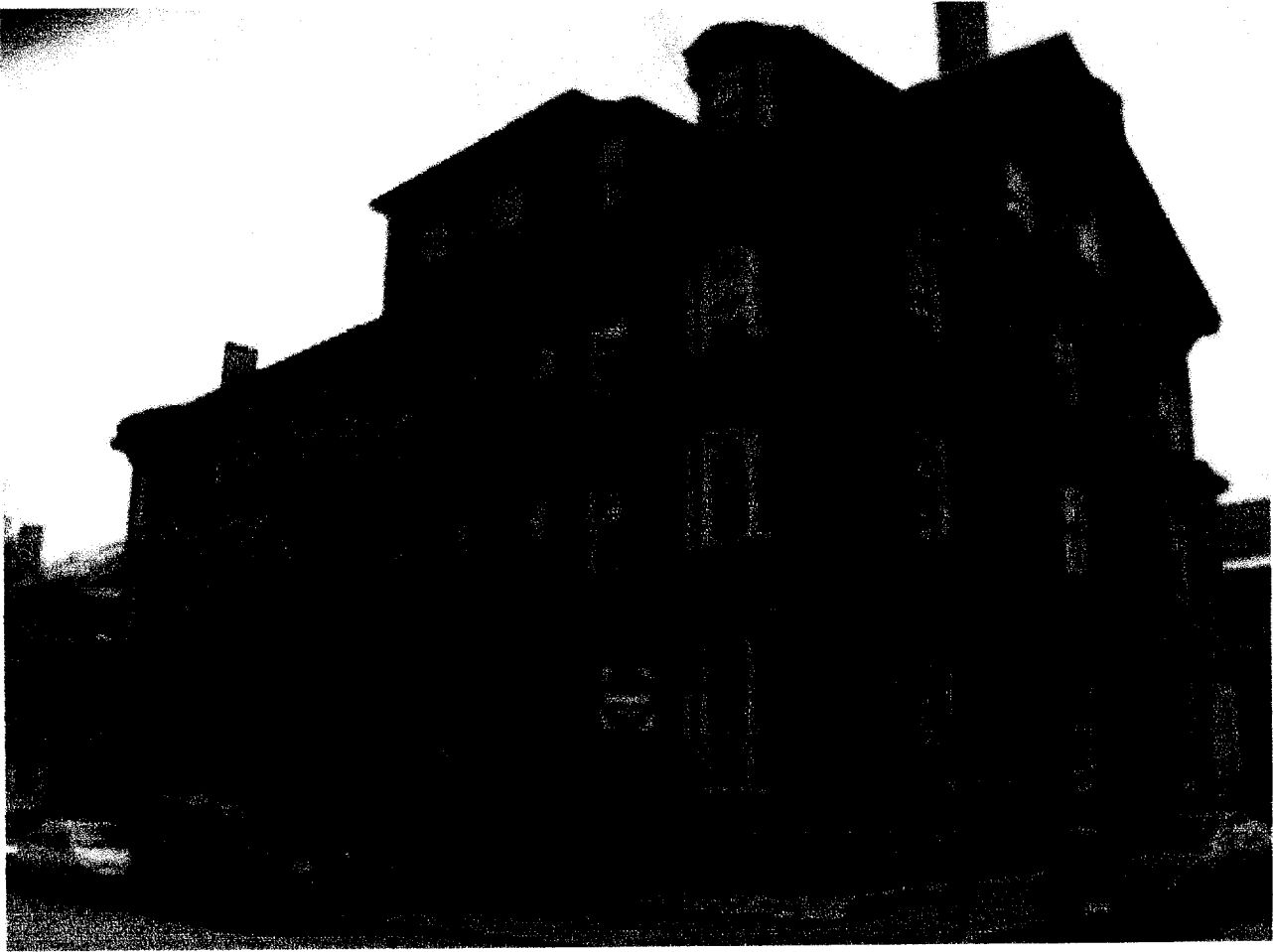
**Northeast Civil Solutions**

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

30' 0 30' 60'  
tel (207) 883-1000 fax (207) 883-1001 e-mail ncs@nicsolutions.com  
(800) 642-2257



GENERAL NOTES: (1) This mortgage inspection plan excepts Chapter 90, Part 2, Section 4 through 8 of the Maine Board of Licensure for Professional Land Surveyors' rules. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction purposes. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.



**PINE**

26	126	124	122	120	118	116
3100	4134	3660	38	45		
28	1	51	2	91'		
30	91'					

20	22	24	29
13.24	1908	77.21	77.21
1758	77.21	23.29	
127	125	123	

PASSAGE	27	2766	27.66
	119		117

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

**Card Number** 1 of 1  
**Parcel ID** 045 C028001  
**Location** 22 PINE ST  
**Land Use** FIVE TO TEN FAMILY

**Owner Address** 22 PINE STREET LLC  
 20 SHADY LN  
 FALMOUTH ME 04105

**Book/Page** 21405/187  
**Legal** 45-C-28  
 PINE ST 22  
 WINTER ST  
 1908 SF

Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$57,870	\$196,590	\$264,460

Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$105,700	\$271,900	\$377,600

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

Building Information

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1900	6	5516	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.044	5516		APARTMENT - GARDEN	

Exterior/Interior Information

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	1236	SUPPORT AREA
1	01/01	1236	APARTMENT
1	02/02	1194	APARTMENT
1	03/03	1194	APARTMENT
1	04/04	656	APARTMENT

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
6		NONE	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
8	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	CANOPY - ONLY	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Sales Information

Date	Type	Price	Book/Page
06/14/2004	LAND + BLDING	\$444,000	21405-187
08/01/1997	LAND + BLDING	\$158,500	13257-107
02/01/1997	LAND + BLDING		12965-161
02/01/1997	LAND + BLDING		12965-163

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

**[New Search!](#)**



**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 10/13/05 <sup>sent out notices</sup> 10/17/05

City Housing Ordinance compliance received on: to Mike 10/13/05 - received back 10/21/05

City NFPA compliance received on: to Fire 10/13/05 - received back 10-20-05

Is ZBA action required? \_\_\_\_\_

✓ showing 6 units - different owner on 1990 assessors cards  
✓ showing floor plans  
✓ Needs plot plan - Plot plan received 10/18/05 AM  
AS of 10/27/05 No letters received

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal; Mike Nugent  
**Date:** 10/17/2005 11:52:43 AM  
**Subject:** 22 Pine St. Legalization of non conforming unit

22 Pine St.  
CBL: 045 c028  
Owner: 22 Pine St. LLC

sent out abutter as of 10/17/05

**CC:** Gayle Guertin



**CITY OF PORTLAND**

**CITY OF PORTLAND HOUSING CODE  
DWELLING UNIT COMPLIANCE**

*After filled out  
return to Marge*

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:** 22 Pine Street

**Owner:** 22 Pine Street LLC

**Address of Owner:** 20 Shady Lane **Telephone:** 233-0888  
Falmouth, ME 04105 774-3344

**Applicant information if different than above:** Paul Crowley & Delta Pooler

**Current number of legal units:** five (5)

**Number of units to be legalized:** one (1)  
total six (6)

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

**Signature:** *[Handwritten Signature]*

**Date:** 21 Oct 05

*10/13/05*





**CITY OF PORTLAND**

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

*After signed  
return to Marge*

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:** 22 Pine Street

**Owner:** 22 Pine Street LLC

**Address of Owner:** 20 Shady Lane **Telephone:** 233-0888  
Falmouth, ME 04105 774-3344

**Applicant information if different than above:** Paul Crowley & Delta Pooler

**Current number of legal units:** five (5)

**Number of units to be legalized:** one (1)  
total units six (6)

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

All units to comply with NFPA 701

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

10/13/05

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

**TO RESIDENTS AND PROPERTY OWNERS**

**IN THE VICINITY OF 22 Pine Street**

**Issues:** 22 Pine Street LLC, owners of the property located at 22 Pine Street, have submitted an application to legalize ~~one~~ existing non-conforming dwelling unit for a total of ~~5~~ <sup>(6)</sup> dwelling units within this building. The legalization may be 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.

10/13/05

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal; Mike Nugent  
**Date:** 10/17/05 11:52:42 AM  
**Subject:** 22 Pine St. Legalization of non conforming unit

22 Pine St.  
CBL: 045 c028  
Owner: 22 Pine St. LLC

sent out abutter as of 10/17/05

**CC:** Gayle Guertin

NR 0456028 112 11VW10-22 PMS 28

FRANCHISE

City of Portland, Maine

04 FEB 91

KCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards:

Format - (CCC-1-DU-LLL)

Fill with \* for all

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

044 - -E-033 055 -E-041 055 -E-014 055 -E-021 055 -E-034  
 055 -E-001 055 -E-008 055 -E-015 055 -E-022 055 -E-035  
 055 -E-002 055 -E-009 055 -E-016 055 -E-026 055 -E-030  
 055 -E-003 055 -E-010 055 -E-017 055 -E-024 055 -E-042  
 055 -E-004 055 -E-027 055 -E-044 055 -E-025 055 -E-027  
 055 -E-005 055 -E-011 055 -E-018 055 -E-031 055 -E-038  
 055 -E-006 055 -E-012 055 -E-040 055 -E-032 055 -E-039  
 055 -E-007 055 -E-019 055 -E-020 055 -E-033

Continue

Cancel

Done

FRANCHISE

City of Portland, Maine

04 FEB 91

NOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

CUL Listing for Post Cards:

Format - (CCC-1-BB-LLL)

Fill with \* for all

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

- 045--C-001 045--C-002 045--E-003 044--E-039
- 045--C-002 045--C-003 045--E-004 044--E-038
- 045--C-003 045--C-004 045--E-005 044--E-037
- 045--C-004 045--C-005 045--E-006 044--E-036
- 045--C-005 045--C-006 045--E-007 044--E-035
- 045--C-034 045--E-001 045--E-008 044--E-049
- 045--C-033 045--E-051 045--E-009 044--E-035
- 045--C-031 045--E-002 045--E-010 044--E-034

Continue

Cancel

Done

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 22 Pine Street**

**Issues:** 22 Pine Street LLC, owners of the property located at 22 Pine Street, have submitted an application to legalize one existing non-conforming dwelling unit ~~for~~ <sup>for a total of six (6)</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.

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**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.

10/13/05

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
045 C001001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	184 STATE ST	4
045 C002001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	180 STATE ST	5
045 C003001	CKC/BAC REALTY LLC	44 GUNSTOCK RD SCARBOROUGH, ME 04074	172 STATE ST	1
045 C004001	SISTERS OF THE PRECIOUS BLOOD OF PORTLAND ME	166 STATE ST PORTLAND, ME 04101	160 STATE ST	0
045 C005001	PORTLAND CLUB THE	156 STATE ST PORTLAND, ME 04101	152 STATE ST	1
045 C024001	CKC/BAC REALTY LLC	44 GUNSTOCK RD SCARBOROUGH, ME 04074	105 WINTER ST	0
045 C026001	CLEWS HENRY A	117 WINTER ST PORTLAND, ME 04102	117 WINTER ST	4
045 C027001	SMITH MARC A & JENNIFER A DEFILIPP JTS	119 WINTER ST PORTLAND, ME 04102	119 WINTER ST	4
045 C028001	22 PINE STREET LLC	20 SHADY LN FALMOUTH, ME 04105	22 PINE ST	6
045 C029001	RESNISKY EDWARD J JR	115 CLARK ST PORTLAND, ME 04102	20 PINE ST	6
045 C031001	ROGERS PHYLLIS E	16 PINE ST PORTLAND, ME 04102	16 PINE ST	1
045 C033001	WHIDDEN ELSIE	12 PINE ST PORTLAND, ME 04102	12 PINE ST	3
045 C034001	RIPLEY JENNIFER PUTNAM	10 PINE ST PORTLAND, ME 04102	10 PINE ST	4
045 E001001	VAIL HOLDINGS LLC	19 PINE ST PORTLAND, ME 04102	124 WINTER ST	8
045 E002001	VAIL HOLDINGS LLC	19 PINE ST PORTLAND, ME 04102	118 WINTER ST	6
045 E004001	MARSDEN DAVID S	14 HERSEY ST PORTLAND, ME 04103	112 WINTER ST	3
045 E005001	KEEFE JILL	15 BLYTH CT PORTLAND, ME 04102	110 WINTER ST	4
045 E006001	MARASCO ROSE C	108 WINTER ST PORTLAND, ME 04102	108 WINTER ST	1
045 E007001	SHEDD DAVID R & ERIC W KELLEY	104 WINTER ST PORTLAND, ME 04102	104 WINTER ST	4
045 E008001	KIMBLE NATHAN W	100 WINTER ST PORTLAND, ME 04102	100 WINTER ST	4
045 E009001	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	96 WINTER ST	5
045 E010001	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	94 WINTER ST	5
055 E001001	ELGNER SOPHIE & ANITA ISGRO	36 DOW ST PORTLAND, ME 04102	34 DOW ST	1
055 E002001	SPEAR M RITA	30 DOW ST PORTLAND, ME 04102	30 DOW ST	1
055 E003001	HALL JOEL & ZOE SWAN JTS	28 DOW ST PORTLAND, ME 04102	28 DOW ST	2
055 E004001	TRIPP SHERRI & BARRY C JTS	39 JERSEY AVE PORTLAND, ME 04103	26 DOW ST	4
055 E005001	THIBODEAU LAURA D	22 DOW ST PORTLAND, ME 04102	22 DOW ST	3
055 E006001	AGHAI YOUSEF & SIMIN ROSTAMPOUR JTS	6 HORTON PL PORTLAND, ME 04102	6 HORTON PL	3
055 E007001	KELLY DIANE C & ROBERT W GLADWIN JTS	5 HORTON PL PORTLAND, ME 04102	5 HORTON PL	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 E008001	MARSHALL DAVID A	41 PINE ST PORTLAND, ME 04101	41 PINE ST	2
055 E009001	VERRILL BRUCE A	20 BAYSITE LN FALMOUTH, ME 04105	39 PINE ST	3
055 E010001	GILLESPIE KEVIN B	37 PINE ST #1 PORTLAND, ME 04102	35 PINE ST	5
055 E011001	DEPEW ALFRED M	31 PINE ST PORTLAND, ME 04102	31 PINE ST	1
055 E012001	KEEZER TERRY V	29 PINE ST PORTLAND, ME 04102	29 PINE ST	4
055 E013001	VAIL HOLDINGS LLC	19 PINE ST PORTLAND, ME 04102	27 PINE ST	4
055 E014001	VAIL HOLDINGS LLC	19 PINE ST PORTLAND, ME 04102	23 PINE ST	9
055 E016001	VAIL WILLIAM D & ALANNAH M VAN BOVEN	19 PINE ST PORTLAND, ME 04102	17 PINE ST	1
055 E016002	VAIL WILLIAM D & ALANNAH M VAN BOVEN	19 PINE ST PORTLAND, ME 04102	17 PINE ST	1
055 E016003	NORTHRUP DALE	15 PINE ST # 3 PORTLAND, ME 04102	17 PINE ST	1
055 E018001	RICE GEOFFREY I	658 CONGRESS ST 1 ST FLOOR PORTLAND, ME 04101	7 PINE ST	0
055 E020001	FOLEY JAMES T	14 DOW ST PORTLAND, ME 04102	14 DOW ST	1
055 E021001	HOWARD AIMEE	13 DOW ST PORTLAND, ME 04102	12 DOW ST	3
055 E022001	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH, ME 04074	10 DOW ST	3
055 E024001	LADOKA LADO	3 HORTON PL PORTLAND, ME 04102	3 HORTON PL	3
055 E025001	STRUM AMY R & ALBERT W CECERE JTS	1514 FOREST AVE PORTLAND, ME 04103	4 HORTON PL	2
055 E026001	GUIDI TRACY & JEAN GINN MARVIN ETAL	220 MAINE MALL RD SOUTH PORTLAND, ME 04106	704 CONGRESS ST	1
055 E031001	ADAMS DAVID W & CAROL J ADAMS	1818 WASHINGTON AVE PORTLAND, ME 04103	696 CONGRESS ST	0
055 E032001	HUCKSTER'S ROW PROPERTIES	142 PLEASANT ST PORTLAND, ME 04101	696 CONGRESS ST	4
055 E033001	ADAMS DAVID W & CAROL J ADAMS	1818 WASHINGTON AVE PORTLAND, ME 04103	690 CONGRESS ST	24
055 E035001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	684 CONGRESS ST	10
055 E037001	HUCKSTER'S ROW PROPERTIES	142 PLEASANT ST PORTLAND, ME 04101	190 STATE ST	6
055 E039001	RAY KENNETH S	942 MAIN ST WESTBROOK, ME 04092	188 STATE ST	1
055 E040001	WOODWARD MARY M & FLEMMING OVERGAARD JTS	16 DOW ST PORTLAND, ME 04102	16 DOW ST	2
055 E041001	BROWN CORA L	203 BRACKETT ST PORTLAND, ME 04102	203 BRACKETT ST	8
055 E042001	FLAHERTY PATRICK M	29A PINE ST PORTLAND, ME 04102	29 PINE ST	1
055 E044001	NORTHRUP DALE A	15 PINE ST PORTLAND, ME 04102	11 PINE ST	1



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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 56

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal; Mike Nugent  
**Date:** 10/17/2005 11:52:42 AM  
**Subject:** 22 Pine St. Legalization of non conforming unit

22 Pine St.  
CBL: 045 c028  
Owner: 22 Pine St. LLC

sent out abutter as of 10/17/05

**CC:** Gayle Guertin

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 22 PINE STREET**

**Issues:** 22 Pine Street Llc , owners of the property located at 22 Pine Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of six 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.

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