

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

See Unit 370 - lot 1070

See Unit 1074 O.B.

CONSTRUCTION

FOUNDATION	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 ✓
1/4 ✓	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. & WCOT.
WOOD SHINGLES		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	AITIC FLR. & STAIRS	ELECTRIC ✓
STUCCO ON TILE	INFERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE ✓✓	BSMT. 2ND 4
SOLID BRICK	HARDWOOD	1ST 4 2ND
STONE VENEER	PLASTER ✓✓	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED ✓	SINGLE FAMILY
	METAL CLG.	TWO FAMILY ✓
TERRA COTTA		APARTMENT
VITROLITE	RECREAT. ROOM	STORE
PLATE GLASS	FINISHED ATTIC	THEATRE
INSULATION	FIREPLACE	HOTEL
WEATHERSTRIP	HEATING	OFFICES
ROOFING	PIPELESS FURNACE	WAREHOUSE
ASPH. SHINGLES ✓	HOT AIR FURNACE	COMM. GARAGE
WOOD SHINGLES	FORCED AIR FURN.	CAS STATION
ASBES. SHINGLES	STEAM ✓	ECONOMIC CLASS
SLATE TILE	HOT W.T. OR VAPOR	OVER BUILT
METAL	NO HEATING	UNDER BUILT
COMPOSITION		GAS BURNER
ROLL ROOFING		OIL BURNER ✓
INSULATION		MS. CK. 100
		STOKER

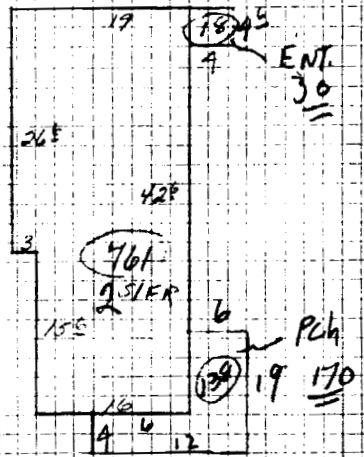
1 Plant - Steam - 2014 1-1-5014

COMPUTATIONS

UNIT	1951	1952			
761 S. F.	4470	4490			
ADDITIONS	+ 200	+ 705			
BASEMENT	- 90	- 40			
WALLS					
ROOF					
FLOORS					
ATTIC					
FINISH					
FIREPLACE					
HEATING					
PLUMBING	+ 450	+ 410			
TILING					
M F 1090	+ 450	+ 450			
TOTAL	5620	5830			
FACT. -5	220	- 270			
REP. VAL.	5400	5610			

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	NO.
Dwgs	A	2 1/2	C	76		F. 5400	50%	2700	A	2700	1625	51
	B					5610	"	2800	B	2800	1675	52
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1951 TOTAL BLDGS.										2700	1625
TAX VAL.	1675										19	
OLD VAL.	1625										19	
CHANGE	+ 50										19	



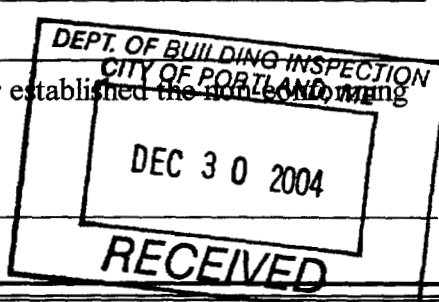
Zoning Division
Marge Schmuckal
Zoning Administrator

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: <u>S2 ASHMONT ST.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>H</u> Lot# <u>9</u>	Owner: <u>AARON & ANNIE OWIS</u> Address: <u>SAMUEL GROVE</u>	Telephone: <u>603-4485</u>
Contact name, address & telephone if different than above: <u>SAME</u>	Cost of Work: \$ <u>375</u> .. Fee: \$ <u>\$300 per legalized unit & \$75 per C of O</u>	
Current <u>[REDACTED]</u> D.U. <u>1</u>	Requested # of units To be legalized: <u>1</u>	Total bldg. units: <u>2</u>
<p>resubmitted to go to 2BA Original permit #F040694 denied could not find original use of building</p> <p>Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>3 PERMITS APPLICATIONS SEPT 10, 1945 // AUG 26, 1946 // JUNE 19, 1951</u> <u>REAL ESTATE ASSESSMENT FROM CITY OF PORTLAND 1952</u></p>		
<p>Attach evidence that the current owner/applicant neither constructed nor established the nonconforming dwelling units to be legalized: List evidence that you are submitting: <u>DEED</u></p>		
		
<p>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.</p>		
Signature of applicant: <u>[Signature]</u>		Date: <u>12.30.04</u>
This is NOT a permit. you may not commence ANY work until the permit is issued.		

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 52 Ashmont Street**

Issues: Aaron & Anne DAVIS, owners of the property located at 52 Ashmont Street, have submitted an application to ^{add one additional} ~~legalize~~ existing non-conforming dwelling unit for a total of two 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) 874-3695. The office hours are 8:00am to 4:00pm weekdays.

1/12/05



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: 52 Ashmont St.

Owner: Aaron & Anne Davis

Address of Owner: 52 Ashmont St **Telephone:** 650-4485

Applicant information if different than above: last year this bldg was inspected under a previous application that was never followed thru

Current number of legal units: one (1)

Number of units to be legalized: one (1)
total: two (2)

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

Signature: _____ **Date:** _____

1/2/05

From: Gayle Guertin
To: Aaron Shapiro; Marge Schmuckal; Mike Nugent
Date: Fri, Jan 14, 2005 3:08 PM
Subject: 52 Ashmont St. Legalization of nonconforming unit

52 Ashmont St.
Owner: Aaron & Anne Davis
CBL: 125 H009

Sent out abutters notice 1/14/05

CC: Gayle Guertin

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

125 Hoop

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF**

Issues: [redacted], owners of the property located at [redacted] Street, have submitted an application to ~~legalize~~ ~~existing non-conforming~~ dwelling unit for a total of [redacted] 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.

abuttles

sent out notices 1/14/05

05

URL 105 # 009

110

1100000

Ashmats

FRANCHISE

City of Portland, Maine

04 FEB 91

KCOTE

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 - Char 1 - Char letter B - Block L - Loc

105--S-003 105--S-023

105--S-009 105--S-018

105--S-004

105--S-022

105--S-008

105--S-010

105--S-014

105--S-015

Continue []

Cancel []

Page []

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
125 G001001	RICE REBECCA ETALS	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	429 DEERING AVE	2
125 G002001	RICE REBECCA	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	435 DEERING AVE	1
125 G003001	GIBSON-MINTER MARCIA L	441 DEERING AVE PORTLAND, ME 04103	441 DEERING AVE	1
125 G004001	VREELAND JACK R & NANCY MONTGOMERY JTS	447 DEERING AVE PORTLAND, ME 04103	447 DEERING AVE	2
125 G005001	LOHMAN CAROL P	451 DEERING AVE #1 PORTLAND, ME 04103	451 DEERING AVE	1
125 G005002	MCADAM THOMAS J	451 DEERING AVE PORTLAND, ME 04103	451 DEERING AVE	1
125 G006001	ROBERTS RUTH ADA	7 HIGHLAND AVE WATERVILLE, ME 04901	14 COTTAGE ST	2
125 G007001	THOMPSON CARTWRIGHT M & HELEN A MCCAIN JTS	22 COTTAGE ST PORTLAND, ME 04103	22 COTTAGE ST	1
125 G008001	WATSON STEPHEN W & BRADBURY D BLAKE JTS	70 ASHMONT ST PORTLAND, ME 04103	70 ASHMONT ST	1
125 G009001	DASCANIO JOHN A & CATHERINE M JTS	18 COTTAGE ST PORTLAND, ME 04103	18 COTTAGE ST	2
125 G010001	MILSTEIN MAX WWII VET & ANNABELLE JTS	65 LONGFELLOW ST PORTLAND, ME 04103	65 LONGFELLOW ST	2
125 G011001	RUSSELL MARK D & ELLEN T JTS	8 SWEET FERN RD CAPE ELIZABETH, ME 04107	425 DEERING AVE	2
125 H001001	HILLARD MICHAEL GEORGE & MARCIA LYNNE GOLDENBERG & MEINDERS POLLY ANN	57 LONGFELLOW ST PORTLAND, ME 04103	57 LONGFELLOW ST	2
125 H003001		15 COTTAGE ST PORTLAND, ME 04103	15 COTTAGE ST	1
125 H004001	ROSU-MYLES RICHARD J	19 COTTAGE ST PORTLAND, ME 04103	19 COTTAGE ST	2
125 H005001	JEWISH COMMUNITY CENTER	57 ASHMONT ST PORTLAND, ME 04103	25 COTTAGE ST	0
125 H006001	LINCOLN WATSON E JR	16 LINDEN ST PORTLAND, ME 04103	16 LINDEN ST	0
125 H007001	LINCOLN WATSON E JR	16 LINDEN ST PORTLAND, ME 04103	16 LINDEN ST	1
125 H008001	JONES GWYNETH & MATTHEW R JONES ETAL	24 LINDEN ST PORTLAND, ME 04103	24 LINDEN ST	2
1% H010001	BAGLEY KEITH L	48 ASHMONT ST PORTLAND, ME 04103	48 ASHMONT ST	1
125 H011001	MERRILL SCOTT P & SHARON S JTS	53 LONGFELLOW ST E PORTLAND, ME 04103	53 LONGFELLOW ST	1
125 H012001	VAN SOEST JUSTIN A & KIERSTON P VAN SOEST JTS	45 LONGFELLOW ST PORTLAND, ME 04103	45 LONGFELLOW ST	1
125 1001001	HURLEY PAMELA A	37 LONGFELLOW ST PORTLAND, ME 04103	37 LONGFELLOW ST	1
125 I002001	KUNIN KENNETH E & ELISABETH S STICKNEY JTS	17 LINDEN ST PORTLAND, ME 04103	17 LINDEN ST	1
125 1003001	RIOUX RICHARD J & FAY E JTS	19 LINDEN ST PORTLAND, ME 04103	19 LINDEN ST	3
125 1005001	BERGERON DANIEL F & JEFFREY F JTS	40 ASHMONT ST PORTLAND, ME 04103	40 ASHMONT ST	1
125 1008001	ROLFE JOHN F & AUDREY M JTS	29 LONGFELLOW ST PORTLAND, ME 04103	29 LONGFELLOW ST	1
125 I010001	BURWELL BRIAN R	12 MAPLE AVE FREEPORT, ME 04032	21 LONGFELLOW ST	2
125 I011001	GREENBLATT NANCY L	116 HENNESSEY DR PORTLAND, ME 04103	28 ASHMONT ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
125 1012001	MARDEN JENNIFER L	36 ASHMONT ST PORTLAND, ME 04103	36 ASHMONT ST	2
125 J001001	HORNER SUSAN LAURIE	461 DEERING AVE PORTLAND, ME 04103	459 DEERING AVE	1
125 J001002	NILSEN EVA	459 DEERING AVE # 2 PORTLAND, ME 04103	459 DEERING AVE	1
125 J001003	ARSENAULT MELANIE J	73 ASHMONT ST PORTLAND, ME 04103	459 DEERING AVE	1
125 J002001	PORTLAND CHEVRAH KADISHA % MICHAEL MOSCOWITZ	PO BOX 8524 PORTLAND, ME 04104	467 DEERING AVE	0
125 J003001	ZILL ANNE B	150 COYLE ST PORTLAND, ME 04103	150 COYLE ST	2
125 J004001	JEWISH COMMUNITY CENTER	57 ASHMONT ST PORTLAND, ME 04103	57 ASHMONT ST	0
125 J008001	CONNEN THOMAS F	797 PRINCES PT RD YARMOUTH, ME 04096	55 ASHMONT ST	6
125 J014001	SSA REALTY LLC	ONE CITY CENTER PORTLAND, ME 04101	25 ASHMONT ST	0
125 J015001	DUPLISSIE JAMES	70 WINNOCKS NECK RD SCARBOROUGH, ME 04070	110 COYLE ST	4
125 J018001	TRANSPORT LEASING CORP	9 JOHNSON RD B7 PORTLAND, ME 04102	558 FOREST AVE	1
126 A007001	SSA REALTY LLC	ONE CITY CENTER PORTLAND, ME 04101	550 FOREST AVE	1
126 K007001	REILLY MARK G & DANA D YUN RIVERS JTS	22 ASHMONT ST PORTLAND, ME 04103	22 ASHMONT ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 42



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: 52 Ashmont Street

Owner: Aaron & ANNE DAVIS

Address of Owner: 52 Ashmont St **Telephone:** 650-4485

Applicant information if different than above: (last year you also inspected this building under a previous application that was not followed thru)

Current number of legal units: one (1)

Number of units to be legalized: one (1)
TOTAL; two (2)

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

Signature: _____ **Date:** _____

11/2/05



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Annex to Aaron DAVIS
Applicant

3/7/05
Application/Date

52 Ashmont St
Applicant's Mailing Address

Project Name/Description

Aaron DAVIS -- K-1; 4 AS-
Consultant/Agent/Phone Number

52 Ashmont St
Address of Proposed Site

CBL: 125-HI-009

Description of Proposed Development:

3/3/05 Applicant received a modification of use appeal to change from single family to a 4-unit under 14-391

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278(fax)

Client(s): Anne Mane Davis and

Aaron E. Davis

St. No.: 52

Street: Ashmont St.

Town: Portland, ME

Source Deed Bk. 4973 Pg. 233

CL No.: 15230

Job No.: ATC03-63,

Date: 12/11/2002

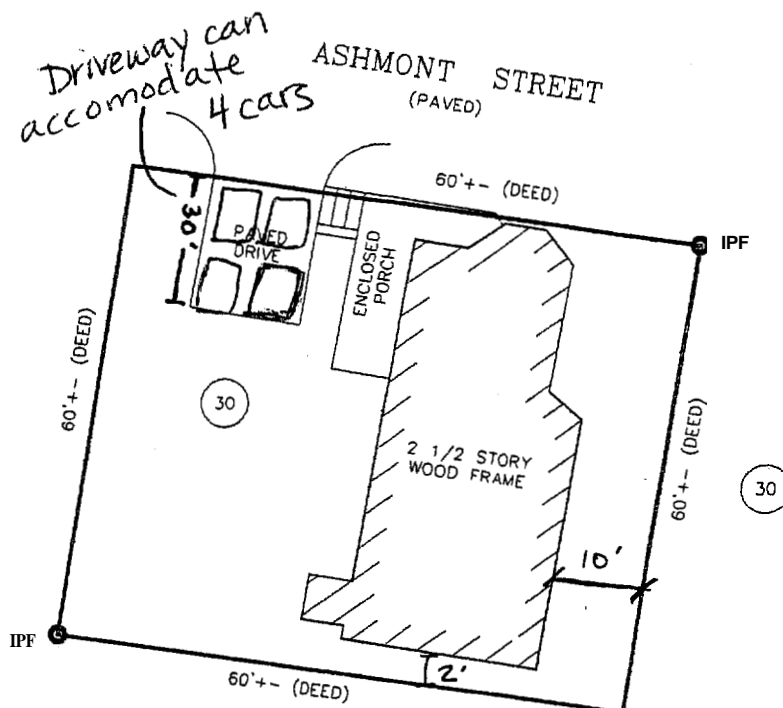
County: Cumberland

Plan Bk. 7 Pg. 24

Lot(S): portion of 30

Scale: 1" = 20'

NOTE: A FULL BOUNDARY SURVEY IS
RECOMMENDED TO VERIFY
BOUNDARY AND ENCROACHMENTS
AS SHOWN.



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to *Banknorth, N. A.*, and their mortgage title insurer that based upon inspection made with reasonable certainty, that:

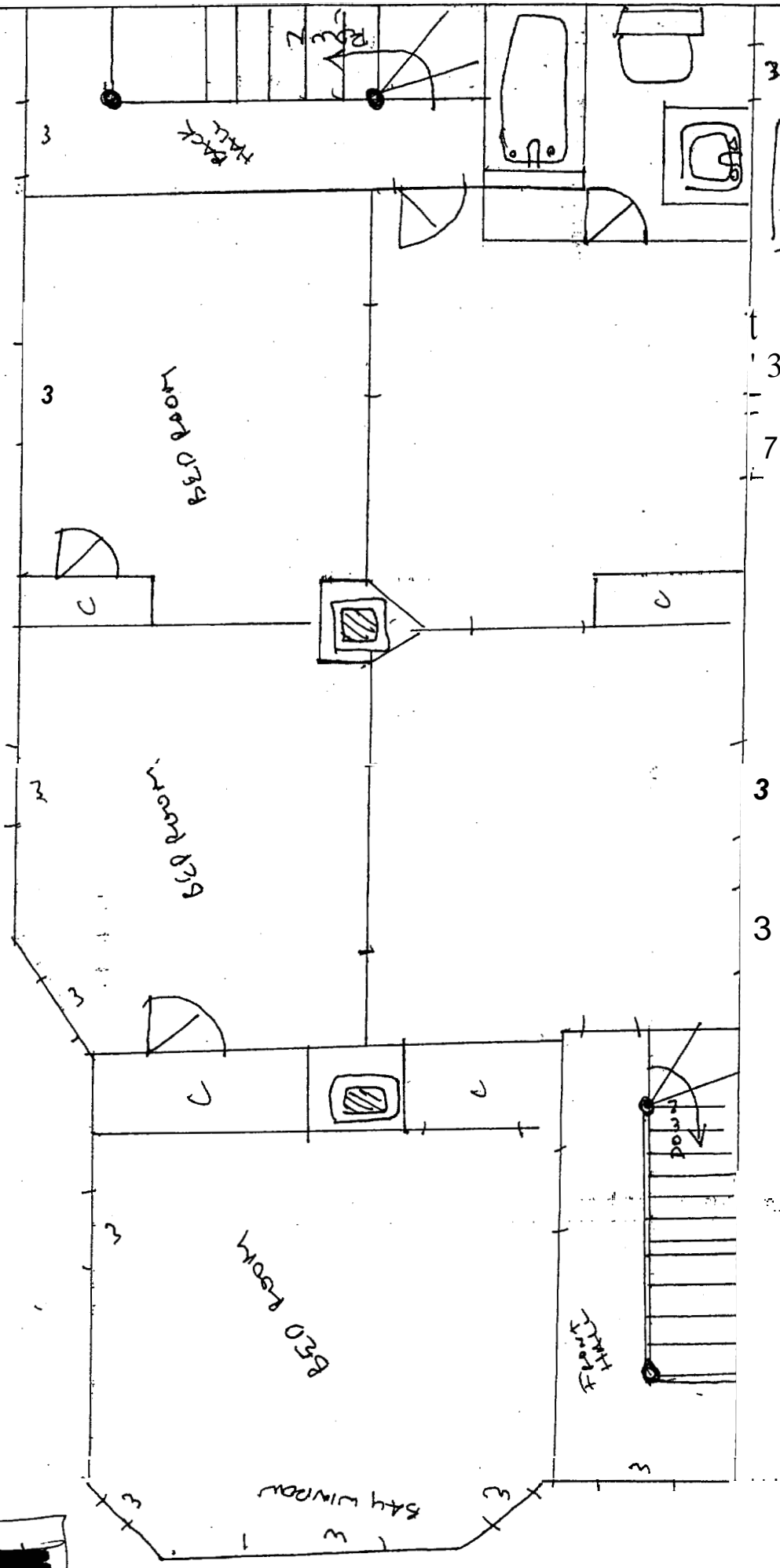
) this plan was made from an inspection of the site,

) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.

) the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the **floodmaps** used by the Federal Emergency Management Agency.

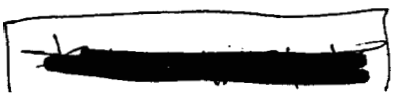
Banknorth

1257H009



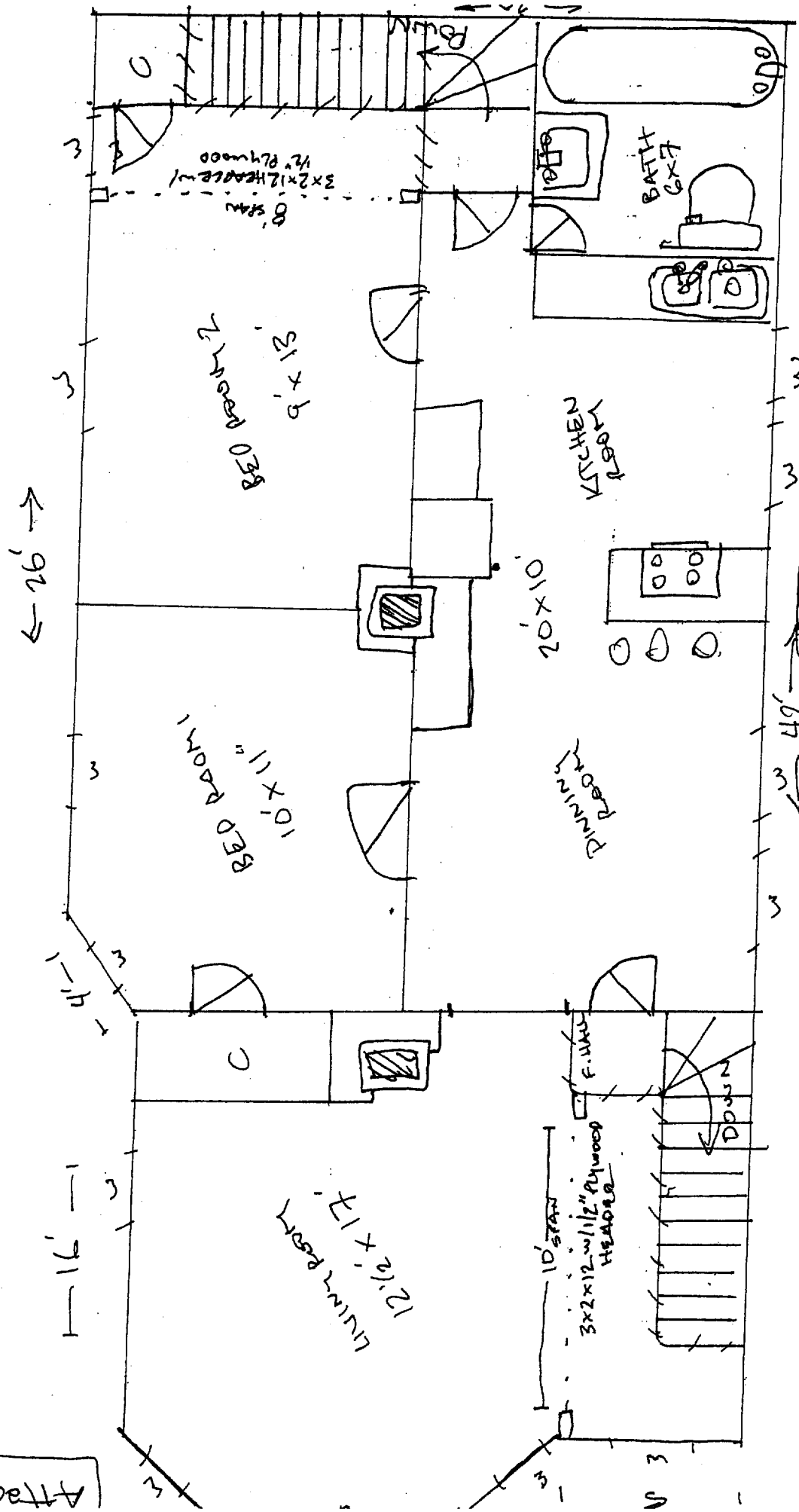
~~650~~ 650

2ND FLOOR
52 ASHMOOT ST.
PORTLAND, ME



PROPOSED

Attachment #



ACTUAL PROPOSED

2ND FLOOR

52 ASHMENT ST

PORTLAND, ME

Proposed 2nd Floor Unit

3/2x12 HEARER w/1/2 plywood

NEW WALL

NON-LOAD BEARING

KEN

49'

26'

16'