

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080480

This is to certify that Rice Geoffrey I/n/a

has permission to Legalize three (3) nonconforming dwelling units to a total of ten (10) legal dwelling units.

AT 235 Brackett St

055 C014001

PERMIT ISSUED

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 latched 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. Craig Cass

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 2/3/08
Director - Building & Inspection Services

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

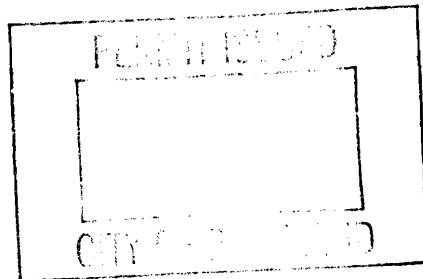
Permit No: 08-0480	Issue Date:	CBL: 055 C014001
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Location of Construction: 235 Brackett St	Owner Name: Rice Geoffrey I	Owner Address: 658 Congress St 1st Floor	Phone: 450-6005
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R-6

Past Use: Multi Units	Proposed Use: Multi Units / Legalize three (3) nonconforming dwelling units to be a total of ten (10) legal dwelling units.	Permit Fee: \$900.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Legalize three (3) nonconforming dwelling units to be a total of ten (10) legal dwelling units.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: 2-2 Type: SB <i>TBC 2003</i>	
		Signature: <i>Cree Cass</i>		Signature: <i>[Signature]</i>
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: gg	Date Applied For: 05/09/2008	Zoning Approval		
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<ol style="list-style-type: none"> 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"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>6/3/08 ABU</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 yes <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 <i>Any exterior work requires a separate review & approval thru Historic Preservation</i> Date: _____
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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: 08-0480	Date Applied For: 05/09/2008	CBL: 055 C014001
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Location of Construction: 235 Brackett St	Owner Name: Rice Geoffrey I	Owner Address: 658 Congress St 1st Floor	Phone: () 450-6005
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: Multi Units / Legalize three (3) nonconforming dwelling units to be a total of ten (10) legal dwelling units.	Proposed Project Description: Legalize three (3) nonconforming dwelling units to be a total of ten (10) legal dwelling units.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/03/2008

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) With the issuance of this permit and the certificates of occupancy, this property shall be a ten family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/03/2008

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/26/2008

Note: Pending code violations **Ok to Issue:**

- 1) All out standing code violations to be corrected prior to C-O
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Comments:

5/9/2008-amachado: Gave notice sheet to Gayle. Gave life safety code and housing code forms to Jeanie.

5/9/2008-jmb: Routed the housing form to Jon and life safety to fire

6/3/2008-amachado: Recived both Housing Code form and Life Safety Code forms. Both are approved with conditions.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

MAY - 9 2008

CITY OF PORTLAND

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

Location/Address of Legalization: 235 Brackett Street, Portland	
Tax Assessor's Chart, Block & Lot Chart# <u>055</u> Block# <u>C</u> Lot# <u>014</u>	Owner: Geoffrey I. rice Telephone: 450-6005 Address: 658 Congress St., 1st Fl., Portland, ME
Contact name, address & telephone if different than above: Geoffrey I. rice or Paul S. Bulger, Esq. - 874-4000	Cost of Work: \$ _____ Fee: \$ 900 <small>\$300 per legalized unit & \$75 per C of O</small>
Current # of legal D.U. 7 <u>7</u> See continuation sheet.	Requested # of units <u>3</u> To be legalized: <u>See</u> <u>Application</u> Total bldg. units: <u>10</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>See attached appendix tab #1</u>	<u>300.00 per unit</u> <u>* 3</u> <u>T = 900.00</u>
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: <u>Affidavit of Geoffrey I. rice</u>	<u>Call Paul when ready</u>
<i>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.</i>	
Signature of applicant: <u>[Signature]</u>	Date: <u>5/1/08</u>
This is NOT a permit, you may not commence ANY work until the permit is issued.	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 235 Brackett Street 55-C-14

Notices to owners of properties situated within 300 feet sent on: Garcia to Bayle 5/9/08 mailed 5/12/08

City Housing Ordinance compliance given on: 5/9/08 received: 5/28/08 - approved w/ conditions
45 days to correct

City NFPA compliance given on: 5/9/08 received: 6/2/08 - approved w/ conditions

Received any letters within 10 days from notices sent? _____

Unit(s) existed prior to April 1, 1995? 1982 directory - 11 apartments, 1984 directory same

Unit(s) shown to be established by different owner? deed - purchased property Sept 27, 1985

Site plan included: yes

Floor plans included? yes

Is ZBA action required? _____



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: 235 Bracket Street 55-C-14

Owner: Geoffrey Rice

Address of Owner: 658 Congress St, 1st floor, Portland ME 04101 **Telephone:** 450-6005

Applicant information if different than above: _____

Current number of legal units: Seven (7)

Number of units to be legalized: three (3)

ten (10) total

Comments of approval or disapproval (list any and all conditions): Approved w/ conditions
Fire alarm compliance letter required. Fire door assembly required on basement
laundry room. Seperate front stairwell from rear stairwell. Seal all
through penetrations. Emergency action plan required. Label all unit doors.

Signature: Bj Anwar **Date:** 6/2/08

CITY OF PORTLAND
Fire Department
380 Congress Street
Portland, Maine 04101

Fire Inspection Violations

Business	Location	Number	Inspection Type
	0235 BRACKETT ST	67977-0-0	FP Routine Inspection
Owner/Manager	CBL	Inspector	
RICE GEOFFREY I	055 C014001	BENJAMIN A WALLACE Shift: 005 Unit: C41	

Code	Type	Location	Inspection Date	Target Compliance	Actual Compliance
1	System design/installation to meet	FIRE ALARM REQUIRES LETTER OF COMPLIANCE	5/27/08	7/4/08	
2	Hazardous areas	FIRE DOOR REQUIRED ON BASEMENT LAUNDRY ROOM.	5/27/08	7/4/08	
3	Vertical openings shall be protecte	FRONT AND REAR STAIRS MUST BE SEPERATED.	5/27/08	7/4/08	
4	fire rating not maintained	SEAL ALL THROUGH PENETRATIONS.	5/27/08	7/4/08	
5	Emergency instructions shall be pro		5/27/08	7/4/08	
6	Exits clearly visible or conspicuou	LABEL ALL UNIT DOORS.	5/27/08	7/4/08	



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: 235 Bracket St.

55-C-14

Owner: Geoffrey Rice

Address of Owner: 658 Congress St., 1st floor, Portland 04101 **Telephone:** 450-6005

Applicant information if different than above:

Current number of legal units: seven (7)

Number of units to be legalized: three (3)

ten (10) total

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

** approval with conditions, attached **

Signature:

Date:

05/28/08



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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

May 27, 2008

COPY

RICE GEOFFREY I
658 CONGRESS ST 1ST FLOOR
PORTLAND, ME 04101

CBL: 055 C014001
Located at 235 BRACKETT ST

Certified Mail 70070710000135801338

Notice of Violation

Dear Geoffrey Rice:

An evaluation of the above-referenced property on the 27th day of May, 2008 shows that the structure fails to comply with Chapter 6.Article V. of the Code of Ordinances of the City of Portland, The Housing Code.

Attached is a list of the violations.

This is a notice of violation pursuant to § 6-118 of the Code. All referenced violations shall be corrected within forty-five (45) days of the date of this notice.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code.

This constitutes an appealable decision pursuant to § 6-127 of the Code.

Please feel free to contact me @ 207-874-8702 if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,


Jon Rioux,
Code Enforcement Officer

CC: Ann Machado, Zoning Specialist, & Ben Wallace, Fire Prevention Officer

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager RICE GEOFFREY I		Inspector Jon Rioux	Inspection Date 5/27/2008
Locatation 235 BRACKETT ST	CBL 055 C014001	Status Rescheduled	Inspection Type Building Permit-Legalize Nonconf

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.b	Interior			Various locations	
Violation: Interior floors, walls, ceilings and doors					
Notes: Patch all through-penetrations and maintain fire separation as identified during the inspection. This shall include all pipes: duct work, electrical work, walls, ceilings and floors.					
2) 6-109.a	Interior		4		
Violation: Maintenance of assigned areas					
Notes: Every occupant of a dwelling unit shall maintain in a clean and sanitary manner that part of the dwelling unit.					
3) 6-116.3	Interior	2			
Violation: Egress Obstructions					
Notes: Every hallway, stairway, corridor, exit, fire escape door or other means of egress shall be kept clear of obstructions at all times.					
Note: Although the couch is not directly blocking the exit, the tenant agreed to removed the couch from the egress hallway near unit (7) seven.					

Comments: All violations shall be corrected within forty-five (45) days of this notice.

Follow the Life-Safety plan-of-correction as identified by Ben Wallace, Fire Prevention Officer. This shall include: posting an Emergency Access Plan, installation of Fire Doors, & a Fire Alarm Test Report/ Compliance Letter.

From: Gayle Guertin
To: Jeanie Bourke
Date: 5/12/2008 9:19:17 AM
Subject: 235 Brackett St., Legalization of non-conforming units

235 Brackett St.
CBL: 055 C014
Owner: Geoffrey Rice

Sent out abutters notice as of 5/12/08

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

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

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

Issues: Geoffrey Rie, owners of the property located at 235 Brackett Street, have submitted an application to legalize 3 existing non-conforming dwelling units for a total of 10 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) 874-6695. The office hours are 8:00am to 4:00pm weekdays.

Lambert Coffin

attorneys at law

May 8, 2008

Paul S. Bulger
pbulger@lambertcoffin.com

City of Portland
Attn. Marg Schumackal & Ann Machado
389 Congress Street
Portland, ME 0411

RE: 235 Brackett Street, Portland

Dear Marg, Ann and Staff:

I am writing pursuant to the request of the applicant Geoffrey I. Rice. Enclosed is an application for legalization of nonconforming dwelling units together with a position statement indicated that the dwelling units were legal in 1985 at the date of purchase and determined not to be legal that such units be made legal as through the process under the City of Portland's code section 14-391. Enclosed are historical records, tax assessor's records, and relevant portions of directories demonstrating the historical use of the property and dwelling units. Also enclosed is a site plan and interior plan to scale, showing unit dimensions.

Please note that there are ten units in the building but that unit numbers are one to seven and nine to eleven. There is no unit #8.

I spoke with Ann Machado, zoning specialist, in your department. Ann indicated that the Applicant should submit a check for the application in the amount of \$900 representing the amount for the 3 units in dispute per her letter of March 12, 2008 and the letter of Sam Hoffses dated November 4, 1988. Enclosed is a check for \$900.

In order to review this application, arrangements will have to be made with the Applicant for inspection. Please call me at 874-4000 or contact Geoffrey Rice at 450-6005. Thank you.

Very truly yours,


Paul S. Bulger

PSB/kbs

Enclosures

cc. Geoffrey Rice

477 Congress Street, Post Office Box 15215, Portland, Maine 04112-5215

207.874.4000 (p) 207.874.4040 (f)
www.lambertcoffin.com

Continuation Sheet

Application for Legalization of Non-Conforming Dwelling Unit/ 135 Bracket Street, Portland

Legal Existing Units Prior to Zoning

Subject property was purchased by Geoffrey I. Rice the Applicant September 27, 1985, reference Cumberland County Registry of Deeds Book 9617, Page 98. (See tab 5 and tab 8). Records available at Portland City Hall, the Tax Assessors office, and in the housing and inspections office indicate this property has been a 10 unit for an extended period of time. See the index of documents tab 1, current owner information showing 10 units and inspection records at tab 2.

The City historical records and survey on record with the Assessors office indicate that the property is assessed as a 10 unit building (See tab 1).

Portland's street directory for 1985 and 1987 (see tab 4). The 1984 listing includes 12 apartments and the 1985 listing includes 12 apartments. The 1986 listing references 11 apartments. As the plat shows, the building has historically contained 10 units, numbered 1-7 and 9-11, with no unit number 8, which explains the confusion.

Similarly, the inspection dated February 23, 1982 lists 10 units. A separate inspection card for 9 units with 1 unit vacant. (see tab 2).

There is only one record in the inspection department that indicates that there are fewer than 10 units. That record is an unreadable microfiche inspection card listing either 7 units or 9 units.

The owner of the building in 1980, Frank Morang of Dutton Hill Road, Grey, Maine, applied to combine the first floor apartments into a single apartment and to change the use. However, there are no plans on file and there is no indication that the application has been complied with, although a permit was applied for.

Dimensional requirements under the code permit one unit for every 1,000 square feet. The site plan to be submitted with existing conditions in a case that the total acreage is .235 acres or approximately 10,000 square feet permitting 10 units under the ordinance.

The Applicant therefore believes that 10 units at this location were legal in 1985 at the date of his purchase and grandfathered at the time of adoption of the zoning ordinance in 1957.

Legalization of Nonconforming Units 14-391

The Applicant has submitted an existing conditions plan showing the buildings, parking area, easements, dumpsters, fencing and all other significant features. In addition he has submitted a dimension floor plan for every dwelling unit in the building and all assessors records, deeds, mortgages and an affidavit demonstrating that all dwelling units existed as of April 1, 1995 and that the Applicant did not build nonconforming dwelling units. All dwelling units comply with the NFPA Life Safety Code and fire prevention code and with the City's housing code.

14-139
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,
The 10 dwelling units in the subject premises have existed since the date of purchase in 1985 and well prior thereto. The dwelling units at the property meet all space and building requirements including the number of units allowed under 14-391. Some of the units are undersized as to area under 14-391 but are preexisting. (See above). To the extent that such units may be nonconforming, the Applicant respectively requests the legalization of the nonconforming dwelling units pursuant to Section 14-391.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
054 G001001	BROWN C N CO	PO BOX 200 SOUTH PARIS, ME 04281	754 CONGRESS ST	1
054 G004001	KAPLAN 742 LLC	49 OCEAN AVE PORTLAND, ME 04103	742 CONGRESS ST	1
054 G005001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	175 NEAL ST	1
054 G006001	BURNHAM MICHAEL P	PO BOX 2282 SCARBOROUGH, ME 04070	92 CARLETON ST	7
054 G007001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	173 NEAL ST	1
054 G008001	BURNHAM MICHAEL P	PO BOX 2282 SCARBOROUGH, ME 04074	88 CARLETON ST	5
054 G009001	STICKS AND STONES	100 WINTER ST # 1 PORTLAND, ME 04102	169 NEAL ST	10
054 G011001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	84 CARLETON ST	29
054 G012001	ADAMS PETER R	215 STATE ST PORTLAND, ME 04101	165 NEAL ST	4
054 G014001	MCALEER PROPERTIES LLC	84 MOROSS RD GROSSE POINTE FARMS, MI	161 NEAL ST	6
054 G016001	BRACKETT CORNER LLC	269 BRACKETT ST PORTLAND, ME 04102	269 BRACKETT ST	4
054 G018001	CHERRIX MICHAEL A	267 BRACKETT ST PORTLAND, ME 04102	267 BRACKETT ST	1
054 G019001	ROLLINS SALLY JEAN	263-265 BRACKETT ST PORTLAND, ME 04102	263 BRACKETT ST	1
054 G020001	DAVIS JENNIFER	261 BRACKETT ST PORTLAND, ME 04102	261 BRACKETT ST	4
054 G021001	259 BRACKETT STREET LLC	31 LAWRENCE RD EDGECOMB, ME 04556	259 BRACKETT ST	6
054 G023001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	173 NEAL ST	1
055 B005001	RONALD MCDONALD HOUSE OF PORTLAND	250 BRACKETT ST PORTLAND, ME 04102	59 CARLETON ST	4
055 B007001	RONALD MCDONALD HOUSE OF	250 BRACKETT ST PORTLAND, ME 04102	63 CARLETON ST	1
055 B013001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
055 B013002	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
055 B013003	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
055 B016015	IRMISCHER KRISTA Y	15 BLYTHE CT PORTLAND, ME 04102	15 BLYTHE CT	1
055 B016017	FILENE DANIEL R	17 BLYTHE CT PORTLAND, ME 04102	17 BLYTHE CT	1
055 B017001	SKINNER KATHRYN	5 HOULTON ST PORTLAND, ME 04102	5 HOULTON ST	4
055 B018001	MARTIN DENNIS B JR & HEATHER L TANGUAY JTS	217 BRACKETT ST PORTLAND, ME 04102	246 BRACKETT ST	3
055 B020001	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND, ME 04102	240 BRACKETT ST	4
055 B022001	IONTA JANICE	88 SCHOOL ST SOUTH PORTLAND, ME 04106	236 BRACKETT ST	2
055 B023001	HUNT REBECCA C & JOHN A MONROE JTS	234 BRACKETT ST PORTLAND, ME 04102	234 BRACKETT ST	2
055 B024001	VOANNE BRACKETT STREET	14 MAINE ST STE 225 BRUNSWICK, ME 04011	232 BRACKETT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 B025001	SOLOTAIRE ROBERT S	228 BRACKETT ST PORTLAND, ME 04102	228 BRACKETT ST	1
055 B031001	SMITH IAN H & VIRGINIA L CURIT-SMITH JTS	2 HOULTON ST PORTLAND, ME 04102	2 HOULTON ST	2
055 B032001	HIRSCH CHRISTOPHER A & JANE H BARTHELETTE JTS	6 HOULTON ST PORTLAND, ME 04102	6 HOULTON ST	3
055 B037001	MANCHESTER CHARLES H KW	P.O.BOX 8494 PORTLAND, ME 04104	53 PINE ST	4
055 B038001	BERENSON GAIL SUSAN & LOWELL MCCURTIS JEFFERS JTS	220 BRACKETT ST PORTLAND, ME 04102	220 BRACKETT ST	3
055 B041001	REED TRACIE J & JOSHUA REED JTS	214 BRACKETT ST PORTLAND, ME 04102	214 BRACKETT ST	3
055 B043001	V S H REALTY INC	777 DEDHAM ST # V0546 CANTON, MA 02021	49 PINE ST	1
055 B044001	MARTIN DENNIS B JR & HEATHER L TANGUAY JTS	217 BRACKETT ST PORTLAND, ME 04102	244 BRACKETT ST	1
055 B045001	SNL PARTNERS LLC	217 BRACKETT ST PORTLAND, ME 04102	244 BRACKETT ST REAR	2
055 B050001	KODI BOULIS K & AWATIF F KODI JTS	230 BRACKETT ST PORTLAND, ME 04102	230 BRACKETT ST	2
055 B051001	ILLIAN RANDY M & ANA B COURTNEY JTS	9 HOULTON ST # 2 PORTLAND, ME 04102	9 HOULTON ST	2
055 B052001	BAMPTON MATTHEW & ELIZABETH SHERRERD PAGE JTS	11 HOULTON ST PORTLAND, ME 04102	11 HOULTON ST	1
055 C001001	PEAVY DAVID R & GEORGE SCHROTH JR JTS	71 CARLTON ST PORTLAND, ME 04102	71 CARLETON ST	1
055 C002001	BESSA PAUL R	75 CARLETON ST PORTLAND, ME 04102	75 CARLETON ST	2
055 C003001	BATES JENNIFER Q	77 CARLETON ST # B PORTLAND, ME 04102	77 CARLETON ST	2
055 C004001	HARRIS BRIAN A & ALISON E HAWKES JTS	17 SUMMER ST PORTLAND, ME 04102	83 CARLETON ST	2
055 C005001	MILCO LLC	46 FINN PARKER RD GORHAM, ME 04038	85 CARLETON ST	1
055 C006001	MILCO LLC	46 FINN PARKER RD GORHAM, ME 04038	89 CARLETON ST	6
055 C009001	WALKER TERRACE LP	1 CITY CENTER PORTLAND, ME 04101	730 CONGRESS ST	40
055 C012001	MAZURIE ALICE M	247 BRACKETT ST PORTLAND, ME 04102	247 BRACKETT ST	1
055 C013001	BOWE SCOTT M	243 BRACKETT ST PORTLAND, ME 04102	243 BRACKETT ST	2
055 C014001	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	235 BRACKETT ST	10
055 C018001	GATCHELL SARAH F & WILLIAM H G GATCHELL JTS	11 WALKER ST PORTLAND, ME 04102	11 WALKER ST	1
055 C019001	MCDUGAL ROBERT A TRUSTEE	14533 MAJESTIC EAGLE CT FORT MYERS, FL 33912	7 WALKER ST	3
055 C019103	UNDERWOOD THOMAS	3 WALKER ST # 1-3 PORTLAND, ME 04102	3 WALKER ST	1
055 C019105	CASCO INVESTMENTS	PO BOX 66735 FALMOUTH, ME 04105	5 WALKER ST	1
055 C019107	KUMIN MICHAEL C	7 WALKER ST # 1-7 PORTLAND, ME 04102	7 WALKER ST	1
055 C019203	LONG TAMATHA	3 WALKER ST # 2-3 PORTLAND, ME 04102	3 WALKER ST	1
055 C019205	QUINT GLENN S	5 WALKER ST # 2 PORTLAND, ME 04102	5 WALKER ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 C019207	WILLIAMS SCOTT A	7 WALKER ST # 2 PORTLAND, ME 04102	7 WALKER ST	1
055 C019303	MCDUGAL ROBERT A TRUSTEE	14533 MAJESTIC EAGLE CT FORT MYERS, FL 33912	3 WALKER ST	1
055 C019305	PARKER CHRISTIAN & DANA PARKER	5 WALKER ST # 3-5 PORTLAND, ME 04102	5 WALKER ST	1
055 C019307	SMEAD ERIN	7 WALKER ST # 3-7 PORTLAND, ME 04102	7 WALKER ST	1
055 C019403	REYNOLDS GERALD R & EDWARDS JARDINE FORSYTH	3 WALKER ST # 4 PORTLAND, ME 04102	3 WALKER ST	1
055 C019405	KENNEDY ADAM J & MARCI E LORD	5 WALKER ST # 4-5 PORTLAND, ME 04102	5 WALKER ST	1
055 D001001	BIXBY DOUGLAS B & KATHLEEN F WHITE	12 WALKER ST PORTLAND, ME 04102	12 WALKER ST	4
055 D002001	SHOEBOTTOM BRUCE W & KIM	40 WOODFIELD DR SCARBOROUGH, ME 04074	10 WALKER ST	4
055 D003001	DUBOIS REAL ESTATE	318 BRIGHTON AVE PORTLAND, ME 04102	6 WALKER ST	14
055 D005001	REDFORD BRUCE & DENNIS CROWLEY JTS	4 WALKER ST PORTLAND, ME 04102	4 WALKER ST	1
055 D006001	SARGENT COLIN W & NANCY D SARGENT JTS	722 CONGRESS ST PORTLAND, ME 04102	722 CONGRESS ST	1
055 D007001	LEO JAMES M & LORNA M LEO	223 BRACKETT ST PORTLAND, ME 04102	223 BRACKETT ST	1
055 D008001	BACHRACH ALFRED P & MILDRED K BACHRACH &	211 BRACKETT ST PORTLAND, ME 04102	211 BRACKETT ST	3
055 D009001	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND, ME 04102	25 DOW ST	5
055 D010001	VENETIANS INC	39 MAPLE LN KNOX, ME 04986	21 DOW ST	6
055 D011001	17-19 DOW STREET LLC	PO BOX 7225 PORTLAND, ME 04112	17 DOW ST	15
055 D012001	GREEN JOHN W	15 DOW ST PORTLAND, ME 04102	15 DOW ST	2
055 D013001	PARKS SUZANNE D	109 DARTMOUTH ST PORTLAND, ME 04103	13 DOW ST	8
055 D014001	DOW MANSION LLC	5 EVERGREEN RD RAYMOND, ME 04071	9 DOW ST	6
055 D016001	MAINE WOMEN'S CHRISTIAN TEMPERANCE UNION	714 CONGRESS ST PORTLAND, ME 04102	714 CONGRESS ST	1
055 D017001	TANGUAY HEATHER L & DENNIS B MARTIN	217 BRACKETT ST PORTLAND, ME 04102	217 BRACKETT ST	1
055 D017002	SAMUELSON SHAUN D	219 BRACKETT ST # 2 PORTLAND, ME 04102	219 BRACKETT ST	1
055 D020001	NOVEY WALTER L & JANICE C COHEN JTS	27 DOW ST PORTLAND, ME 04102	27 DOW ST	2
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	6013 NIBLICK WAY # 143 CARRABASSETT VALLEY, ME	26 DOW ST	4
055 E005001	DOW STREET PROPERTIES LLC	PO BOX 9715-213 PORTLAND, ME 04104	22 DOW ST	3
055 E020001	FOLEY JAMES T	14 DOW ST PORTLAND, ME 04102	14 DOW ST	1
055 E021001	HOWARD AIMEE	9 C ST PORTLAND, ME 04101	12 DOW ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
055 E022001	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH, ME 04074	10 DOW ST	3
055 E026001	GUIDI TRACY & JEAN GINN MARVIN ETAL	220 MAINE MALL RD SOUTH PORTLAND, ME 04106	704 CONGRESS ST	1
055 E040001	WOODWARD MARY M & FLEMMING OVERGAARD JTS	16 DOW ST PORTLAND, ME 04102	16 DOW ST	2
055 E055001	GEBHARDT TIMOTHY M & NIRVANA BASHA JTS	20 DOW ST PORTLAND, ME 04102	20 DOW ST	3
063 D002001	OLESEN-FERRARIS PIA & DECLAN M MURRAY JTS	67 SUFFOLK ST SAG HARBOR, NY 11963	270 BRACKETT ST	1
063 D002002	270 BRACKETT ST II LLC	PO BOX 2499 SAGHARBOR, NY 11963	270 BRACKETT ST	1
063 D002003	HIGGINS ALEXANDRA S	270 BRACKETT ST # 3 PORTLAND, ME 04102	270 BRACKETT ST	1
063 D002004	MELLEN EDWARD & KEITH RILEY JTS	270 BRACKETT ST # 4 PORTLAND, ME 04102	270 BRACKETT ST	1
063 D003001	264 BRACKETT STREET LLC	PO BOX 774 BATH, ME 04530	264 BRACKETT ST	4
063 D004001	262 BRACKETT ST LLC	583 WARREN AVE PORTLAND, ME 04103	262 BRACKETT ST	6
063 D005001	262 BRACKETT LLC	583 WARREN AVE PORTLAND, ME 04103	260 BRACKETT ST	3
063 D012001	HALL PETER L	64 CARLETON ST PORTLAND, ME 04102	64 CARLETON ST	3
063 D013001	WEST COMPANY	104 GRANT ST PORTLAND, ME 04101	60 CARLETON ST	4

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	100	UNITS		337

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 235 BRACKET STREET**

Issues: Geoffrey Rice, owner of the property located at 235 Brackett Street has submitted an application to legalize three (3) existing non-conforming dwelling units for a total of ten (10) 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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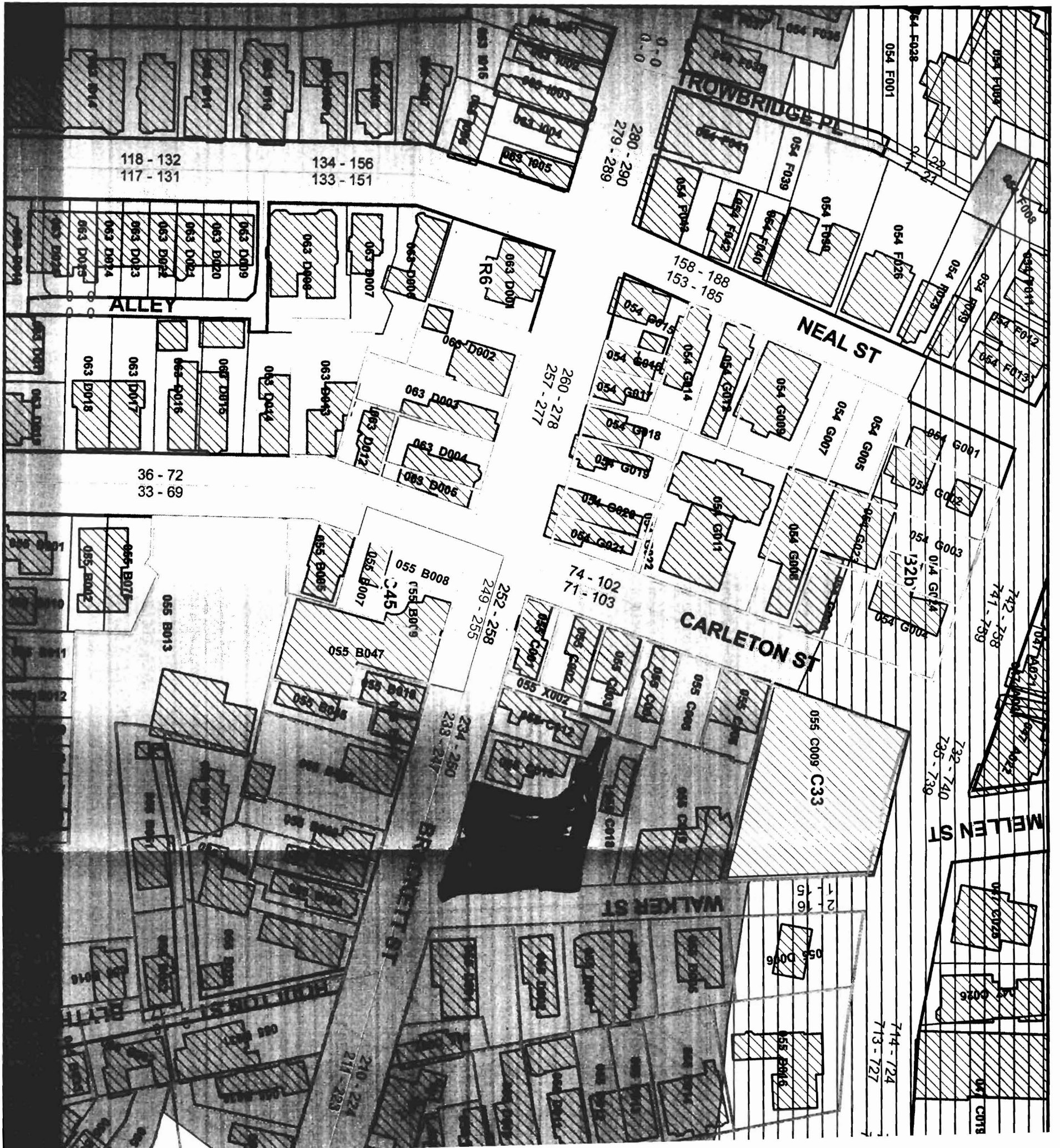
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235 BRACKETT STREET, PORTLAND, ME
ASSESSOR'S MAP 55 BLOCK C PARCEL 14

