

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

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

Permit No: 04-1153	Issue Date:	CBL: 057 C05001A
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Location of Construction: 247 Danforth St	Owner Name: Montalio Diana E &	Owner Address: 247 Danforth St # 1a	Phone: 406-251-7998
Business Name: N/A	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name N/A	Phone: N/A	Permit Type: Legalization of Non-Conforming Units	Zone: B-1

Past Use: 5 Legal Units  <i>Previous Approval Single D.U. in 1 four room office</i>	Proposed Use: Request to legalize one nonconforming unit, to be a total of 6 legal units.	Permit Fee: \$375.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Request to legalize on nonconforming unit, to be a total of 6 units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
<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:	

DENIED

Permit Taken By: gg	Date Applied For: 08/11/2004	<b>Zoning Approval</b>		
<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"/> Date:	<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 Date:	<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:	

**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> 04-1153	<b>Date Applied For:</b> 08/11/2004	<b>CBL:</b> 057 C05001A
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<b>Location of Construction:</b> 247 Danforth St	<b>Owner Name:</b> Montalion Diana E &	<b>Owner Address:</b> 247 Danforth St # 1a	<b>Phone:</b> 406-251-7998
<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> N/A	<b>Phone:</b> N/A	<b>Permit Type:</b> Legalization of Non-Conforming Units	

<b>Proposed Use:</b> Request to legalize one nonconforming unit, to be a total of 6 legal units.	<b>Proposed Project Description:</b> Request to legalize on nonconforming unit, to be a total of 6 units.
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**Dept:** Zoning      **Status:** Denied      **Reviewer:** Ann Machado      **Approval Date:**  
**Note:** See comments.      **Ok to Issue:**

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**  
**Note:**      **Ok to Issue:**

**Comments:**

4/13/2007-amachado: Permit is denied. Permit #00-0465 established the use of the building as five residential condominiums and one commercial (office) condo in 1A. Certificates of occupancy were issued on May 24, 2000. The use for unit 1A can't go back to a residential use using the legalization of illegal dwelling units application because the use has not remained residential since 4/1/95. The lot size is 4190 sf. and it is located in the B-1 zone. Residential uses in the B-1 zone must meet the zone requirements of the abutting residential zone which is R-6. The R-6 zone requires 1000 sf of land area per dwelling unit, so this lot does not have enough land area for 6 residential units.

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: 247-249 Danforth/3 May Street, Portland		
Tax Assessor's Chart, Block & Lot Chart# 57 Block# C Lot# 50-1A	Owner: Diana E. Montalion Telephone: 251-7998 Address: 2324 West Foothills Drive, #4 Missoula, MT 59803	406
Contact name, address & telephone if different than above: Thomas F. Jewell, Esq., Jewell & Boutin, P. A. 477 Congress St., Suite 1104, Portland, ME 04101 207-774-6665	Cost of Work: \$ <u>None</u> Fee: \$ 300.00 \$300 per legalized unit & \$75 per C of O	
Current # of legal D.U. <u>5</u>	Requested # of units To be legalized: <u>1</u>	Total bldg. units: <u>6</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Portland City Directory listing</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>Current owners acquired property only in 2001. Deed is being submitted.</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>Thomas Jewell, attorney for</u> <u>Diana Montalion and David Ball</u>		Date: <u>8/10/04</u>
<b>This is NOT a permit, you may not commence ANY work until the permit is issued.</b>		

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Planning & Development  
Lee Urban, Director

**CITY OF PORTLAND**

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APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on: to Gray's, sent 10/21/07

City Housing Ordinance compliance received on: given 10/15/04; 4/12/07

City NFPA compliance received on: given 10/15/04; 4/12/07

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

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



10/15/04

## 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:**

247 Danforth Street

**Owner:**

Diana E. Montalio

**Address of Owner:**

2324 W. Foothills Dr #4  
Missoula, MT 59803

**Telephone:**

(406) 251-7998

**Applicant information if different than above:**

→ Thomas Jewell (Attorney)  
774-6665

**Current number of legal units:**

5

**Number of units to be legalized:**

1

total D.U. 6

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

**Signature:**

**Date:**

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



10/15/04

## 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:** 247 Danforth Street

**Owner:** DIANA E. Mantalion

**Address of Owner:** 2324 W. Foothills Dr. #4 **Telephone:** (406) 251-7998  
MISSOULA, MT 59803

**Applicant information if different than above:** → Thomas Jewell (Attorney)  
→ 74-6665

**Current number of legal units:** 5

**Number of units to be legalized:** 1

TOTAL Du. 6

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

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**From:** Gayle Guertin  
**To:** Aaron Shapiro; Marge Schmuckal; Mike Nugent  
**Date:** Thu, Oct 21, 2004 11:56 AM  
**Subject:** I247 Danforth St. legalization of non conforming unit

247 Danforth Street  
CBL: 057 C05001A  
Owner: Diana Montalion

Abutters notice sent out as of 10/21/04

**CC:** Gayle Guertin

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 247 Danforth Street**

**Issues:** DIANA E. MONTALION, owners of the property located at 247-249 Danforth Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of 6 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.

10/15/04



**JEWELL & BOUTIN, P. A.**  
**Attorneys at Law**  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3427

www.jewellandboutin.com

Thomas F. Jewell  
Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com  
E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665  
Fax: 207-774-1626

August 10, 2004

Marge Schmuckal  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re: 247 Danforth Street, Portland  
Assessor Map 57-C-50-1A

Dear Marge:

Our office represents Diana Montalion and David Ball, the owners of Unit 1A of The Danforth May Condominium, located at the above address, the plat and plans for which are submitted with this application. This property is at the corner of Danforth and May and is identified as both 247-249 Danforth and 1-5 May Street. This property was converted to a 6-unit condominium in 2000, with five residential units and one commercial unit for a total of six condominium units.

The Assessor records show that back in the mid-1980s, this unit 1A was being used as law office. However, the Portland directory records from the mid-1990s show that this was being used as a residence at that time.

The directory records from 1995 were a little confusing so I copied records from the Portland City Directory for 1994 through 1997, and I am submitting all of them with this application. The directory lists this property at May Street rather than Danforth. It is not entirely clear to me if Apartment 1 or 1A subsequently became Unit 1A of the condominium, which is the non-residential unit. In either event, both apartments 1 and 1A were used for residential purposes, as shown in the directories, in the mid-1990s.

Starting with the 1994 directory, there are six apartments listed, though a couple are not verified. The 1995 directory shows Becky Davis in Unit 1 (and the star indicates a new listing), and Unit 1A shows Arran Stokes, who was also noted as the occupant in the 1994 directory. I also included the 247 Danforth Street listing from 1995 to show that there were no listing for the building at that address.

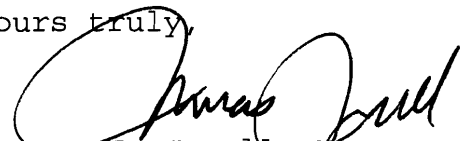
I have included the 1996-1997 listing, which shows new resident Carl Anderson in Unit 1 and new resident Janet Counts at Unit 1A. I submit that these records clearly show both units 1

City of Portland  
August 10, 2004  
Page 2

and 1A (one of which subsequently became a commercial unit) were residential units in 1995.

Finally, the current owners acquired the property in March, 2001. A copy of their deed is enclosed. My clients had no interest in the property in 1995 when it was used as a residence.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/lst  
Enclosures

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

Location of Construction: 247 Danforth St. 04101		Owner: ** Crandall Toothaker		Phone: ***774-5358		Permit No: 00-0465	
Owner Address: 200 High St. 04101		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: N/A		Address:		Phone:		Permit Issued: <b>MAY 12</b>	
Past Use: 6 Units		Proposed Use: Condo Conversion of 6 units		COST OF WORK: \$-----		PERMIT FEE: \$ 150.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description:  Condo Conversion for 6 Units <u>only</u> NO Interior Renovations <i>NO WORK AUTHORIZED ON THIS PERMIT.</i>				Signature: <i>[Signature]</i>		Signature:	
Permit Taken By: NW		Date Applied For: GD May 4, 2000		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: B-1 <i>057-C-050</i> Zoning Approval: <i>6 units ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>ok with conditions</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> <i>5/12/00</i>	

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..

\*\*\*\*Please Call Crandall For P/U 774-5358

**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

May 4, 2000

SIGNATURE OF APPLICANT	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

PERMIT ISSUED  
WITH REQUIREMENTS  
CDD DISTRICT 3

**BUILDING PERMIT REPORT**

DATE: 8 MAY 2009 ADDRESS: 247 Danforth ST. CBL: 057-C-050

REASON FOR PERMIT: The Conversion From 6 APTS. To 6 Condo. units.

BUILDING OWNER: Crandall Toothaker

PERMIT APPLICANT: \_\_\_\_\_ /CONTRACTOR Same as owner.

USE GROUP: R-2 CONSTRUCTION TYPE: 513 CONSTRUCTION COST: \_\_\_\_\_ PERMIT FEES: \$150.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

*This permit for  
conversion only  
no work authorized.*

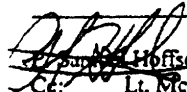
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*13, \*15, \*14, \*16, \*17, \*27, \*29, \*32, \*34, \*36, \*37

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- X15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- X16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- X17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- (18) The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1) w/ smoke resp.

12/01

- X19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
- X34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- X36. A Two hour fire separation shall be between dwelling units, if fire suppression system is installed this rating shall be one hour.
- X37. Separate permits shall be obtained for all work.
- X38. All condo conversion requirements shall be met. This office shall have copies of any required notices to tenants and a copy of the condo document.

  
 Marge Schmuckal, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 PSH 1.26.00

\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.

(3)

CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 247 Danforth St Assessor's chart: 57  
3 May St

Block: C

Lot: 50

Name of Owner: Crandall K. Toothaker

Address: 200 High St. Portland, ME 04101

Telephone No.: 207 774-5358

Name of Project: Danforth May Condominium Association

No of Units to be Converted: 6

No. of Units applying for: 6

No. of Units in structure 6

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds \_\_\_\_\_

Approved by: \_\_\_\_\_

ZONING: \_\_\_\_\_ Date: \_\_\_\_\_

No. of units approved (circle)

Fire Dept: 1 3 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others

Plumbing: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others

Elec: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

others

Bldg. & Housing: 1 2 3 4 5 6 7 8 9 10 Date: \_\_\_\_\_

Comments:

MAY 4 2000

*[Signature]*

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block, Lot: 57C 50
2. Number of units before conversion: \_\_\_\_\_ units with 1 bedroom;  
\_\_\_\_\_ units with 2 bedrooms;  
\_\_\_\_\_ units with 3 or more bedrooms;
3. Monthly rent (range)  
(specify with or without util.)  
890.00 with utilities
4. Number of units after conversion: \_\_\_\_\_ units with 1 bedroom;  
\_\_\_\_\_ units with 2 bedrooms;  
\_\_\_\_\_ units with 3 or more bedrooms;
5. Purchase Price (range): \_\_\_\_\_
6. Length of time building owned by applicant? \_\_\_\_\_
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit  
Yes \_\_\_\_\_ No  (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:  
\$ 25,000 exterior walls, windows, doors, roof  
\$ \_\_\_\_\_ insulation  
\$ 25,000 interior cosmetic (wall/floor/refinishing, etc.)  
\$ \_\_\_\_\_ other (specify) \_\_\_\_\_

Total 6 units

Total 6 units

1 with 4 Room office

1 with 4 Room office

none

Renovated yrs ago. updated Halls flooring, cabinets, appliances.

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 57C-50
2. Number of units before conversion: \_\_\_\_\_ units with 1 bedroom;
3. Monthly rent (range) (specify with or without util.) \_\_\_\_\_

Total 6 units

- 5 units with 2 bedrooms;
- \_\_\_\_\_ units with 3 or more bedrooms;

890.00 with utilities

4. Number of units after conversion: \_\_\_\_\_ units with 1 bedroom;
5. Purchase Price (range) \_\_\_\_\_

Total 6 units

- 1 with 4 Room office
- 5 units with 2 bedrooms;
- \_\_\_\_\_ units with 3 or more bedrooms;

6. Length of time building owned by applicant? \_\_\_\_\_

7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit

Yes \_\_\_\_\_ No  (Please circle applicable permit type.)

8. Type and cost of building improvements associated with this conversion that do not require permits:

\$ 25,000 exterior walls, windows, doors, roof

\$ \_\_\_\_\_ insulation

\$ 25,000 interior cosmetic (wall/floor/refinishing, etc.)

\$ \_\_\_\_\_ other (specify) \_\_\_\_\_

\_\_\_\_\_ none

Renovated yrs ago. updated hall's flooring, cabinets, appliances.



9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-	247A 1A vacant	1B vacant	2A	2B 1yr	3A vacant	3B vacant				
b) Age of head of household-	-	-	-	20's	-	-				
c) Number of children-	-	-	0	0	-	-				
d) Number of persons ages 60 or over-	-	-	1	0	-	-				
e) Will tenant purchase unit?	-	-	NO	NO	-	-				
f) If not, was (or will) relocation payment (be) made?	-	-	NO	NO	-	-				
g) If moving, check destination below:										
i) Same Neighborhood-										
ii) Elsewhere in Portland-										
iii) Out of Portland-										
iv) Unknown-										

buying house

buying multi unit



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 247 Danforth Street 57-C-50

Issued to Crandall Toothaker

Date of Issue May 24, 2000

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000465, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Use Group R-2

Type 5B

Limiting Conditions:

Condominium Unit #1A

Office space

This certificate supersedes  
certificate issued

Approved:

5-24-00 *Murhard Wing*  
.....  
(Date) *HW* Inspector

*P. Samuel Ruffe*  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 3 May Street 57-C-50

Issued to Crandall Toothaker

Date of Issue May 24, 2000

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000465, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Use Group R-2

Type 5B

Limiting Conditions:

Condominium Unit #1B

This certificate supersedes  
certificate issued

Approved:

5-24-00 *Murhard Wing*  
.....  
(Date) *HW* Inspector

*P. Samuel Ruffe*  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 3 May Street 57-C-50

Issued to Crandall Toothaker

Date of Issue May 24, 2000

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PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

APPROVED OCCUPANCY

Use Group R-2  
Type 5B  
Condominium Unit #2A

This certificate supersedes  
certificate issued

Approved:

5-24-00

(Date)

*Marland Wing*  
Inspector

*J. Samuel [Signature]*  
Inspector of Buildings

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CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 3 May Street 57-C-50

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PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

APPROVED OCCUPANCY

Use Group R-2  
Type 5-B  
Condominium Unit #2B

This certificate supersedes  
certificate issued

Approved:

5-24-00

(Date)

*Marland Wing*  
Inspector

*J. Samuel [Signature]*  
Inspector of Buildings

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CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 3 May Street

Issued to Crandall Toothaker

Date of Issue May 24, 2000

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PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R-2  
Type 5-B  
Condominium Unit #3B

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5/24/00 *Harland Wing*  
.....  
(Date) Inspector

*HW*

*R. Samuel [Signature]*  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 3 May Street 57-C-50

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Date of Issue May 24, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000465, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R-2  
Type 5-B  
Condominium Unit #3A

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5-24-00 *Harland Wing*  
.....  
(Date) Inspector

*HW*

*R. Samuel [Signature]*  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**MASSACHUSETTS AV-Contd**

- 196 Not Verified  
 198 Nelson Charles G & Carol R [5] 879-0272  
 Unit Sears Mary [2] ©  
 200 White T Robinson [5] © 774-2515  
 202a Vacant  
 202b Pratt Alice D [2]  
 2★Pratt Richd E  
 202c Gregoire Susan M [3] 774-7332  
 Gregoire Shanine C 774-7332  
 Jacques Christopher P 774-7332  
 203 Apartments  
 1 Not Verified  
 2 Amoroso Elaine F [2] 773-6116  
 3 Ahearn Brian [5] 761-0594  
 4 Holzworth K [4] 775-7794  
 • BRIGHTON AV INTERSECTS  
 115 HOUSEHOLDS  
 1 BUSINESS

**MASSACHUSETTS AV (SOUTH PORTLAND)-FROM 797 MAIN ST WEST**

- ZIP CODE 04106  
 • MAIN ST INTERSECTS  
 16 Flaherty Richd L & Mary J [3] ©  
 772-1423  
 19★Alen Pearl M © 879-9106  
 20 Hall Ronald W & Mildred C [6] ©  
 772-7753  
 27 Frost Marguerite E [6] © 773-7643  
 28 Honan Robert V & Annette S [6] ©  
 772-8291  
 33 Eastman Irene A [6] © 774-5083  
 34 Mills Arthur P & Martha L [6] ©  
 772-2596  
 37 Corrow James [2] 761-3806  
 Mc Carthy Elaine 761-3806  
 41 Johnson Robert B & Donna W [6] ©  
 773-0652  
 42 Arrington Ruth V [6] © 772-7606  
 Verrill Donald E 772-7606  
 • ALBANY ST INTERSECTS  
 47 Abrams Jesse M [6] © 774-3468  
 62 Guillerault Ivan A & Susan L [6] ©  
 773-1717  
 63 Emerson Kenneth F & Edna L [6] ©  
 772-3878  
 66 Babbidge Frank W & Helene C [6] ©  
 775-2130  
 67 Wall Wallace J & Mary B [6] © 773-3306  
 • AUGUSTA ST INTERSECTS  
 76★Clement William C & Catherine E ©  
 780-6772  
 79 Kaplinger James F [6] ©  
 Kaplinger Frederick W & Marilyn J  
 80 Bernard Paul E & Jeannette R [6] ©  
 775-1348  
 86 Corbett Gregory J [6] © 774-8044  
 87 Fish Eugene P & Phyllis E [6] © 773-5902  
 90 Meehan Edward R & Margaret A [6] ©  
 775-2086  
 94 Frank Kenneth L [6] © 775-1106  
 95 Rice Minnie M [6] © 772-2078  
 Rice Jeffrey G 772-2078  
 • BOSTON ST INTERSECTS  
 • DELAWARE AV INTERSECTS  
 102 Mulkern Robert G & Phyllis J [2] ©  
 772-3274  
 Reardon Phyliss J 772-3274  
 106 Carr Raymond & Mary E [6] © 773-1341  
 112 Gardner John H & Alberta B [6] ©  
 772-3614  
 116 Dorr Richard F Jr & Sandra L [6] ©  
 773-4510  
 122 Keniston James P & Patricia E [6] ©  
 773-6741  
 126 Tenneson Anthony A & Doris R [6] ©  
 772-2009  
 132 Campbell John W & Bonita J [3] ©  
 828-0415  
 133 Hansen Steven J & Hildegard [6] ©  
 774-1728  
 Hansen Tanya 774-1728  
 138 Bonnevie George J Jr & Margaret A [6] ©  
 • 774-8624  
 Bonnevie Geo III 774-8624  
 Bonnevie Mary Ellen 774-8624  
 142★Anania Edw R 775-1880  
 147 Tvedt Gerhard O [6] © 775-3860  
 Tvedt Wayne A 775-3860  
 148 Scribner David L & Maryellen [6] ©  
 774-3573  
 • CONCORD ST INTERSECTS  
 35 HOUSEHOLDS

**MAST RD (WESTBROOK)-FROM 785 DUCK POND RD WEST**

- ZIP CODE 04092  
 3 Smith Erwin L Sr & Georgette R [6] ©  
 854-8791  
 7 Not Verified

- 15 Kopack Wm F & Nancy O pnr & wall paperer © 854-8001  
 19 Apt Geo H & Patricia R [6] © 856-6492  
 Apt Kevin S 856-6492  
 35 Sylne Timothy [4] ©  
 51 Sandora Raymond T [6] © 854-5744  
 • PETERSON RD BEGINS  
 71 Peterson Roland E & Goldie L [6] ©  
 854-8341  
 78 Peters Lawrence C & Ruth E [6] ©  
 854-5129  
 87 Hopkins Mark H [3] © 854-0231  
 Prescott Donna L 854-0231  
 88 Reardon James F [6] © 854-2045  
 103 Inman Tug [6] © 854-5995  
 115 Cummings Glen [6] ©  
 117 Cummings Evelyn E [6] © 854-9300  
 120 Brown Dale V & Susan G [6] © 854-9852  
 139 Mac Kay Roderick L & Theresa A [6] ©  
 854-5102  
 Mac Kay Heather 854-5102  
 140 Not Verified  
 143 Hayden David J & Eliz C [6] © 854-8572  
 151 JAZZ DRY WALL dry waller 856-0156  
 Lord Peter W & Noelle R [6] © 856-0156  
 159 Carr Frederick J [6] © 854-2914  
 Carr Judith 854-2914  
 160 Teare Phyllis A [6] © 856-6419  
 172 Mc Kinney Frank W & Bertha H [6] ©  
 854-2032  
 177 Ryan David J & Jennifer L [6] ©  
 854-8519  
 Ryan Scott 854-8519  
 Ryan Terri 854-8519  
 180 Kollman Donna M [3] 854-2838  
 182 Wallace Irving & Priscilla J [6] ©  
 856-6451  
 185 Horr James R [6] © 854-1031  
 193 Bates Ronald K & Kathleen F [6] ©  
 854-2852  
 196 Vacant  
 207 Horr Jas F & Anna M [6] © 854-8035  
 Horr Matthew M 854-8035  
 • FALMOUTH TOWN LINE CROSSES  
 26 HOUSEHOLDS  
 2 BUSINESSES

**MATTHEWS ST -FROM 183 CONCORD ST NORTH**

- ZIP CODE 04103  
 • CONCORD ST INTERSECTS  
 3 Knapp Marjorie G [6] © 772-9014  
 3a Smith N Shaw [4] 773-4410  
 8 Lapenta Rocco [3] 879-0241  
 Albert Linda J 879-0241  
 1★Lee Danl A & Brenda M 874-0348  
 2 Brady [2]  
 3★Piette Pierre  
 • PLEASANT AV INTERSECTS  
 6 HOUSEHOLDS

**MAY ST -FROM 251 DANFORTH ST NORTH**

- 3 May Street  
 • ZIP CODE 04102  
 • DANFORTH ST INTERSECTS  
 3 Apartments  
 • SPRING ST INTERSECTS  
 1 Not Verified  
 1a Stokes Arran B [2] 774-9446  
 2★Cote C 773-5529  
 2b★Smith Christopher 774-7462  
 3a Barr Stott [2] 761-7652  
 3a Zanis Tony 761-7652  
 3b Not Verified  
 6-8 Vacant (5 Hses)  
 1st Fl★Mayor Valerie J 773-2166  
 2d Fl★Parks William 775-5442  
 Flr★Begin Jennifer  
 15 Kearns Anna E [6] © 773-8537  
 Flr Allen Larry & Tina [5] 774-7642  
 Front-Fl Vacant (3 Apts)  
 3d Fl Allen Daemian C  
 3d Fl Allen Tina  
 • TAYLOR ST INTERSECTS  
 1st Fl★Price Paula E  
 Flr Crossman Richd B & Christine N [4]  
 761-2489  
 23 Not Verified  
 24 Tibbets Linda [2] 775-2721  
 25 Townsend Doris M [6] 774-2571  
 2 Not Verified  
 26 Ward Robert W Jr [6] © 774-6075  
 27 Guptill R [6] 775-3328  
 Griffin Maynard C & Elizabeth M [6] ©  
 774-8146  
 28 Tibbets Sandra [4] 775-3051  
 32 Adams-Stanley Eliot & Julia [6] ©  
 773-2597  
 33★Cherubini Wendy R 761-2124  
 • SPRING ST INTERSECTS

**MAYBERRY RD (WESTBROOK)-FROM 134 PIERCE ST SOUTHWEST**

- ZIP CODE 04092  
 • PIERCE ST INTERSECTS  
 8 Anderson Yvonne F [5] © 854-2655  
 11 Merriman Richd A Jr & Iva J [6] ©  
 854-4606  
 16 Beckwith Thomas A & Barbara J [3] ©  
 854-1886  
 22 Card Douglas J Jr & Cynthia A [4]  
 854-0032  
 24 Landry Raymond D & Jeanne G [6] ©  
 854-4053  
 34 Mac Donald Emery L & Susan M [3] ©  
 854-4715  
 • EMERY ST INTERSECTS  
 48 Graham Herbert G & Wilma E [6] ©  
 854-0948  
 49 Meadows Doris R [6] © 854-5858  
 • BELL ST INTERSECTS  
 50 Graham Herbert C & Beatie B [6]  
 854-8037  
 • LINCOLN ST INTERSECTS  
 9 HOUSEHOLDS

**MAYBERRY ST (SOUTH PORTLAND) FROM 370 OCEAN ST NORTH**

- ZIP CODE 04106  
 • OCEAN ST INTERSECTS  
 19 Jeffers Leone E [6] © 799-6022  
 Cushing Eunice 799-6022  
 20 Curry Richard J & Arline R [6] ©  
 799-4540  
 27 Weeks Richard W [6] © 799-4553  
 28 Millett Eleanor M [6] © 799-4402  
 36 Trimble Raymond L & Dorothy L [6] ©  
 799-4087  
 • DEAD END  
 5 HOUSEHOLDS

**MAYER RD -FROM 772 BRIGHTON AV SOUTH**

- ZIP CODE 04102  
 • BRIGHTON AV INTERSECTS  
 11 Kroot Harold & Sylvia [6] © 774-7655  
 16 Grimaldi Joseph C & Mary G [6] ©  
 774-7208  
 • DAVID RD INTERSECTS  
 20 Delaney Jos P & Eleanor [2] 772-4287  
 26 Miller Frederic A & Ruth T [6] ©  
 773-7357  
 Miller Sandi L 773-7357  
 30 Kjos-Hansen Arnold & Aase [6] ©  
 774-4254  
 31 Poore Fred W Jr & M Constance [6] ©  
 772-7175  
 36 Joachim Rose [6] © 773-5354  
 Joachim Leonard A 773-5354  
 39 Goldman Alfred G & Ida S [6] © 774-2157  
 40 Silverman Martin A & Clara M [6] ©  
 772-0842  
 44 Vincent Gloria J [5] © 774-2023  
 50 Joyce Martin J [6] © 774-5204  
 54 Vaughan William & Mary [6] © 773-3404  
 Vaughan Stephan 773-3404  
 55 Christie Spiros & Rita [6] © 773-3915  
 59 Mc Farland Kenneth H [6] © 772-2674  
 Mc Farland K Scott 772-2674  
 60 Hall Roger W & Theresa J [6] © 774-8554  
 65 Thibeault Jerry K & Marcla S [6] ©  
 774-6634  
 66 Adams Dwight H & Beverly B [6] ©  
 775-2794  
 Adams Thomas M 775-2794  
 68 Peterson Gunnard H & Alice M [5] ©  
 775-2589  
 71 Ross Frances A [6] © 775-1060  
 76 Not Verified  
 77★Stonge A 874-0537  
 82★Nee Stephen & Joy 775-2568  
 84 Coyne John [6] © 774-9364  
 88 West Fred [2] 773-3756  
 • DAVID RD INTERSECTS  
 24 HOUSEHOLDS

**MAYFIELD ST -FROM 38 BISHOP ST SOUTHEAST**

- ZIP CODE 04103  
 • BISHOP ST INTERSECTS  
 6 Marsh Harold A & Linda M [6] © 797-8204  
 Marsh Amanda L 797-8204  
 Marsh Andrea L 797-8204  
 9 Gardner Lena A [6] © 797-7290  
 10★Globke Edw 878-0207  
 11★Amegian Stephen 878-2932  
 14 Poisson Robert B [6] © 797-7217  
 17★Clark Lydia A ©  
 18★Berz Edmund ©

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Maine Broadcasting System

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Portland, Maine 04101-3800

HBOR

201

MASSACHUSETTS AV to MAY ST

MASSACHUSETTS AV cont'd

772-4414
P & Joanne M ⑤ 774-9233
C ④ 774-0158
774-0158
H ⑤ 772-3525
⑤ 774-8914
G ⑤ 774-8914
772-1523
L ⑤ 773-6936
⑤ 879-0859
⑤ 879-0859
Kirk
774-8914
772-1523
L ⑤ 773-6936
⑤ 879-0859
⑤ 879-0859
Beth A ④ 774-7320
Donna L ⑤ 774-3771
⑤ 775-2542
⑤ 772-7638
R & Marlene J ⑤ 774-8072
⑤
Gail L ⑤ 774-8942
Karen M ⑤ 772-1034
⑤ 773-8358
⑤ 775-0211
⑤ 871-1432
⑤ 871-0284
D ⑤ 772-2965
⑤ 772-2965
B ⑤ 772-2706
W ⑤ 772-2706
⑤ 772-8004
Hees
A & Therese ⑤ 761-1638
r & Frances T ⑤ 761-0455
⑤ 761-5636
⑤ 774-4198
& Heidi H ⑤ 772-4652
⑤ 772-2612
⑤ 772-2612
⑤ 773-0809
J & Elizabeth A ⑤ 772-7150
⑤ 772-7150
⑤ 772-7150
⑤ 775-0760
Mary E ⑤ 774-7377
& Rosemary J ⑤ 775-1880
& Linda ⑤ 774-3985
& Julie A ⑤ 774-2124
& Lucia ⑤ 775-3524
INTERSECTS
⑤ 772-2609
Apts) 773-0620
⑤ 773-2418
Apts) 761-7993
⑤ 773-9038
Apts) 774-4875
Apts) 772-7499
⑤ 773-1623

MASSACHUSETTS AV cont'd

* Perroni Phillis E..... 773-1623
191 Apartments
1 Croteau Willis & Charlotte ⑤ 773-1852
2 Dunn Orria R & Georgia M ⑤
3 Ballou Edward A ② 761-8228
4 Not Verified
193 Apartments
1 Not Verified
2 Tetreau Eva G ④ 879-6038
3-4 Not Verified (2 Apts)
194 Sankov Ilia & Svetla ④ 761-9462
195 1-4 Not Verified (4 Apts)
196* Davis
198* Vanucyoc Gilda..... 879-1364
198 Not Verified
200 White T Robinson ⑤ 774-2515
202a* Jaques Christopher..... 774-7322
202b Not Verified
202 2* Pratt Richard E..... 871-0629
202c Gregoire Susan M ③ 774-7332
203 Apartments
1 Not Verified
2 Amoroso Elaine F ② 773-6116
3 Ahearn Brian ⑤ 761-0594
4 Not Verified
* BRIGHTON AV INTERSECTS
HOUSEHOLDS 123
MASSACHUSETTS AV (SOUTH
PORTLAND)-FROM 797 MAIN ST
WEST 61
* ZIP CODE 04106
* MAIN ST INTERSECTS
16 Flaherty Richard L ③ 772-1423
19* Alen Pearl M ⑤ 879-9106
20 Hall Ronald W & Mildred C ⑤ 772-7753
27 Frost Marguerite E ⑤ 773-7643
33 Eastman Irene A ⑤ 774-5083
34 Mills Arthur P & Martha L ⑤ 772-2596
35 Nee Thomas J & Kathryn A
Nee Michael J
37 Corrow James ② 761-3806
* Mc Carthy Elaine..... 761-3806
41 Johnson Robert B & Donna W ⑤ 773-0652
42 Verrill Donald E ④ 772-7606
* ALBANY ST INTERSECTS
47 Abrams Jesse M ⑤ 774-3468
62 Guillerault Ivan A & Susan L ⑤ 773-1717
63 Not Verified
66 Babbidge Frank W & Helene C ⑤ 775-2130
67 Wall Wallace J & Mary B ⑤ 773-3306
* Wall Mary B..... 773-3306
* AUGUSTA ST INTERSECTS
76* Clement William C & Catherine E ⑤
780-8772
79 Kaplinger James F ⑤
Kaplinger Frederick W & Marilyn J ⑤
80 Bernard Paul E & Jeannette R ⑤ 775-1348
86 Corbett Gregory J ⑤ 774-8044
87 Fish Eugene P & Phyllis E ⑤ 773-5902
90 Meehan Edward R & Margaret A ⑤
775-2086
94 Frank Kenneth L ⑤ 772-4405
95 Rice Minnie M ⑤ 772-2078
Rice Jeffrey G ⑤ 772-2078
* BOSTON ST INTERSECTS
* DELAWARE AV INTERSECTS
102 Mulkern Robert G & Phyllis J ② 772-3274
106 Carr Mary E ⑤ 773-1341
112 Gardner John H & Alberta B ⑤ 772-3614
116 Dorr Richard F Jr & Sandra L ⑤ 773-4510
122 Keniston James P & Patricia E ⑤ 773-8741
126 Tenneson Anthony A & Doris R ⑤
772-2009
132 Campbell John W & Bonita J ③ 828-0415
133 Hansen Steven J & Hildegard ⑤ 774-1728
Hansen Tanya ② 774-1728
* Hansen Marc..... 774-1728
138 Bonnie George J Jr & Margaret A ⑤
774-8624

MASSACHUSETTS AV (SP) cont'd

Bonnie George III ④ 774-8624
142* Bill M L..... 774-8624
147 Tvedt Wayne A ⑤ 775-3860
148 Scribner David L & Maryellen ⑤ 774-3573
* CONCORD ST INTERSECTS
HOUSEHOLDS 35
MAST RD (WESTBROOK)-FROM 785
DUCK POND RD WEST 90
* ZIP CODE 04092
* DUCK POND RD INTERSECTS
3 Smith Erwin L & Georgette R ⑤ 854-8791
7 Not Verified
15 Kopack William F & Nancy P ⑤ 854-8001
19 Apt George H ⑤ 856-8492
35 Sylne Timothy ④ 854-9525
51 Sandora Raymond T ⑤ 854-5744
* PETERSON RD INTERSECTS
71 Peterson Roland E & Goldie ⑤ 854-8341
78 Peters Lawrence ⑤ 854-5129
87 Hopkins Mark H ⑤ 854-0231
Prescott D L ③ 854-0231
88 Not Verified
103 Inman Tug & Alice ⑤ 854-5995
115 Not Verified
117 Cummings Evelyn E ⑤ 854-9300
120 Brown Dale V & Susan G ⑤ 854-9852
139 Mac Kay Roderick L ⑤ 854-5102
140* Weyenberg Phillip..... 856-9971
143 Hayden David J & Elizabeth C ⑤ 854-8572
151 JAZZ DRY WALL contr..... 856-0156
Lord Peter W ⑤ 856-0156
159 Carr Frederick J ⑤ 854-2914
160 Teare Phyllis A ⑤ 856-6419
172 Mc Kinney Frank W ⑤ 854-2032
177 Ryan David J & Jennifer L ⑤ 854-8519
180* O'Donal Richard..... 854-0297
182 Wallace Irving E ⑤ 856-6451
185 Horr James A ⑤ 854-1031
193 Bate Ronald K & Kathleen F ⑤ 854-2852
196 Miranda Charles & Holly ② 854-0053
207 Horr James F ⑤ 854-8035
* FALMOUTH TOWN LINE INTERSECTS
BUSINESSES 1
HOUSEHOLDS 28
MATTHEWS ST -FROM 183 CONCORD
ST NORTH
* ZIP CODE 04103
* CONCORD ST INTERSECTS
3 Knapp Marjorie G ⑤ 772-9014
3a Not Verified
8 Lapenta Rocco ⑤ 879-0241
Albert Linda J ② 879-0241
9 1 Vacant
2* Moody Chanda..... 773-8608
2* Morgan Molly A..... 773-8608
2* Worthing Sue J..... 773-8608
3 Vacant
* PLEASANT AV INTERSECTS
HOUSEHOLDS 4
MAY ST -FROM 251 DANFORTH ST
NORTH
* ZIP CODE 04102
* DANFORTH ST INTERSECTS
3 Apartments
* SPRING ST INTERSECTS
1* Davis Becky..... 775-2495
1A Stokes Arran B ② 774-9446
2A* Mc Kown Steve..... 828-0225
2B* Madden Jason
3A Not Verified
3B* Kolesnick Michael
8 Not Verified
6* Lawson Catherine

121 MIDDLE STREET

COMMERCIAL REAL ESTATE BROKERAGE  
Tel. 773-3531, FAX 774-0264

HARDEN

PORTLAND, MAINE 04101



MAINE PAINT SERVICE

So. Portland  
767-3338

"Quality, Price & Service Since 1969"

Portland  
774-0301

Yarmouth  
846-1278





**MASSACHUSETTS AV** cont'd

4 Not Verified  
 + **BRIGHTON AV INTERSECTS**  
 BUSINESSES 1 HOUSEHOLDS 111

**MASSACHUSETTS AV (SOUTH PORTLAND)-FROM 797 MAIN ST WEST**

61

**ZIP CODE 04106**  
 + **MAIN ST INTERSECTS**

16 Flaherty Richard L 772-1423  
 19 Vacant  
 20 Hall Ronald W 772-7753  
 27 Frost Marguerite E 773-7643  
 33 Eastman Irene A 774-5083  
 34 Mills Arthur P & Martha 772-2596  
 35 Nee Thomas J & Kathryn 774-7567  
 37 Corrow James & Elaine 761-3806  
 42 Vacant

+ **ALBANY ST INTERSECTS**

47 Abrams Jesse M 774-3468  
 62 Guillerault Ivan A & Susan 773-1717  
 63 Emerson Kenneth F & Edna 772-3878  
 66 Babblidge Frank W & Helene 775-2130  
 67 Wall Wallace J & Mary 773-3306

+ **AUGUSTA ST INTERSECTS**

76 Clement William C & Catherine 780-6772  
 79 Kaplinger Frederick W & Marilyn 773-8780  
 80 Beunaid Paul E & Jeannette 775-1348  
 86 Corbett Gregory J 774-8044  
 87 Fish Eugene P & Phyllis 773-5902  
 90 Meehan Edward R & Margaret 775-2086

94 Mayberry Steven D & Kristina 772-1825

95 Rice Minnie M 772-2078  
 Rice Jeffrey G 772-2078

+ **BOSTON ST INTERSECTS**  
 + **DELAWARE AV INTERSECTS**

102 Mulkern Robert G & Phyllis 772-3274  
 106 Carr Mary E 773-1341  
 112 Gardner John H 772-3614  
 116 Dorr Richard F Jr & Sandra 773-4510  
 122 Keniston James P & Patricia 773-6741  
 126 Tenneson Anthony A & Doris 772-2009

132 Campbell John W & Bonita 828-0415  
 133 Not Verified  
 138 Bonnevie George J Jr & Margaret 774-8624  
 Bonnevie George III 774-8624

142 Not Verified  
 147 Tvedt Wayne A 775-3860  
 148 Scribner David L & Maryellen 774-3573

+ **CONCORD ST INTERSECTS**

HOUSEHOLDS 32

**MAST RD (WESTBROOK)-FROM 785 DUCK POND RD WEST**

90

**ZIP CODE 04092**  
 + **DUCK POND RD INTERSECTS**

3 Smith Erwin L & Georgette 854-8791  
 7 Bennett John R & Valerie  
 15 Kopack William F & Nancy 854-8001  
 19 Apt George H 797-5664  
 35 Sylne Timothy D & Mary Lynn Cyr 854-9525

51 Rush Jody C 854-5847  
 + **PETERSON RD INTERSECTS**

71 Peterson Roland E & Goldie 854-8341  
 78 Peters Lawrence C 854-5129  
 87 Hopkins Mark H & Donna 854-0231  
 88 Vacant  
 103 Inman Tug & Alice 854-5995

115 Cummings Glen A & Susan 854-9300  
 117 Cummings Evelyn E 854-9852  
 120 Brown Dale V & Susan 854-9852  
 Brown Keara 854-9852  
 139 Mac Kay Roderick L & Theresa 854-5102  
 Mac Kay Heather 854-5102

140 Weyenberg Philip & Nancy Scott 856-9971

**MAST RD (W)**

143 Joy L A  
 151 LORD PETER PLASTER & PAINT contr 856-0156  
 Lord Peter W & Noelle 856-0156

159 Carr Judith A 854-2914  
 160 Teare Phyllis A 856-6419  
 172 Mc Kinney Frank W & Bertha 854-2032

177 Ryan David J & Jennifer 854-8519  
 Ryan Scott 854-8519  
 180 O'Donal Richard & Mary 854-0297  
 182 Wallace Irving E & Priscilla 856-6451

185 Horr James A 854-1031  
 193 Bates Ronald K & Kathleen 878-5148  
 196 Miranda Charles & Holly 854-0053  
 207 Horr James F 854-8035

+ **FALMOUTH TOWN LINE INTERSECTS**  
 BUSINESSES 1 HOUSEHOLDS 27

**MATTHEWS ST -FROM 183 CONCORD ST NORTH**

28

**ZIP CODE 04103**  
 + **CONCORD ST INTERSECTS**

3 Knapp Marjorie G 772-9014  
 3a Boucharde Mark & Chris 828-9448  
 8 Lapenta Rocco 879-0241  
 Albert Linda J 879-0241  
 9 1-3 Vacant (3 Apts)  
 + **PLEASANT AV INTERSECTS**

**MAY ST -FROM 251 DANFORTH ST NORTH**

21

**ZIP CODE 04102**  
 + **DANFORTH ST INTERSECTS**

3 Apartments  
 + **SPRING ST INTERSECTS**  
 1 Anderson Carl H 775-1724  
 1A Counts Janet 871-5049  
 2A Heiman Sandra 773-5750  
 2B-3B Not Verified (3 Apts)

6 Kasongo V 775-5402  
 6 Not Verified  
 8 1 Not Verified  
 2 Bresette Doris 773-1536  
 3 Not Verified

12 Carr Melissa 761-2110  
 15 Leblond R 772-7305  
 17 Vacant  
 17 FRONT Vacant

17 Vacant  
 + **TAYLOR ST INTERSECTS**  
 21 Vacant  
 21 Not Verified  
 23 Barns Jay 780-1358

24 Dudley Brian L 879-0627  
 Dudley Denise V 879-0627  
 Dudley Jessica N 879-0627

25 Not Verified  
 25 2 Not Verified  
 26 Ward Robert W Jr 774-6075  
 27 Guptill Roberta 775-3328  
 Guptill Misty L 775-3328  
 Griffin Maynard C & Elizabeth 774-8146

28 Tibbetts Sandra 775-3051  
 32 Monro J Peter & Jill H Bock 772-4915  
 Bock Jill H 772-4915  
 33 Donahoe Amy 761-9635  
 Jarubowicz M 761-9635

+ **SPRING ST INTERSECTS**  
 HOUSEHOLDS 25

**MAYBERRY RD (WESTBROOK)-FROM 134 PIERCE ST SOUTHWEST**

82

**ZIP CODE 04092**  
 + **PIERCE ST INTERSECTS**

8 Merriman Richard A III  
 11 Merriman Richard A & Iva 854-4606  
 16 Beckwith B 854-1886  
 22 Bowie M S 856-1324  
 24 Landry Raymond D 854-4053  
 34 Bourne Chad  
 44 Not Verified

+ **EMERY ST INTERSECTS**  
 48 Graham Herbert & Wilma 854-0948  
 49 Meadows Kenneth G & Doris 854-5858

**BELL ST INTERSECTS**

50 Desjardins W 856-0046

+ **LINCOLN ST INTERSECTS**  
 HOUSEHOLDS 10

**MAYBERRY ST (SOUTH PORTLAND)-FROM 370 OCEAN ST NORTH**

41

**ZIP CODE 04106**  
 + **DEAD END**

19 Jeffers Leone E 799-6022  
 20 Curry Richard J & Arline 799-4540  
 23 Ellis Steven 799-4459  
 27 Weeks Richard W 799-4553  
 28 Millett Eleanor M 799-4402  
 36 Trimble Raymond L & Dorothy 799-4087

+ **OCEAN ST INTERSECTS**  
 HOUSEHOLDS 6

**MAYER RD -FROM 772 BRIGHTON AV SOUTH**

24

**ZIP CODE 04102**  
 + **BRIGHTON AV INTERSECTS**

11 Kroot Harold & Sylvia 774-7655  
 16 Grimaldi Joseph C & Mary 774-7208

+ **DAVID RD INTERSECTS**

20 Delaney Joseph P & Eleanor 772-4287  
 26 Miller Frederic A & Ruth 773-7357  
 30 Kjos-Hansen Arnold & Aase 774-4254  
 31 Poore M Constance 772-7175  
 36 Joachim Leonard A 773-5354  
 39 Goldman Alfred G & Ida 774-2157  
 40 Silverman Martin A 772-0842  
 44 Vincent Gloria J 774-2023  
 50 Joyce Martin J 774-5204  
 54 Vaughan William & Mary 773-3404  
 Vaughan Stephan 773-3404

55 Christie Spiros & Rita 773-3915  
 59 Mc Farland Kenneth H 772-2674  
 60 Hall Roger W & Theresa 774-8554  
 Hall Shawn F 774-8554

65 Thibeault Jerry K & Marcia 774-6634  
 66 Adams Beverly B 775-2794  
 Adams Thomas M 775-2794  
 Adams Joel C 775-2794

68 Peterson Gunnard H & Alice 775-2589  
 71 Ross Frances A 775-1060  
 76 Osgodd Alonzo K 775-3372  
 77 St Orge A 874-0537  
 82 Nee Stephen & Joy 775-2568  
 84 Coyne John 774-9364  
 88 West Rachel F 773-3756

+ **DAVID RD INTERSECTS**  
 HOUSEHOLDS 24

**MAYFIELD ST -FROM 38 BISHOP ST SOUTHEAST**

42

**ZIP CODE 04103**  
 + **BISHOP ST INTERSECTS**

6 Marsh Harold A & Linda 797-8204  
 9-10 Not Verified (2 Hses)  
 11 Riley Joseph & Diane 797-7905  
 14 Poisson Robert & Georgette 797-7217  
 17 Clark Lydia A 878-0057  
 18 Warren Merritt & Donna 878-8891  
 24 Cooper Ray 878-5059  
 29 Stanley Alexander H & Margaret 797-7738

+ **DEAD END**  
 HOUSEHOLDS 9

**MAYFLOWER RD (WESTBROOK)-FROM 24 INDEPENDENCE DR WEST (COLONIAL ACRES)**

90

**ZIP CODE 04092**  
 + **INDEPENDENCE DR INTERSECTS**

2 Knowles Abbott Y & Joleen 797-0531  
 3 Cook J R & Brenda 797-0516  
 4 Bodge George E & Gardy 797-4814  
 7 Poulin Patrick G & Elizabeth 797-2997  
 8 Stanhope Gordon T & Lorraine 797-3680  
 11 De Simio Vincent M & Donna 797-4209

1996-1997  
 1998-1999



## SHORT FORM WARRANTY DEED

Crandall K. Toothaker, of Portland, Maine, FOR CONSIDERATION PAID, grants to Diana E. Montallon and David A. Ball, both of Portland, Maine, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Being Unit 1 A, 247-249 Danforth Street, together with a sixteen and sixty-seven hundredths (16.67 %) percent undivided interest in the common elements and facilities as shown on the plans hereinafter referred to, of THE DANFORTH MAY CONDOMINIUM, all as more specifically described in the DECLARATION OF CONDOMINIUM FOR THE DANFORTH MAY CONDOMINIUM, dated May 16, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15473, Page 236; and as shown on the plat encaptioned "Condominium Plat on Danforth Street and May Street in Portland, Cumberland County, Maine", dated March 2, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 224; and the plan of improvements encaptioned "The Danforth May Condominium, 247-249 Danforth Street, Portland, Maine", prepared by William E. Nemmers, Registered Architect, dated May 11, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 200, page 225.

Said Unit is conveyed subject to and with the benefit of all the terms, conditions, provisions and encumbrances contained in or referred to in said DECLARATION OF CONDOMINIUM FOR THE DANFORTH MAY CONDOMINIUM and the plat and plans as hereinbefore referred to, all of which are incorporated by reference herein as the same may be amended or modified from time to time by documents recorded at or filed in the Cumberland County Registry of Deeds, which provisions together with any amendments or modifications thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the said Condominium Unit, as if those provisions were raised and set forth herein. The Grantees, by acceptance hereof, agrees to be bound by and to comply with all of the terms and conditions of the said Declaration.

Being a portion of the premises conveyed to the Grantor herein by deed of Scott Joslin and Blake Stoddard, dated January 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14515, Page 218.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Scott Joslin and Blake Stoddard, dated January 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14515, Page 218.

1/20/00

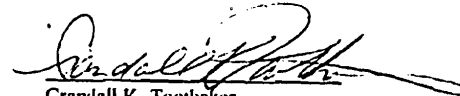
16/07

BK 16085 PG 178

WITNESS our hands and seals this 7<sup>th</sup> day of March, 2001

WITNESS

\_\_\_\_\_

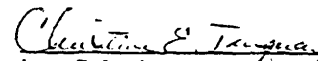
  
Crandall K. Toothaker

STATE OF MAINE  
Cumberland, ss.

March 7, 2001

Personally appeared the above named Crandall K. Toothaker and acknowledged the foregoing instrument to be his free act and deed.

Before me,

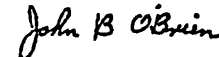
  
James R. Lemieux, Attorney at Law

CHRISTINE E. TANGUAY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES  
OCTOBER 4, 2005

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 MAR -9 AM 11: 37

CUMBERLAND COUNTY



## REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.		
	245-249	Danforth		OF			/		57	C	50			
TAXPAYER ADDRESS AND DESCRIPTION			RECORD OF TAXPAYER				YEAR	BOOK	PAGE	PROPERTY FACTORS				
PISTAKI MICHAEL & VINCENT J LUKASZEWSKI 249 DANFORTH ST CITY  LAND & BLDG DANFORTH ST #245-249 MAY ST #1-5 ASSESSORS PLAN 57-C-50 AREA 4190 SQ FT										TOPOGRAPHY		IMPROVEMENTS		
										LEVEL	<input checked="" type="checkbox"/>	WATER		
										HIGH		SEWER		
										LOW		GAS		
										ROLLING		ELECTRICITY		
										SWAMPY		ALL UTILITIES		<input checked="" type="checkbox"/>
										STREET		TREND OF DISTRICT		
										PAVED	<input checked="" type="checkbox"/>	IMPROVING		
							SEMI-IMPROVED		STATIC		<input checked="" type="checkbox"/>			
							DIRT		DECLINING					
							SIDEWALK	<input checked="" type="checkbox"/>						
							TILLABLE		PASTURE	WOODED	WASTE			

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR		1950	INCREASE	DECREASE	
41	64.00	35.00	83	2900	1951	19						19		LAND	675		
36	41.00	35.00	65	2300										BLDGS.	3875		
														TOTAL	4550		
														1951			
														LAND	1200		
														BLDGS.	4225		
														TOTAL	5425		
														1952			
														LAND			
														BLDGS.			
														TOTAL			
														1953			
														LAND			
														BLDGS.			
														TOTAL			
														1954			
														LAND			
														BLDGS.			
														TOTAL			
														1955			
														LAND			
														BLDGS.			
														TOTAL			
														1956			
														LAND			
														BLDGS.			
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														1957			
														LAND			
														BLDGS.			
														TOTAL			
														1958			
														LAND			
														BLDGS.			
														TOTAL			
														1959			
														LAND			
														BLDGS.			
														TOTAL			
														1960			
														LAND			
														BLDGS.			
														TOTAL			

YEAR	ORIG. COST	RENTAL
		2280
		W.P. EXPENSE 50 E.
		NET 2230

7650 x 15 = 114750

2220 x 10 = 22200

1250

### RECORD OF BUILDINGS

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

YEAR 19

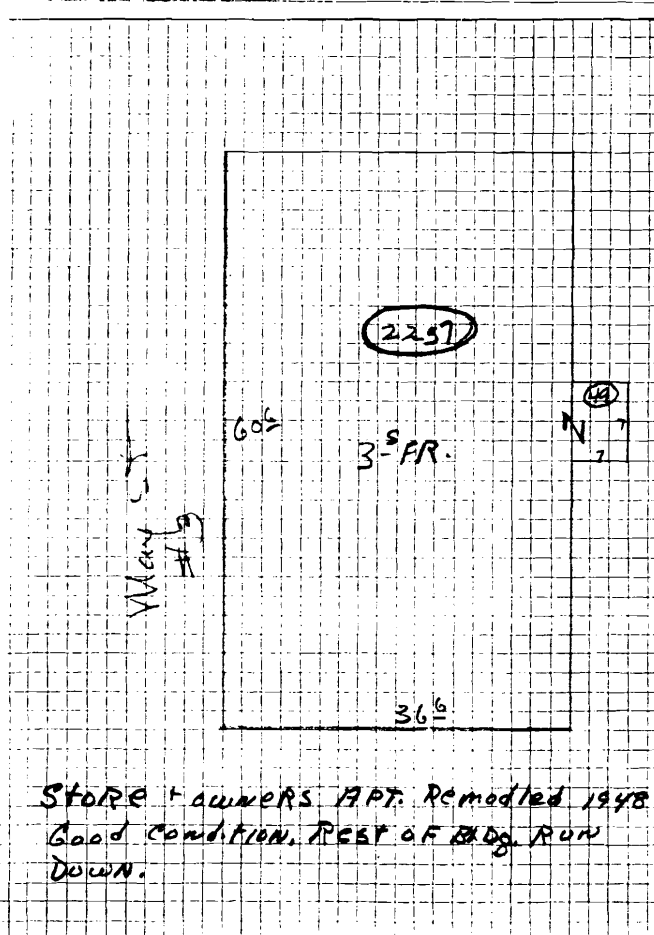
YEAR 19

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	4
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	1
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	4
NO. CELLAR				STD. WAT. HEAT	4
				AUTO. WAT. HEAT	
				ELECT. WAT. SYST.	
EXTERIOR WALLS		CEMENT	<input checked="" type="checkbox"/>	LAUNDRY TUBS	
CLAPBOARDS	<input checked="" type="checkbox"/>	EARTH		NO PLUMBING	
WIDE SIDING		PINE	<input checked="" type="checkbox"/>	TILING	
DROP SIDING		HARDWOOD		BATH FL. & WCOT.	
NO SHEATHING		TERRAZZO		TOILET FL. & WCOT.	
WOOD SHINGLES		TILE ASPH	<input checked="" type="checkbox"/>	LIGHTING	
ASBES. SHINGLES		ATTIC FLR. & STAIRS		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON FRAME				NO LIGHTING	
STUCCO ON TILE		INTERIOR FINISH		NO. OF ROOMS	
BRICK VENEER				BSMT.	2ND 10
BRICK ON TILE				1ST	3RD 10
SOLID BRICK				OCCUPANCY	
STONE VENEER				SINGLE FAMILY	
CONC. OR CIND. BL.				TWO FAMILY	
				APARTMENT	4
				STORE	
				THEATRE	
				HOTEL	
				OFFICES	
				WAREHOUSE	
				COMM. GARAGE	
				GAS STATION	
				ECONOMIC CLASS	
				OVER BUILT	
				UNDER BUILT	
				DT. 3-16-50	AR.
				LD. 2	PD. CS
				MS.	CK. 54
				REPL. VAL.	15650

STORE - 900 10 YEAR LEASE 150  
 3 APTS - 900  
 OWNER - 480 EGT.  
 2257  
 11-11-50

COMPUTATIONS	
UNIT	1951
2257 S. F.	20100
S. F.	
ADDITIONS	
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING -1760	
PLUMBING 7320	
TILING	
TOTAL 18650	
FACT-15 -3010	
REPL. VAL. 15650	

SUMMARY OF BUILDINGS											
OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. B.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
APTS	A 3/3/FR.	B	75	1948	E	15650	50%	7830	107M	7050	4.25%
	B										
	C										
	D										
	E										
	F										
	G										
YEAR	1951	1951 TOTAL BLDGS.								7050	4.25%
TAX VAL.	4225										
OLD VAL.											
CHANGE											



STORE + OWNERS APT. Remodded 1948  
 Good condition. REST OF BLDG. RUN  
 DOWN.

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 247 Danforth Street**

**Issues:** DIANA E. MONTALION, owners of the property located at 247-249 Danforth Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of 6 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.

District #2

Permit # 041153

CB#: 057 C 0500A

Send out 10/21/04 #694

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
056 1009001	HULST LELAND	278 SPRING ST PORTLAND, ME 04102	278 SPRING ST	2
056 1010001	ROSEN KENNETH F & PATTY C JTS	276 SPRING ST PORTLAND, ME 04102	276 SPRING ST	2
056 1012001	POMROY BETTY A	PO BOX 432 WESTBROOK, ME 04098	268 SPRING ST	3
056 1013001	MANTER WALTER E	P.O.BOX 421 EAST BOOTHBAY , ME 04544	262 SPRING ST	7
057 A011001	GREEN DEBRA JILL & DANIEL D KAPLAN JTS	9 TAYLOR ST REAR PORTLAND, ME 04102	9 TAYLOR ST	1
057 A014001	BURDIN JOHANNAH E	26 MAY ST PORTLAND, ME 04102	24 MAY ST	3
057 A015001	MEIL AARON R & KATHLEEN E MEIL JTS	3 TAYLOR ST PORTLAND , ME 04102	3 TAYLOR ST	1
057 A016001	BOCK JILL H & JONATHAN PETER MONRO	32 MAY ST PORTLAND, ME 04102	32 MAY ST	1
057 A017001	PEARSON ARN H & MARY LOU WENDELL JTS	146 LEDGEWOOD ST PEAKS ISLAND , ME 04108	7 TAYLOR ST	3
057 B007001	WOLYNIC HENRY J JR & JESSICA J TOMLINSON JTS	24 TAYLOR ST PORTLAND, ME 04102	24 TAYLOR ST	2
057 B008001	BARTLETT CHRISTOPHER T	16 TAYLOR ST #1 PORTLAND, ME 04102	16 TAYLOR ST	1
057 B008002	SINCERO SANDRA L	18 TAYLOR ST # 2 PORTLAND, ME 04102	18 TAYLOR ST	1
057 B008003	MARSANSKIS JOSEPHINE A	20 TAYLOR ST #3 PORTLAND, ME 04102	20 TAYLOR ST	1
057 B008004	HATZENBUEHLER JOHN R & STEPHANIE B HATZENBUEHLER	20 TAYLOR ST # 4 PORTLAND, ME 04102	20 TAYLOR ST	1
057 B008005	LAMPSON MARY	6504 WISCASSET RD BETHESDA, MD 20816	20 TAYLOR ST	1
057 B008006	DAVIS GRETCHEN S & CHARLES G DAVIS TRUSTEES	315 CHANDLER'S WHARF PORTLAND, ME 04101	20 TAYLOR ST	1
057 B009001	MURPHY LOUISE H	30 EAST ELM ST YARMOUTH, ME 04096	12 TAYLOR ST	6
057 B011001	WOOD ANNE R & ROBERT E JTS	19 RAMSDELL RD FALMOUTH, ME 04105	8 TAYLOR ST	6
057 B013001	HAINS ROBERT C	250 HOLM AVE PORTLAND, ME 04102	2 TAYLOR ST	0
057 B014001	CHILDS JOY H & WILLIAM C JTS	PO BOX 802 PORTLAND, ME 04104	12 MAY ST	3
057 B016001	NCCS INC	696 CONGRESS ST PORTLAND, ME 04101	6 MAY ST	6
057 B018001	HALLOCK LINDA S	RR 2 BOX 322 CORNISH, NH 03745	277 DANFORTH ST	0
057 B019001	HALLOCK LINDA S	RR 2 BOX 322 CORNISH, NH 03745	273 DANFORTH ST	3
057 B020001	SAMPSON WILLIAM G B	269 DANFORTH ST APT 2 PORTLAND, ME 04102	269 DANFORTH ST	2
057 B021001	BURGESS SCOTT	267 DANFORTH ST PORTLAND , ME 04102	267 DANFORTH ST	3
057 B022001	ESTABROOK JAMES M III	261 DANFORTH ST PORTLAND, ME 04102	261 DANFORTH ST	3
057 B023001	SIDELINGER GARY A	PO BOX 1003 PORTLAND, ME 04104	259 DANFORTH ST	3
057 B024001	PORTLAND WEST PLANNING COUNCIL	181 BRACKETT ST PORTLAND, ME 04102	251 DANFORTH ST	4
057 C001001	BASSETT KYLE E	3 TURKEY LN CUMBERLAND, ME 04021	258 SPRING ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 C002001	LOURIE RAYMOND H	45 GRANBY RD SOUTH PORTLAND, ME 04106	254 SPRING ST	5
057 C007001	CHERUBINI WENDY R	33 MAY ST PORTLAND, ME 04102	31 MAY ST	1
057 C008001	SCHECKEL TRACY & JOHN S SCHECKEL JTS	22 NEWMAN AVE NUTLEY, NJ 07110	27 MAY ST	2
057 C009001	HAYES CONSTANCE H	116 CLARK ST PORTLAND, ME 04102	116 CLARK ST	2
057 C010001	GRAFF ROBERT E	614 SAWYER ST SOUTH PORTLAND, ME 04106	112 CLARK ST	3
057 C011001	SUSLOVIC EDWARD J & JENNIFER M SOUTHARD JTS &	PO BOX 8493 PORTLAND, ME 04104	23 MAY ST	3
057 C012001	PORTLAND WEST PLANNING COUNCIL INC	155 BRACKETT ST PORTLAND, ME 04102	21 MAY ST	2
057 C015001	LINSCOTT BRIAN K & MELISSA E LINSCOTT JTS	75 ADELBERT ST SOUTH PORTLAND, ME 04106	108 CLARK ST	3
057 C016001	CARPENTIER MARK C	21 WOODMONT ST PORTLAND, ME 04102	106 CLARK ST	3
057 C017001	DODGE CHARLES W H JR	104 CLARK ST PORTLAND, ME 04102	104 CLARK ST	3
057 C018001	ZAVASNIK CHRISTY E & ERIK ZAVASNIK &	19 ARNOLD RD FREEPORT, ME 04032	17 MAY ST	4
057 C019001	WIRTH CHRISTINE A	15 MAY ST PORTLAND, ME 04102	15 MAY ST	2
057 C023001	HAINS ROBERT C	250 HOLM AVE PORTLAND, ME 04102	7 MAY ST	0
057 C027001	CODMAN-PORTLAND ASSOC	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	213 DANFORTH ST	30
057 C033001	MAIER LYDIA F	98 CLARK ST PORTLAND, ME 04102	98 CLARK ST	2
057 C034001	OSGOOD THOMAS H & DOROTHY H JTS	RR 4 BOX 38 LINCOLNVILLE, ME 04849	94 CLARK ST	3
057 C035001	SOMERO SCOTT J	13 ATLANTIC ST PORTLAND, ME 04101	92 CLARK ST	3
057 C05001A	MONTALION DIANA E & DAVID A BALL JTS	247 DANFORTH ST # 1A PORTLAND, ME 04102	247 DANFORTH ST	1
057 C05001B	KELLAR MARGO L	3 MAY ST # 1B PORTLAND, ME 04102	247 DANFORTH ST	1
057 C05002A	BALL DAVID A & DIANA C MONTALION JTS	247 DANFORTH ST # 2A PORTLAND, ME 04102	247 DANFORTH ST	1
057 C05002B	GOODING THOMAS A	3 MAY ST # 2B PORTLAND, ME 04102	247 DANFORTH ST	1
057 C05003A	JACKSON LAURA	969 RIVER RD DRESDEN, ME 04342	247 DANFORTH ST	1
057 C05003B	WACHS DANIEL & MARGARET P WACHS JTS	3 MAY ST #3B PORTLAND, ME 04102	247 DANFORTH ST	1
057 C051001	NCCS INC	696 CONGRESS ST PORTLAND, ME 04101	11 MAY ST	0
057 F004001	COMMON GROUND PROPERTIES	20 MITCHELLWOOD DR FALMOUTH, ME 04105	266 DANFORTH ST	8
057 F007001	MACOMBER TRISHIA ANNE	24 ORANGE ST # 3 PORTLAND, ME 04102	22 ORANGE ST	3
057 F008001	CAULFIELD THOMAS J & ETALS	20 ORANGE ST PORTLAND, ME 04102	20 ORANGE ST	2
057 F019001	GANLEY JAMES A & STEPHEN C GREEN JTS	272 DANFORTH ST PORTLAND, ME 04102	272 DANFORTH ST	1
057 G001001	MURPHY LOUISE H	30 EAST ELM ST YARMOUTH, ME 04096	258 DANFORTH ST	6

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 G002001	STEELE SUSAN L & ANDREW N RUSSELL JTS	17 COLONIAL RD PORTLAND, ME 04102	27 ORANGE ST	2
057 G003001	AMIGOS PROPERTIES LLC	6 PLYMOUTH DR SCARBOROUGH, ME 04074	254 DANFORTH ST	6
057 G004001	AMIGOS PROPERTIES LLC	6 PLYMOUTH DR SCARBOROUGH, ME 04074	252 DANFORTH ST	0
057 G005001	AMIGOS PROPERTIES LLC	6 PLYMOUTH DR SCARBOROUGH, ME 04074	248 DANFORTH ST	0
057 G006001	DAY GREGORY F & NICOLA J EDEN JTS	246 DANFORTH ST PORTLAND, ME 04102	246 DANFORTH ST	1
057 G007001	PARKHURST STEPHEN P	21 OAKHURST RD CAPE ELIZABETH, ME 04107	26 SCHOOL ST	2
057 G009001	THOMPSON NOLAN M	21 ORANGE ST PORTLAND, ME 04102	21 ORANGE ST	1
057 G010001	MCDONOUGH PHILIP J HEIRS	19 ORANGE ST PORTLAND, ME 04102	19 ORANGE ST	1
057 G012001	LAWRENCE PETER W	5 BOND ST PORTLAND, ME 04102	5 BOND ST	1
057 G013001	CARON THOMAS	3 BOND ST # 3 PORTLAND, ME 04102	3 BOND ST	4
057 G015001	FOX STEPHEN H	20 SCHOOL ST PORTLAND, ME 04102	16 SCHOOL ST	0
057 G016001	FOX STEPHEN H	20 SCHOOL ST PORTLAND, ME 04102	20 SCHOOL ST	3
057 G017001	CUMMINGS DONNA G	244 DANFORTH ST PORTLAND, ME 04102	244 DANFORTH ST	3
057 H001001	LAWRENCE PETER W	5 BOND ST PORTLAND, ME 04102	7 ORANGE ST	0
057 H002001	LOCKER KATHLEEN M	8 BOND ST PORTLAND, ME 04102	12 BOND ST	1
057 H004001	PLOURDE JENNIFER L	12 SCHOOL ST PORTLAND, ME 04102	12 SCHOOL ST	2
057 I001001	CODMAN-PORTLAND ASSOC	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	240 DANFORTH ST	67
057 I012001	CODMAN-PORTLAND LTD	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	12 BRIGGS ST	0
057 J001001	RUSO JOSEPH A & DONNA F JTS	21 DEEPWOOD DR PORTLAND, ME 04103	226 DANFORTH ST	3
057 J002001	PAWLOSKI WILLIAM S WWII VET	25 BRIGGS ST PORTLAND, ME 04102	25 BRIGGS ST	1
057 J003001	SPINELLA RITA	222 DANFORTH ST PORTLAND, ME 04102	222 DANFORTH ST	2
057 J006001	HORTON KRISTIN	21 BRIGGS ST PORTLAND, ME 04102	21 BRIGGS ST	3



<b>CBL</b>	<b>OWNER</b>	<b>OWNER MAILING ADDRESS</b>	<b>PROPERTY LOCATION</b>	<b>UNITS</b>
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Total Listed: 80

CIDL 057C05001A

11) ~~247 Danforth~~ 11/11/87

PLANCHBL

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-DB-LLL)

Fill with '\*' for all

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

057-B-013 057-B-023 057-J-028 057-F-004 057-G-006

057-B-014 057-B-024 057-J-030 057-F-005 057-G-017

057-B-016 057-F-001 057-H-001 057-F-019 057-G-007

057-B-018 057-F-012 057-H-002 057-G-001 057-G-009

057-B-019 057-J-001 057-H-003 057-G-002 057-G-010

057-B-020 057-J-002 057-H-004 057-G-003 057-G-012

057-B-021 057-J-006 057-F-008 057-G-004 057-G-013

057-B-022 057-J-003 057-F-007 057-G-005 057-G-014

Continue

Cancel

Done

614

CIDL 057 C 05001A

11) 245 Depth

INDUSTRY

SEARCHED

City of Portland, Maine

04 FEB 91

RCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '\*' for all

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

056--E-009 057--C-011 057--C-009 057--A-006 057--A-014  
056--E-010 057--C-012 057--C-010 057--A-009 057--A-015  
056--E-012 057--C-018 057--C-015 057--A-010 057--B-006  
056--E-013 057--C-019 057--C-016 057--A-018 057--B-007  
057--C-001 057--C-051 057--C-017 057--A-011 057--B-008  
057--C-008 057--C-023 057--C-033 057--A-012 057--B-009  
057--C-007 057--C-050 057--C-034 057--A-017 057--B-010  
057--C-008 057--C-027 057--C-035 057--A-016 057--B-011

Continue [ ]

Cancel [ ]

Done [ ]

CIDL 05705001A 11) ~~247 Done~~ 11/11/87

PLANCBL

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-BB-LLL)

Fill with '\*' for all

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

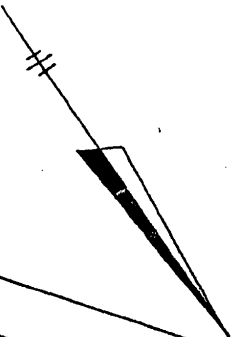
057-G-016

057-G-015

Continue [ ]

Cancel [ ]

Done [ ]



EMERY - SHEET 61-A

SHEET 60-A

STREET

ORANGE  
SALEM

SHEET 58-A

SCHOOL

DANFORTH

TAYLOR

TAYLOR STREET  
CONDOMINIUM  
B  
6000

CITY

SHEET 56-C

MAY

STREET

BRIGGS

STREET

STREET

DANFORTH

PLACE

RETRACED 4/1/73

STREET





EMERY SHEET 61-A

CUSHMAN STREET

LEWIS STREET

PINE STREET

SPRING STREET

SPRUCE STREET

CLARK STREET

STREET

SHEET 55-C

SHEET 57-A



CAPTAIN WEBSTER HOUSE CONDO

PROMENADE WEST CONDOMINIUM

WILLIAM KILBY CONDOMINIUM

ANDREWS SQUARE CONDOMINIUM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42

41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300

301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400

401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600

601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700

701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800

801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900

901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000