

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

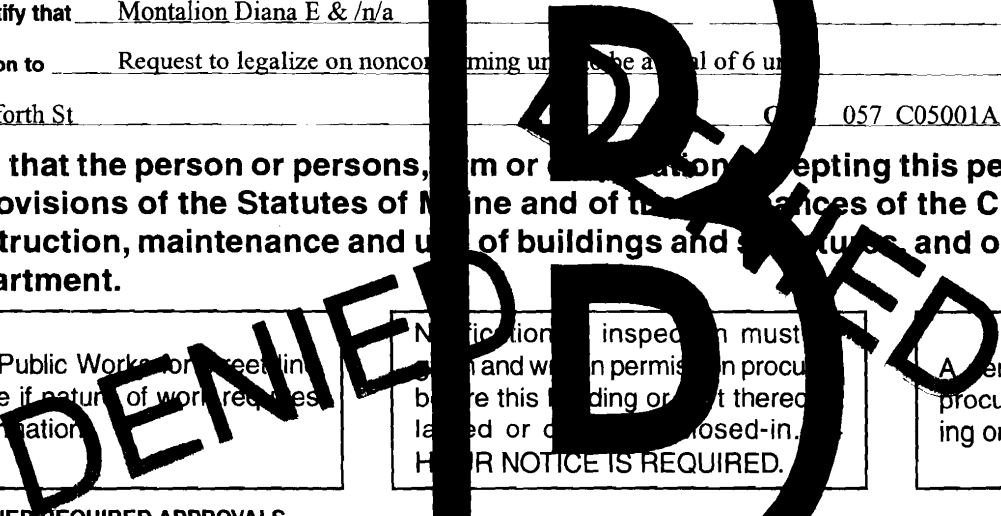
BUILDING DEPARTMENT

## PERMIT

Permit Number: 041153

This is to certify that Montalio Diana E & /n/a  
has permission to Request to legalize on nonconforming units to be a total of 6 units  
AT 247 Danforth St 057 C05001A

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in progress must be reported before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name

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: 04-1153	Issue Date:	CBL: 057 C05001A
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Location of Construction: 247 Danforth St	Owner Name: Montalion Diana E &	Owner Address: 247 Danforth St # 1a	Phone: 406-251-7998
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Business Name: N/A	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
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Lessee/Buyer's Name N/A	Phone: N/A	Permit Type: Legalization of Non-Conforming Units	Zone: B-1
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Past Use: 5 Legal Units	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
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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:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature:	Date:
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Permit Taken By: gg	Date Applied For: 08/11/2004	<b>Zoning Approval</b>	
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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..	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"/>  Date:	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 <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:
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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

<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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<b>Dept:</b> Zoning	<b>Status:</b> Denied	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b> See comments.				
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				

<b>Comments:</b> 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.
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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
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: \$ None Fee: \$ 300.00 \$300 per legalized unit & \$75 per C of O
Current # of legal D.U. 5	Requested # of units To be legalized: 1 Total bldg. units: 6
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: Portland City Directory listing	
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: Current owners acquired property only in 2001. Deed is being submitted.	
<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: Thomas Jewell, attorney for Diana Montalion and David Ball	Date: 8/10/04
This is NOT a permit, you may not commence ANY work until the permit is issued.	



**CITY OF PORTLAND**

PAGE 2

**APPLICATION FOR  
LEGALIZATION OF NONCONFORMING DWELLING UNITS**

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on: 10/15/07 to Gyzls, 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? \_\_\_\_\_



10/16/04

**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 du. 6

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

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



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  
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 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:** 1247 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 may be permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

**Feedback:** If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

10/15/04

**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/1st  
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:			
				Signature: <i>[Signature]</i>		Signature:			
Proposed Project Description:  Condo Conversion for 6 Units <u>only</u> NO Interior Renovations <i>NO work authorized on this permit.</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Zoning: CBL: 057-C-050 B-1 <i>using R-6 reg.</i> Zoning Approval: <i>6 units ok per micro zone</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 <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> <i>5/12/00</i>	
Permit Taken By: NW		Date Applied For: GD May 4, 2000				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			

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 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: 53 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.

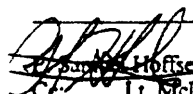
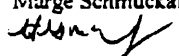
CONDITION(S) OF APPROVAL

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, \*35, \*37

- 1. 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.
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.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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 sign

Handwritten initials or date at the bottom right of the page.

- 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. 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 docu

  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  


PSH 1:2600

\*\*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  
3 May St Assessor's chart: 57  
Block: C  
Lot: 50

Name of Owner: Randall 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: \_\_\_\_\_

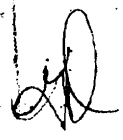
ZONING: \_\_\_\_\_ Date: \_\_\_\_\_

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



Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 57 C 50

2. Number of units before conversion:

\_\_\_\_\_ units with 1 bedroom;

5 units with 2 bedrooms;

\_\_\_\_\_ units with 3 or more bedrooms;

4. Number of units after conversion: 1 with 4 Room office

\_\_\_\_\_ units with 1 bedroom;

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 halls flooring, cabinets, appliances.



Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block, Lot: 57 C 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.)  
\_\_\_\_\_

*Total 6 units*

5 units with 2 bedrooms;  
1 with 4 room office

892.00 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)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Total 6 units*

5 units with 2 bedrooms;  
1 with 4 room office

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:

	1	2	3	4	5	6	7	8	9	10
Unit Number:	47A 1A	1B	2A	2B	3A	3B				
a) Length of occupancy-	1 yr	1 yr		1 yr	1 yr	1 yr				
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  
Condominium Unit #1A  
Office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved: *Monrad Wing*  
5-24-00  
(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  
Condominium Unit #1B

Limiting Conditions:

This certificate supersedes certificate issued

Approved: *Monrad Wing*  
5-24-00  
(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  
Condominium Unit #2A

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 5-24-00 *Marland Wing*  
.....  
(Date) Inspector

*J. 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

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 5-B  
Condominium Unit #2B

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 5-24-00 *Marland Wing*  
.....  
(Date) 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

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 #3B

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 5/24/00 *Marland Wing*  
(Date) Inspector

*P. Samuel Hodge*  
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

Entire

APPROVED OCCUPANCY

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

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 5-24-00 *Marland Wing*  
(Date) Inspector

*P. Samuel Hodge*  
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.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

001166

OCT 10 1985

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-4 PORTLAND, MAINE Oct. 10, 1985

City Of Portland

To the CHIEF OF BUILDING INSPECTION SERVICES, PORTLAND, MAINE:

The undersigned hereby applies for a permit to erect, alter, demolish, move or install the following building, structure, equipment or change use in accordance with the laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications submitted herewith and the following specifications:

LOCATION 247 DAWSON BLVD Fire District #1 □, #2 □

1. Owner's name and address Michael Bell, Proprietor, Harrington Telephone #773-1936

2. Lessee's name and address 33 Lawn Avenue Telephone #761-2093

3. Contractor's name and address Steve Diaw, Lewiston, Maine Telephone

Proposed use of building law firm No. of sheets

Last use same No. families

Material No. stories Heating Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee \$26.35

Late Fee

TOTAL \$

To erect sign on front of building 6.75 sq ft. as per plans 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1 04102 Dawson St

NOTE TO APPLICANT: Separate permits are required for installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? If any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? (If not, when sent?)
Height average grade to top of plate (If the average grade to highest point of roof
Size, front depth No. of stories
Material of foundation (If on filled land? earth or rock?
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimney (If of lining? Kind of heat fuel
Framing Lumber—Kind Dressed or full size Corner posts Sills
Size Girder Columns under roof Size Max. on centers
Studs (outside walls and carrying partitions) (If in any over floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls (If one story building with masonry walls height?

REMARKS

No. cars now accommodated on same lot (If more than 10) number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to be habitually stored in the proposed building?

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING: P.K. M.J.T. 10/10/85

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be an employee of the above work a person competent to supervise the State and City requirements pertaining thereto

Signature of Applicant

Type Name of Applicant

Michael Bell

Proprietor

Phone # same

1 x 2 □ 3 □ 4 □

Other

And Address

1997

MASSACHUSETTS AV-Contd

- 196 Not Verified
198 Nelson Charles G & Carol R [5] 879-0272
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

- 15 Kopack Wm F & Nancy O pntr & wall paperer 854-8001
19 Apt Geo H & Patricia R [6] 856-6492
Apt Kevin S 856-6492
35 Sylve 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 [5]
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 [5] 856-0156
159 Carr Frederick J [6] 854-2914
Carr Judith 854-2914
160 Teare Phyllis A [5] 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 [5] 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

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

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

- ZIP CODE 04108
• 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 Guillaerault 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 780-8772
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

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

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

- 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 Mulhern Robert G & Phyllis J [2] 772-3274
Reardon Phyllis J 772-3274
106 Carr Raymond & Mary E [5] 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

MAY ST -FROM 251 DANFORTH ST NORTH

- ZIP CODE 04102
• DANFORTH ST INTERSECTS
3 Apartments
• SPRING ST INTERSECTS
1 Not Verified
1a Stokes Arran B [2] 774-9446
2a\*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 Hees)
1st Fl\*Mayor Valerie J 773-2156
2d Fl\*Parks William 775-6442
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

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] 774-8564
65 Thibeault Jerry K & Marcia 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

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

- 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 Tibbetts Sandra [4] 775-3051
32 Adams-Stanley Elliot & Julia [6] 773-2597
33\*Cherubini Wendy R 761-2124
• SPRING ST INTERSECTS

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\*Amernian Stephen 878-2932
14 Poisson Robert B [6] 797-7217
17\*Clark Lydia A
18\*Berg Edmund

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WCSH-TV

One Congress Square

Maine Radio and Television Company  
Maine Broadcasting System

207-828-6666

Portland, Maine 04101-3800

1995

CONCORD

201

MASSACHUSETTS AV to MAY ST

121 MIDDLE STREET

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

**HARNDEN**

PORTLAND, MAINE 04101



**MAINE PAINT SERVICE**

So. Portland 767-3338  
Portland 774-0301  
Yarmouth 846-1278  
"Quality, Price & Service Since 1969"



**MASSACHUSETTS AV cont'd**

- 772-4414
- 774-9233
- 774-0158
- 774-0158
- 772-3525
- 774-8914
- 774-8914
- 772-1523
- 773-6936
- 879-0859
- 879-0859
- 871-1644
- 772-3878
- 774-7320
- 774-3771
- 775-2542
- 772-7638
- 774-8072
- 774-8942
- 772-1034
- 773-8358
- 775-0211
- 871-1432
- 871-0284
- 772-2965
- 772-2965
- 772-2706
- 772-2706
- 772-8004
- 761-1638
- 761-0455
- 761-5636
- 774-4198
- 772-4652
- 772-2612
- 772-2612
- 773-0809
- 772-7150
- 772-7150
- 772-7150
- 775-0760
- 774-7377
- 775-1880
- 774-3985
- 774-2124
- 775-3524
- 772-2609
- 773-0620
- 773-2418
- 761-7993
- 773-9038
- 774-4875
- 772-7499
- 773-1623

**MASSACHUSETTS AV cont'd**

- 773-1623
- 773-1852
- 761-8228
- 879-6038
- 761-9462
- 879-1364
- 774-2515
- 774-7322
- 871-0629
- 774-7332
- 773-6116
- 761-0594
- HOUSEHOLDS 123

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

61

- 772-1423
- 879-9106
- 772-7753
- 773-7643
- 774-5083
- 772-2596
- 761-3806
- 761-3806
- 773-0652
- 772-7608
- 774-3468
- 773-1717
- 775-2130
- 773-3306
- 773-3306
- 780-8772
- 775-1348
- 774-8044
- 773-5902
- 775-2086
- 772-4405
- 772-2078
- 772-2078
- 772-3274
- 773-1341
- 772-3614
- 773-4510
- 773-6741
- 772-2009
- 828-0415
- 774-1728
- 774-1728
- 774-1728
- 774-8524

**MASSACHUSETTS AV (SP) cont'd**

- 774-8624
- 774-8624
- 775-3860
- 774-3573
- HOUSEHOLDS 35
- 90
- 854-8791
- 854-8001
- 856-6492
- 854-9525
- 854-5744
- 854-8941
- 854-5129
- 854-0231
- 854-0231
- 854-5995
- 854-9300
- 854-9852
- 854-5102
- 856-9971
- 854-8572
- 856-0156
- 854-2914
- 856-6419
- 854-2032
- 854-8519
- 854-0297
- 856-6451
- 854-1031
- 854-2852
- 854-0053
- 854-8035
- HOUSEHOLDS 28
- 879-0241
- 879-0241
- 773-8608
- 773-8608
- 773-8608
- HOUSEHOLDS 4
- 774-9446
- 828-0225
- 774-1728
- 774-1728
- 774-1728
- 774-8524



1995

DANFORTH ST cont'd

DANFORTH ST cont'd

DANFORTH ST cont'd

446 Vacant  
 126 Apartments  
 1★ Jackson Blake  
 2★ Dobson  
 3★ Cochran Steve  
 4★ Sloan Bill  
 5★ Greenier  
 128 Apartments  
 1★ Biddle Margaret..... 775-5894  
 130 Apartments  
 3★ Sylvia John A  
 4★ Buxbaum J  
 5 Vacant  
 6★ Jordan  
 132★ Clauson Julie

• STATE ST INTERSECTS  
 • ZIP CODE 04102  
 156 1★ Abrams  
 2 Not Verified  
 3★ Sanger  
 4★ Boidec  
 5★ Abrams  
 6★ Collelo  
 158 Not Verified  
 158 Apartments  
 • LIMITED ACCESS  
 6 Not Verified  
 7 Metcalf Linda T [3]..... 773-8733  
 8 Not Verified  
 9 Vacant  
 158 Vacant  
 • TYNG ST INTERSECTS  
 163 ST DOMINIC'S RECTORY..... 773-8146  
 Mc Alister Rev Donald L [4]  
 164 Apartments  
 1★ Greaves C R  
 1R★ Shanahan Bill  
 2★ Dowling A  
 3★ Martin Dana  
 3★ Abernathy Lavne  
 2R Not Verified  
 • WINTER ST INTERSECTS  
 167 Apartments  
 1★ Maher Patricia  
 2★ Hall Mark R  
 3★ Haskell Margaret K  
 4 Orlasky Curtis [3]..... 871-1629  
 5★ Moorehead  
 168 1★ Perez  
 2★ Minear  
 3★ Petty  
 169 Apartments  
 • LIMITED ACCESS  
 1 Chavonelle Peter Jr [2]..... 879-9137  
 2-3 Not Verified (2 Apts)  
 171 Apartments  
 1★ Lavallee Derek M  
 1★ Dudley Benjamin F III  
 2★ Duley S..... 773-4880  
 3 Not Verified  
 4★ Brett V..... 773-0707  
 172a★ Redlon Becky  
 172 1★ Arbour Matt  
 1★ Lamb Susan  
 172b★ Bensard  
 172c★ Kull Chris  
 • TATE ST INTERSECTS  
 174a★ Fougere Mary Eliz [2]  
 174b★ Hobler Edward  
 ★ Garrity David  
 174c-175 Not Verified (2 Hses)  
 176 Apartments  
 1-2 Not Verified (2 Apts)  
 3 Vacant  
 4★ Frechette Carolyn J..... 879-6142  
 180 BEVERLY APARTMENTS THE..... 799-6282  
 1★ Goodwin  
 2★ Jackson  
 3★ Staroff D..... 772-0483  
 3★ Mori J..... 772-0483  
 4 Kilmartin Mary [6]..... 772-0135  
 4★ Kilmartin Kate..... 772-0135  
 5 Moore Jacqueline H [6]..... 879-0232  
 6★ Saxl  
 • BRACKETT ST INTERSECTS  
 187 Curran Adelaide M [6]..... 775-4315  
 188 Thomsen Thomas W [6]..... 774-3107  
 ★ Conner Janice..... 774-8030

19

21

★ Wilkinson Anne  
 ★ Norrie Fran  
 190a Fink Arthur J [4] [2]..... 774-3465  
 190 Tabbott Ann [2]..... 761-7036  
 190c Not Verified  
 192 Hawkes Peter B & Elizabeth B [6] [2]..... 773-1643  
 ★ Hazard Bruce..... 773-1643  
 ★ Hazard Wendy..... 773-1643  
 193 Doherty Robert J [6] [2]..... 773-7410  
 194 Apartments  
 1 Not Verified  
 2★ Kittle L..... 874-2915  
 3 Carroll Ann [3]..... 774-4608  
 4-6 Not Verified (3 Apts)  
 196★ Rosenthal Victoria [2]..... 772-5193  
 ★ Rosenthal Herbert M [2]..... 874-6956  
 198★ Sinclair Dale E & Susanne W [2]..... 774-6962  
 200 Haffenreffer Peter F & Mallory K Marsh A [6]  
 [2]..... 773-0180  
 ★ Plymale Frankie..... 775-9095  
 201 Not Verified  
 206a Mancini Dominic A [4]..... 772-3827  
 206b★ Maietta G  
 206d★ Economos  
 206e★ Harper  
 207 WASHBOARD THE laundromat..... 774-5778  
 208-209 Vacant (2 Hses)  
 211 VESPUCCI'S CORNER STORE variety store  
 [2]..... 774-1996

• CLARK ST INTERSECTS  
 • CLARK ST INTERSECTS  
 212 RUSKI'S TAVERN..... 774-7604  
 213 Not Verified  
 214★ Gallant  
 214-215 Not Verified (4 Hses)  
 217 Grover Anne M [6]..... 773-8440  
 Grover Steven M [4]..... 773-8440  
 218 SECORD  
 219 Stuart Jessica [6]..... 871-9194  
 • DANFORTH PL INTERSECTS  
 221 Feeney Laura L [6]..... 772-9678  
 222 Cooke Ronald E & Laura E [6] [2]..... 773-5407  
 223 Not Verified  
 225 Fontaine Eileen [6]..... 828-1130  
 226 Not Verified  
 226 Stain Rita G [6]..... 772-7235  
 226-227 Not Verified (2 Hses)  
 • BRIGGS ST INTERSECTS  
 229 Reynolds Gallant Francina [6]..... 773-8232  
 ★ Jordan E A..... 773-8232  
 231 Bean Robert D & Ellen M [6]..... 775-2998  
 233 Not Verified  
 233a★ Lodge Kathy  
 235a Conant June E [3]..... 772-8414  
 235 Not Verified  
 237★ Fowler Maria..... 774-1910  
 240 Apartments  
 101★ Tilly Phoebe  
 -102 Hammond Evelyn E [6]..... 775-2044  
 103 Bennett Dorothy M [6]  
 103 St Pierre Beverly [4]  
 104 Lamb Eleanor V [6]..... 773-3971  
 106 Thompson Phoebe L [6]..... 774-3060  
 107 Foss Joyce L [6]..... 774-5531  
 108★ Moore  
 109 Dagnese Patricia M [2]..... 772-0612  
 109★ Dagnese William Jr..... 772-0612  
 110 Melvin Gertrude [4]  
 201★ Burke Ruth  
 202 Dennison Lovanthia C [6]..... 775-3200  
 203 Dennison Richard & Verna [6]  
 Bentley [3]..... 774-1974  
 205★ Lewis  
 206 Lee Jewel [2]..... 773-7195  
 207 Webber Lawrence D [6]..... 773-2298  
 208 Gallot Budna [6]..... 774-0759  
 209 Meyer John E & Patience E [6]..... 773-5211  
 210 Hickman Louise B [4]..... 775-3139  
 301 Blake Doris M [6]..... 879-0777  
 302 Moody Bertha [6]..... 874-0322  
 303 Hart Kimlin [6]..... 774-6957  
 303★ Hart Semoy..... 774-6957  
 304 Nickerson Kenneth [6]..... 774-3084  
 305★ Law  
 306 Flaherty John P & Catherine A [6]  
 [2]..... 772-5129  
 307 Curran Delia L [6]..... 773-3328  
 309 Ellis Joann [2]..... 773-6731  
 310★ Demont

241 Apartments  
 3★ Nguyen  
 4-5 Vacant (2 Apts)  
 • SCHOOL ST INTERSECTS  
 244 Apartments  
 244 Not Verified  
 ★ Smith  
 244 Not Verified  
 246 CHUCKS VARIETY variety store..... 772-1258  
 247 Vacant  
 • MAY ST INTERSECTS  
 251 Vacant  
 254 Apartments  
 1 Not Verified  
 2★ Alvin  
 4 Not Verified  
 255 Vacant  
 256★ Sampson Stanley F..... 828-1496  
 258-258a Vacant (2 Hses)  
 259 1★ Cyr  
 2★ Brant Arthur N & Karleane D..... 773-5283  
 3★ Rankin  
 260 Noonan Thomas J [6]..... 773-8018  
 Noonan James A [6]..... 773-8018  
 261 1 Not Verified  
 261 Not Verified  
 ★ Gordon Bill..... 828-4890  
 262 Hains Arrem [2]..... 871-8986  
 263★ Mayo C J..... 773-4750  
 • ORANGE ST INTERSECTS  
 266a Kenney Richard A & Ruby I [4]..... 772-2728  
 266 2 Vacant  
 3★ Rand Julia..... 761-1610  
 267 1★ Lopez Joseph & Pauline [2]..... 774-7401  
 2 Fowler Gloria L [6]..... 773-5744  
 2 Seneca Michael J [6]..... 773-5744  
 267½ Zable Mark F [2]  
 268 Not Verified  
 268 3★ Torrey K  
 269 1★ Woods  
 272★ Duncan  
 Sawyer Sharon W [6]..... 774-2078  
 Sawyer David [2]..... 774-2078  
 272½ Foley Deborah L [2]..... 773-0250  
 Foley John S [3]..... 773-0250  
 273 273b 1-2 Not Verified (2 Apts)  
 273c 1 Hallock Linda S [4]..... 774-4205  
 273 Cianchette Laura [4]..... 879-7019  
 276★ Smith  
 276b★ Folan  
 276★ Johnson Karen D..... 772-0708  
 ★ Davidson Bruce..... 772-0708  
 276 Not Verified  
 278 1★ Saolle  
 2★ Sullivan  
 279 ST LOUIS CATHOLIC CHURCH..... 773-4176  
 284 PORTLAND CITY HOUSING AUTHORITY  
 (HARBOR TER)..... 773-4753  
 HARBOR TERRACE apts..... 773-4753  
 PORTLAND NEIGHBORHOOD FOSTER  
 GRANDPARENTS locating serv..... 773-0202  
 100-101 Vacant (2 Apts)  
 102 Not Verified  
 103-108 Vacant (6 Apts)  
 109 O'Connell Ada [6]  
 110-112 Vacant (3 Apts)  
 113★ Monelcie William III  
 114-200 Vacant (2 Apts)  
 201★ Stanley Fred  
 202 Kierstead John H [6]..... 775-1642  
 203★ Guist Robert  
 204 Lakin Maude L [6]..... 774-6752  
 205★ Honeywell Stanley  
 206 Percy Ellen [6]..... 775-1115  
 207 Campbell Stanley [6]  
 208★ Cruz Charlene  
 209 Foley Mary [4]  
 210 Lovejoy John [2]  
 211 Pridham Eugene [3]  
 212 Gilliam Florence [6]..... 773-0995  
 213 Estey Robin [3]  
 214★ Hodgkin Sydney  
 300 Field Robert [4]..... 772-4382  
 301★ Bolduc Raymond  
 302 Thibodeau Ralph [3]  
 303 Spaulding David [3]  
 304★ Ahlquist Mary  
 305★ Tucker Elaine  
 306 Perkins Arthur [3]  
 307★ Guillette Kathleen

## SHORT FORM WARRANTY DEED

Crandall K. Toothaker, of Portland, Maine, FOR CONSIDERATION PAID, grants to Diana E. Montalio 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:

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.

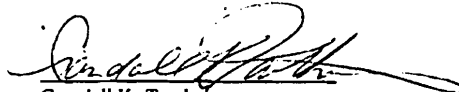
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Scott Joslin and Blake Stoddard, dated January 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14515, Page 218.

MAINE REAL ESTATE TAX PAID

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

WITNESS

\_\_\_\_\_

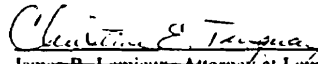
  
Crandall K. Toothaker

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

John B O'Brien

# 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

**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**

RECORD OF TAXPAYER		YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input type="checkbox"/>	WATER <input checked="" type="checkbox"/>
HIGH <input type="checkbox"/>	SEWER <input type="checkbox"/>
LOW <input type="checkbox"/>	GAS <input type="checkbox"/>
ROLLING <input type="checkbox"/>	ELECTRICITY <input type="checkbox"/>
SWAMPY <input type="checkbox"/>	ALL UTILITIES <input type="checkbox"/>
TREND OF DISTRICT	
PAVED <input checked="" type="checkbox"/>	IMPROVING <input type="checkbox"/>
SEMI-IMPROVED <input type="checkbox"/>	STATIC <input checked="" type="checkbox"/>
DIRT <input type="checkbox"/>	DECLINING <input type="checkbox"/>
SIDEWALK <input checked="" type="checkbox"/>	
TILLABLE <input type="checkbox"/>	PASTURE <input type="checkbox"/>
WOODED <input type="checkbox"/>	WASTE <input type="checkbox"/>

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
41	64.00	35.00	83	2930	1990	19
36	41.00	35.00	65	2300	830	
					2020	
C.I. +					+200	
TOTAL VALUE LAND					2220	
TOTAL VALUE BUILDINGS					7050	
TOTAL VALUE LAND AND BUILDINGS					9270	
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

ASSESSMENT RECORD	INCREASE	DECREASE
1950 LAND	675	
1950 BLDGS.	3875	
1950 TOTAL	4550	
1951 LAND	1200	
1951 BLDGS.	4225	
1951 TOTAL	5425	
1952 LAND		
1952 BLDGS.		
1952 TOTAL		
1953 LAND		
1953 BLDGS.		
1953 TOTAL		
1954 LAND		
1954 BLDGS.		
1954 TOTAL		
1955 LAND		
1955 BLDGS.		
1955 TOTAL		
1956 LAND		
1956 BLDGS.		
1956 TOTAL		
1957 LAND		
1957 BLDGS.		
1957 TOTAL		
1958 LAND		
1958 BLDGS.		
1958 TOTAL		
1959 LAND		
1959 BLDGS.		
1959 TOTAL		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

YEAR	ORIG. COST	RENTAL	2280
YEAR	SALE PRICE	W.R. EXPENSE	50E.
YEAR	U. S. R. S.	NET	2230

7050 x 15 = 105750  
2220 x 10 = 22200  
125

RECORD OF BUILDINGS

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

YEAR 19

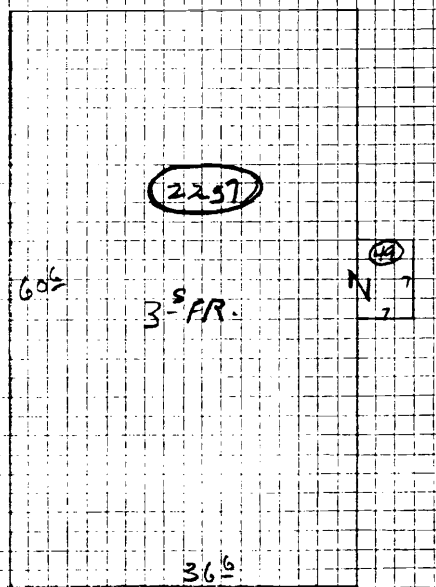
YEAR 19

STORE - 900 10 YEAR LEASE 1951  
 3 APTS - 900  
 OWNER - 480 EGT.  
 2250

CONSTRUCTION

FOUNDATION		FLOOR CONST.			PLUMBING	
CONCRETE		WOOD JOIST			BATHROOM	4
CONCRETE BLOCK		STEEL JOIST			TOILET ROOM	1
BRICK OR STONE	✓	MILL TYPE			WATER CLOSET	
PIERS		REIN. CONCRETE			BATHROOM	
CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	4
1/4 1/2 3/4			B 1 2 3		STD. WAT. HEAT	4
NO. CELLAR		CEMENT	✓		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH			ELECT. WAT. SYST.	
CLAFBOARDS	✓	PINE		✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD			NO PLUMBING	
DROP SIDING		TERRAZZO			TILING	
NO SHEATHING		TILE ASPH.	✓		BATH FL. & WCOT.	
WOOD SHINGLES					TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS			LIGHTING	
STUCCO ON FRAME					ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH			NO LIGHTING	
BRICK VENEER			B 1 2 3		NO. OF ROOMS	
BRICK ON TILE		PINE		✓	BSMT.	2ND 10
SOLID BRICK		HARDWOOD			1ST	5RD 10
STONE VENEER		PLASTER		✓	OCCUPANCY	
CONC. OR CIND. PL.		UNFINISHED	✓		SINGLE FAMILY	
		METAL CLG.			TWO FAMILY	
TERRA COTTA		W.B.	✓		APARTMENT	4
VITROLITE		RECREAT. ROOM			STORE	
PLATE GLASS		FINISHED ATTIC			THEATRE	
INSULATION		FIREPLACE			HOTEL	
WEATHERSTRIP		HEATING			OFFICES	
ROOFING		PIPELESS FURNACE			WAREHOUSE	
ASPH. SHINGLES		HOT AIR FURNACE			COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.			GAS STATION	
ASBES. SHINGLES		STEAM			ECONOMIC CLASS	
SLATE TILE		HOT WAT. OR VAPOR			OVER BUILT	
METAL		NO HEATING		✓	UNDER BUILT	
COMPOSITION	✓	GAS BURNER			DT. 3-16-50	AR.
ROLL ROOFING		OIL BURNER			LD. 2	PD. CS
INSULATION		STOKER			MS.	CK. FV

COMPUTATIONS	
UNIT	1951
2257 S.F.	20100
S.F.	
ADDITIONS	
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING	-1760
PLUMBING	+320
TILING	
TOTAL	18650
FACT-15	-3010
REP. VAL.	15650



W. Mary St #19

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

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	CND.	REP. VAL.	P. D.	PHY. VAL.	F. D	SOUND VAL.	TAX VAL.
APTS	A 3/5 FR.	B	75	1948	F	15650	50%	7830	107%	7050	
	B										
	C										
	D										
	E										
	F										
	G										
YEAR	1951	1951 TOTAL BLDGS.								7050	
TAX VAL.										19	19
OLD VAL.	4225									19	19
CHANGE										19	19

**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 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

CBH: 057 L 0500A

Send out 10/21/04 #674

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
056 I009001	HULST LELAND	278 SPRING ST PORTLAND, ME 04102	278 SPRING ST	2
056 I010001	ROSEN KENNETH F & PATTY C JTS	276 SPRING ST PORTLAND, ME 04102	276 SPRING ST	2
056 I012001	POMROY BETTY A	PO BOX 432 WESTBROOK, ME 04098	268 SPRING ST	3
056 I013001	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	WOLYNIEC 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	RUSSO 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

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<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

CUL 057C05001A

11) ~~245 Done~~ 11/11/87

PLANCH

City of Portland, Maine

04 FEB 91

KCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

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

Fill with '\*' for all

C - Chart 1 - 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-020 057-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

11/11/87

CIDL 057C05001A

110 247 Davenport

11/11/77

FLARCBL  
KCOTE

City of Portland, Maine  
Department of Planning & Urban Development  
INVALID CURSOR POSITION

04 FEB 91  
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)  
Fill with '\*' for all C - Chart 1 - Chart letter B - Block L - Lot

056--I-009	057--C-011	057--C-009	057--A-006	057--A-014
056--I-010	057--C-012	057--C-010	057--A-009	057--A-015
056--I-012	057--C-018	057--C-015	057--A-010	057--B-006
056--I-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-002	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 [ ]

UOL 05705001A (1) 247 Done ~~it~~ 11/11/72

PLANCH

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

057-6-016

057-6-015


Continue [ ]

Cancel [ ]

Done [ ]

1996-1997  
2661-9221

**MASSACHUSETTS AV**  
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 Babbidge Frank W & Helene 775-2130

**+ AUGUSTA ST INTERSECTS**

- 67 Wall Wallace J & Mary 773-3306
- 76 Clement William C & Catherine 780-6772
- 79 Kaplinger Frederick W & Marilyn 773-8780

**+ BOSTON ST INTERSECTS**

- 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

**+ 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

**+ TAYLOR ST INTERSECTS**

- 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

**+ BOSTON ST INTERSECTS**

- 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

**+ PETERSON RD INTERSECTS**

- 51 Rush Jody C 854-5847
- 71 Peterson Roland E & Goldie 854-8341
- 78 Peters Lawrence C 854-5129
- 87 Hopkins Mark H & Donna 854-0231
- 88 Vacant

**+ INDEPENDENCE DR INTERSECTS**

- 103 Inman Tug & Alice 854-5995
- 115 Cummings Glen A & Susan
- 117 Cummings Evelyn E 854-9300
- 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 Bouchard Mark & Chris 828-9448
- 8 Lapenta Rocco 879-0241
- Albert Linda J 879-0241
- 9 1-3 Vacant (3 Apts)

**+ PLEASANT AV INTERSECTS**

**HOUSEHOLDS 3**

**MAY ST -FROM 251 DANFORTH ST NORTH**  
21

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

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

**+ SPRING ST INTERSECTS**

- 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

**+ TAYLOR ST INTERSECTS**

- 17 Vacant
- 17 FRONT Vacant
- 17 Vacant
- 21 Vacant
- 21 Not Verified
- 23 Bams Jay 780-1358
- 24 Dudley Brian L 879-0627
- Dudley Denise V 879-0627
- Dudley Jessica N 879-0627

**+ SPRING ST INTERSECTS**

- 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

**+ SPRING ST INTERSECTS**

- 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 854-4606
- 11 Merriman Richard A & Iva 854-1886
- 16 Beckwith B 856-1324
- 22 Bowie M S 854-4053
- 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

**+ DAVID RD INTERSECTS**

- 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

**+ DAVID RD INTERSECTS**

- 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

**+ DAVID RD INTERSECTS**

- 66 Adams Beverly B 775-2794
- Adams Thomas M 775-2794
- Adams Joel C 775-2794
- 68 Peterson Gunnard H & Alice 775-2589

**+ DAVID RD INTERSECTS**

- 71 Ross Frances A 775-1060
- 76 Osgodd Alonzo K 775-3372
- 77 St Onge 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

**+ BISHOP ST INTERSECTS**

- 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**

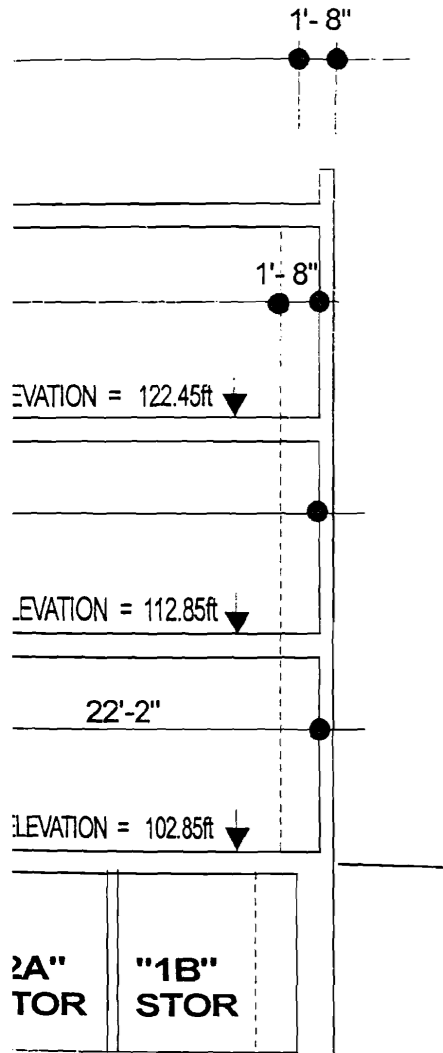
HOUSEHOLDS 9  
**MAYFLOWER RD (WESTBROOK)-FROM 24 INDEPENDENCE DR WEST (COLONIAL ACRES)**  
90

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

- 2 Knowles Abbot Y & Joleen 797-0531
- 3 Cook J R & Brenda 797-0516
- 4 Bodge George E & Gady 797-4814
- 7 Poulin Patrick G & Elizabeth 797-2997

**+ INDEPENDENCE DR INTERSECTS**

- 8 Stanhope Gordon T & Lorraine 797-3680
- 11 De Simio Vincent M & Donna 797-4209



Survey titled "Condominium Plat on dated (03/02/2000) by

THE DANFORTH MAY CONDOMINIUM  
 247-249 DANFORTH STREET  
 PORTLAND, MAINE

VERTICAL AND HORIZONTAL BOUNDARIES

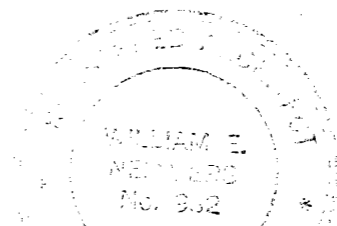
NOTES:

- 01: THIS SURVEY IS AN EXHIBIT TO THE CONDOMINIUM DOCUMENTS FOR THE "DANFORTH MAY CONDOMINIUM" TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 02: ELEVATIONS NOTED ARE TAKEN FROM THE SITE SURVEY BY DESLAURIERS & ASSOCIATES, INC., TITLED "CONDOMINIUM PLAT ON DANFORTH STREET AND MAY STREET", AND DATED 03/02/2000

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON WERE DETERMINED BY ACTUAL FIELD MEASUREMENTS, AND THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 05/11/2000

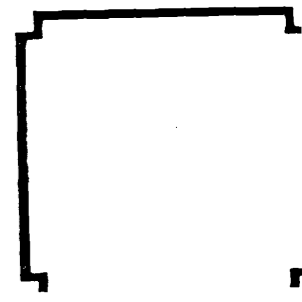
*William Nemmers*  
 WILLIAM NEMMERS, ARCHITECT

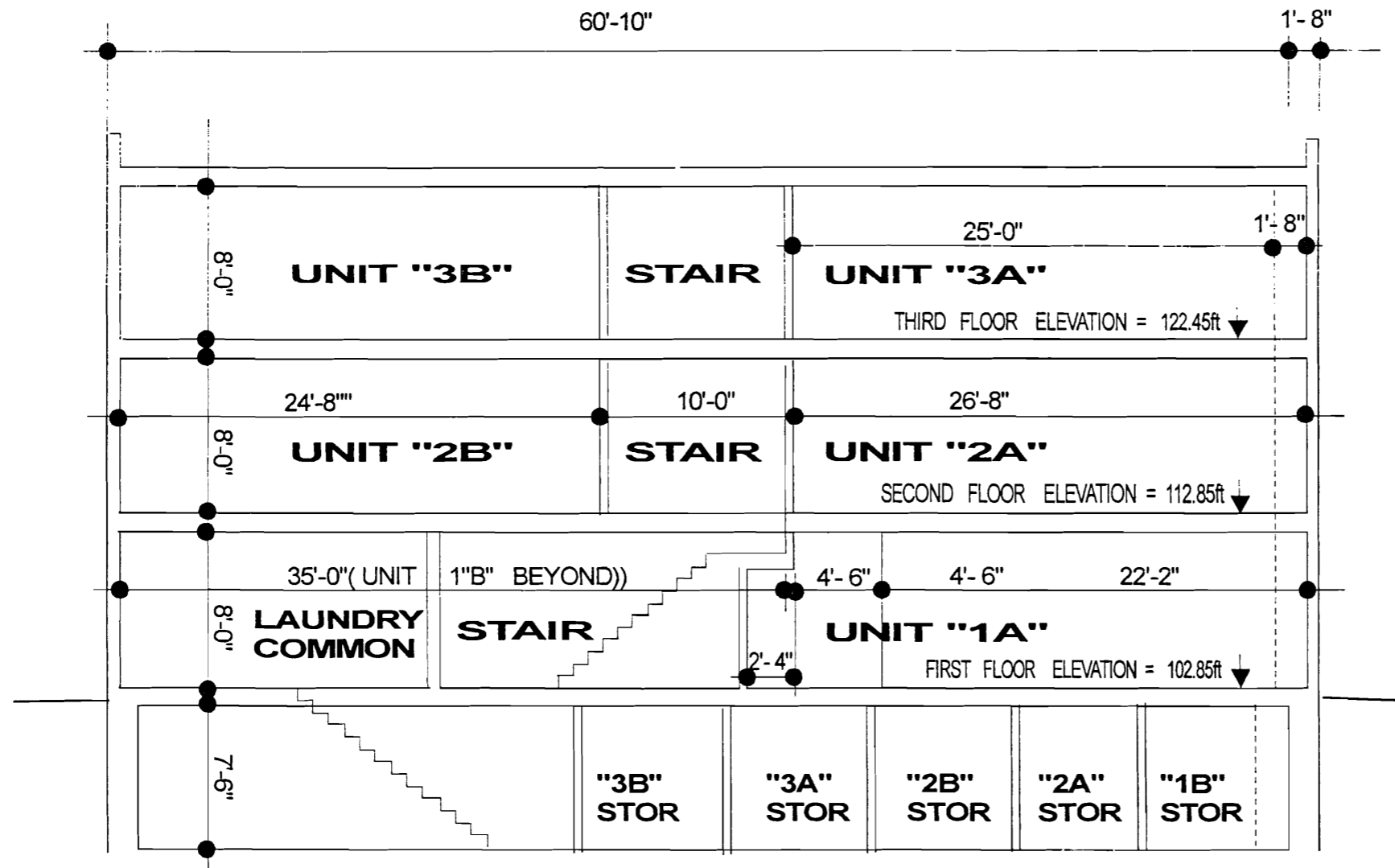


*William Nemmers*

424 FORE STREET  
 PORTLAND, MAINE  
 04101  
 207 774-3683

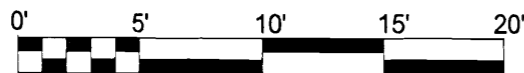
**Nemmers  
 and Associates  
 Architects · Planners**





**CROSS SECTION**

Floor elevations taken from the survey titled "Condominium Plat on Danforth Street and May Street", dated (03/02/2000) by DesLauriers & Associates, Inc.



THE DANFORTH MAY CONDOMINIUM  
247-249 DANFORTH STREET  
PORTLAND, MAINE

VERTICAL AND HORIZONTAL BOUNDARIES

NOTES:

01: THIS SURVEY IS AN EXHIBIT TO THE COND DOCUMENTS FOR THE "DANFORTH MAY C RECORDED IN THE CUMBERLAND COUNTY

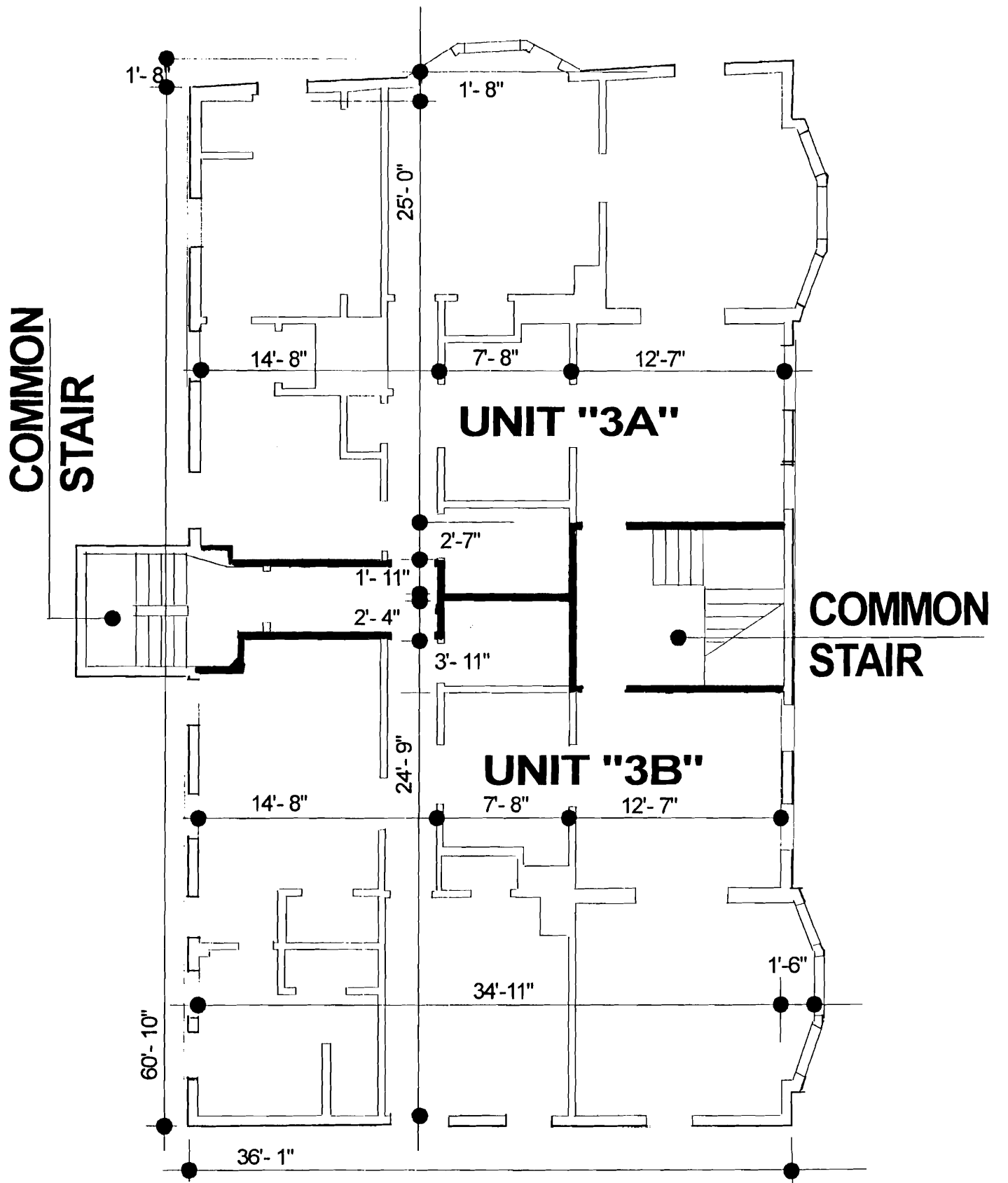
02: ELEVATIONS NOTED ARE TAKEN FROM THI DESLAURIERS & ASSOCIATES, INC., TITLEI ON DANFORTH STREET AND MAY STREET

I HEREBY CERTIFY THAT THE BOUNDARIES SH MEASUREMENTS, AND THAT THEY ARE CORRE

DATE 05/11/2000

*William N Nemmi*  
WILLIAM NEMMI

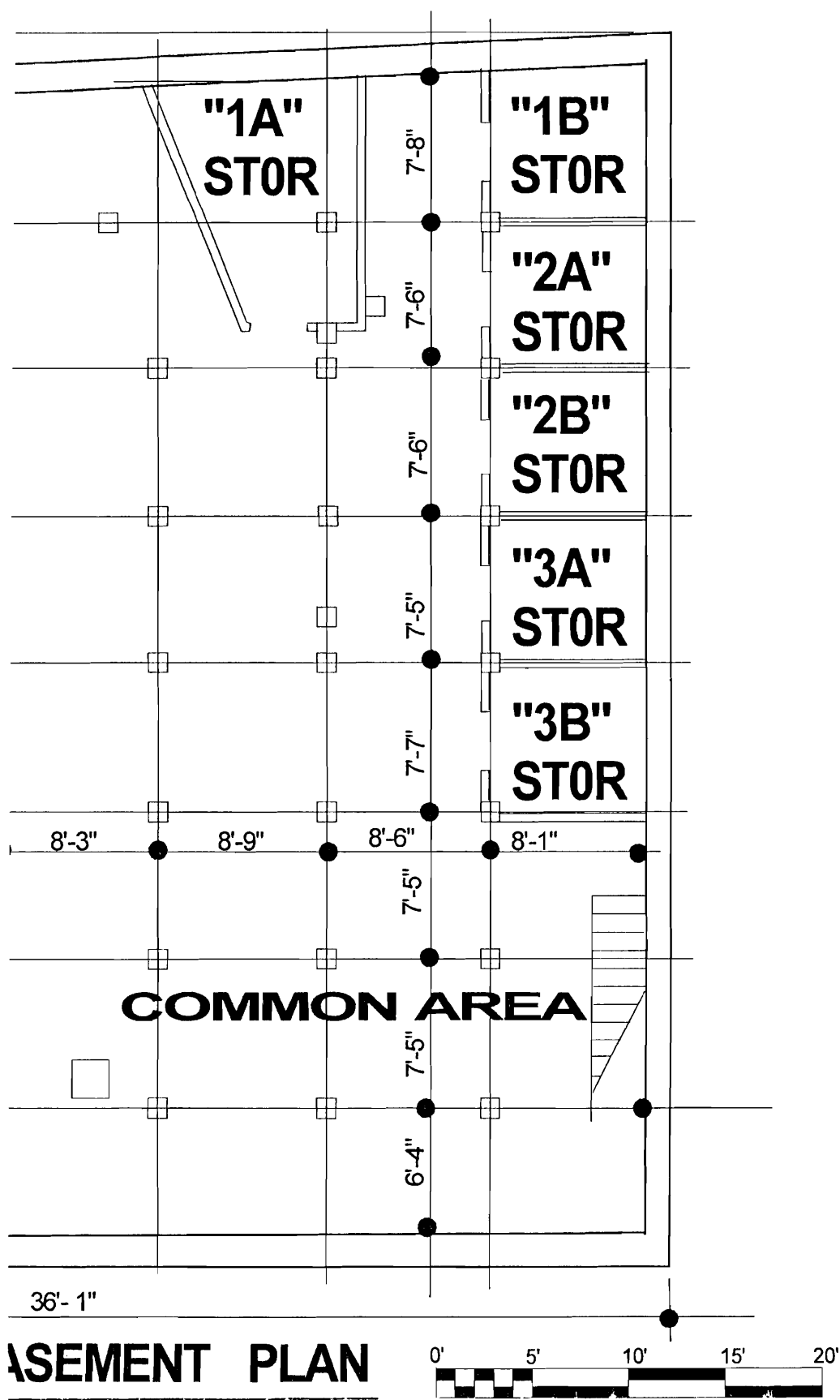


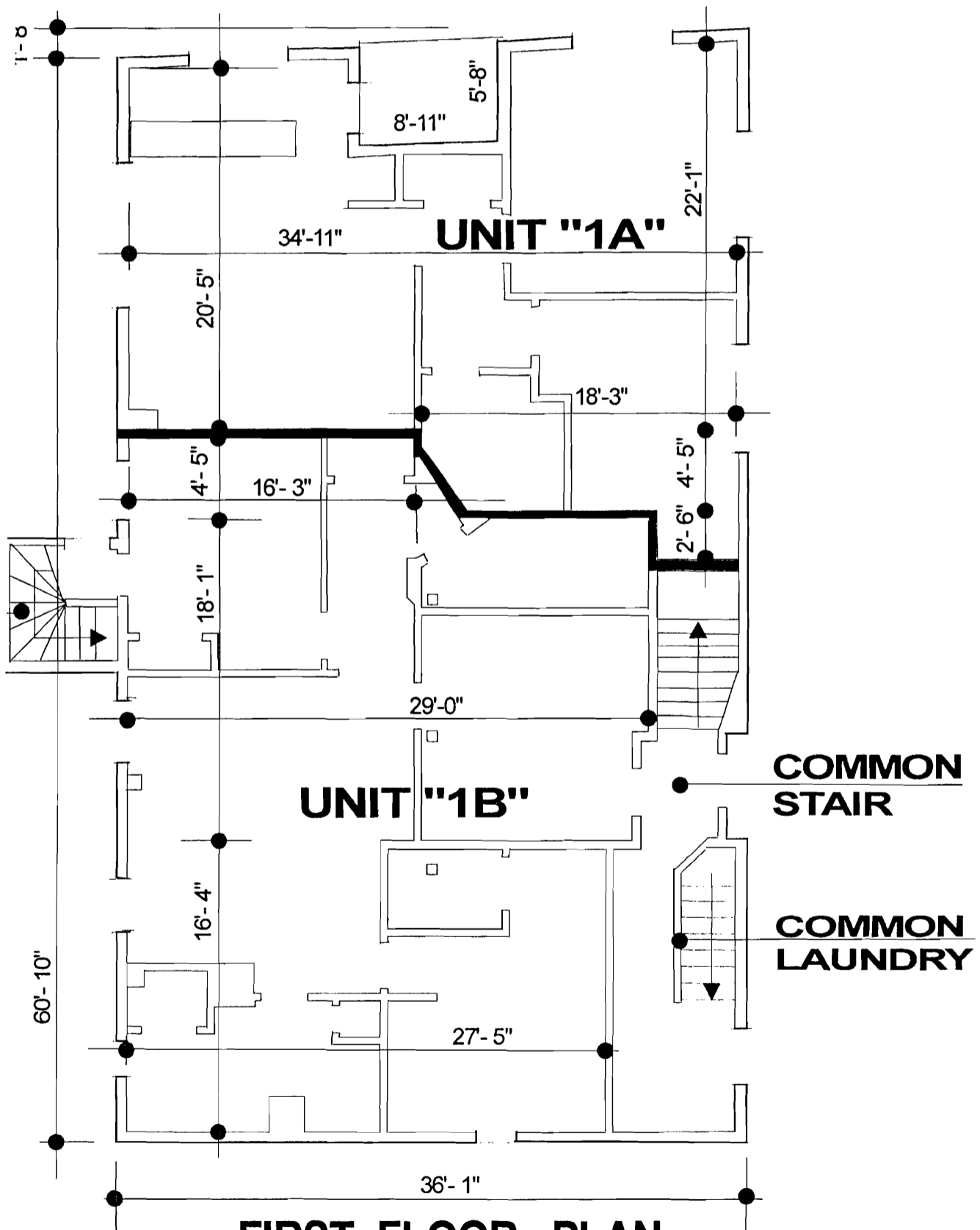


**THIRD FLOOR PLAN**

UNIT "3A" = 992.5 sq.ft

UNIT "3B" = 957.8 sq.ft

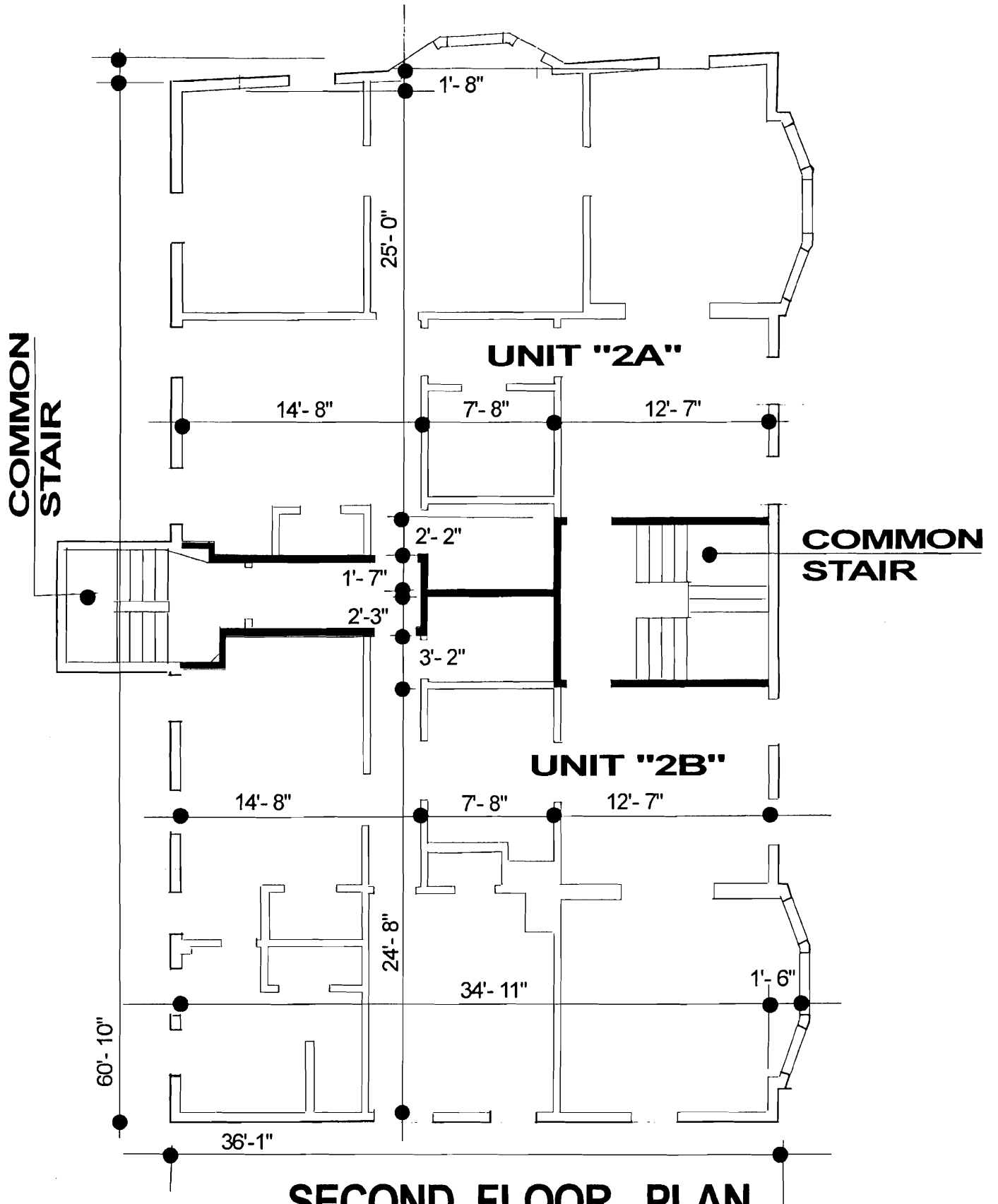




1'-8"

UNIT "1A" = 774.0 sq.ft  
 UNIT "1B" = 1,076.0 sq.ft

COMMON  
STAIR



UNIT "2A" = 992.5 sq.ft  
UNIT "2B" = 957.8 sq.ft

8"x8"  
IN METAL CASE  
(HELD)  
241.61'  
(TIE COURSE)

N/F  
ROBERT C. HAINS  
6246/66  
57-C-23

RIGHT-OF-WAY WIDTH IS 33'  
(SEE NOTE 7.b.)

**MAY STREET**

(SEE NOTE 7.b.) PAVED

ONE WAY  
DIRECTION  
OF TRAFFIC

(TIE COURSE)  
00' 565'59" 59"W 30.37'

2.87' IS THE DISTANCE FROM  
THE BUILDING CORNER TO MAY  
STREET ON A LINE  
PERPENDICULAR TO MAY  
STREET  
(2.88')

GRANITE CURB

BRICK WALK

3' HIGH BOLLARD

N75°00'00"E

40.00'

1' EAVE  
OVERHANG

(40')

STORY BAY WINDOW

(20.58')

20.58'

S15°00'00"E

ELEVATION OF  
FLOOR AT  
ENTRYWAY IS  
101.97'

N75°00'00"E

38.22'

(38.5')

STOCKADE FENCE

3 STORY WOODEN FRAME APARTMENT BUILDING  
2327 S.F.  
2ND FLOOR ELEVATIONS ARE 112.85' ON THE  
WEST SIDE AND 112.85' ON THE EAST SIDE  
3RD FLOOR ELEVATIONS ARE 122.87' ON THE  
WEST SIDE AND 122.45' ON THE EAST SIDE

ELEVATION OF  
FLOOR AT  
ENTRYWAY IS  
102.85'

1' EAVE  
OVERHANG

PAVED  
PARKING

N/F  
**CRANDALL K. TOOTHAKER**  
14515/218  
57-C-50  
4160 S.F., 0.10 AC.

STEPS

CONCRETE WALK

PLANTER

PAVED  
PARKING

20" MAPLE

20" MAPLE

(40.04')

40.07'

CHAIN LINK FENCE S16°29'57"E

ENTRY  
WAY

(79.4')

79.40'

S71°40'05"W

2ND AND 3RD  
STORY BAY WINDOW  
ENCROACH 1.5'± INTO  
DANFORTH STREET

BRICK WALK

BRICK WALK

18" MAPLE  
TREE

GRANITE CURB

**DANFORTH STREET**

(SEE NOTE 7.a.) PAVED