

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080298

This is to certify that SCARCELLI ROSA W & THOMAS H RHOADS JTS

has permission to Legalize 6 units to make a total of 8 units

AT 113 VAUGHAN ST

L 062 D001001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4
OUR NOTICE 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

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

Shona H. MacRae 12/16/08
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0298	Issue Date:	CBL: 062 D001001 <i>17</i>
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Location of Construction: 113 VAUGHAN ST	Owner Name: SCARCELLI ROSA W & THOMA	Owner Address: 71 BOWDOIN ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: <i>R-4</i>

Past Use: 8 unit residential - 2 legal units & 6 non-legal units	Proposed Use: 8 unit residential - Legalize 6 units to make a total of 8 units	Permit Fee: \$1,800.00	Cost of Work: \$1,800.00	CEO District: 2
Proposed Project Description: Legalize 6 units to make a total of 8 units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i> Signature: <i>Craig Cass</i>		
		INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC 2003</i> Signature: <i>Jim</i> 12/16/08 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 04/02/2008	Zoning Approval		
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"/> <i>OK w/conditions</i> Date: 12/11/08 <i>AB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work requires a separate review & approval thru Historic Preservation.</i> Date: _____
		<div style="border: 1px solid black; padding: 5px; width: fit-content;"> RECEIVED DEC 16 2008 OFFICE OF PERMITS </div>		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
08-0298	04/02/2008	062 D001001

Location of Construction: 113 VAUGHAN ST	Owner Name: SCARCELLI ROSA W & THOMA	Owner Address: 71 BOWDOIN ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: 8 unit residential - Legalize 6 units to make a total of 8 units	Proposed Project Description: Legalize 6 units to make a total of 8 units
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/11/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
2) With the issuance of this permit and the certificate of occupancy, this property shall remain an eight family dwelling. Any change of use shall require a separate permit application for review and approval.			

Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 12/16/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 12/11/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) All outstanding Life Safety Code issues shall be completed prior to issuance of a Certificate of Occupancy.			

Comments:

12/11/2008-amachado: Received housing sheet from Jon Rioux. Approved with conditions.

4/3/2008-mes: the legalization paper work was passed on to Gayle for advertising and to Housing & Fire for inspections as required. I called the owners and left a message - I need whole floor plans showing how each unit fits into each floor. I also asked about whether there was any other parking on the lot besides the "garage" as shown. I also need a copy of their deed; when was this purchased by them?

4/3/2008-jmb: Routed the housing compliance form to Jon R. For inspection

4/15/2008-mes: Tom Rhoads dropped off complete floor plans and showed the parking area in addition to the garage that was shown previously. He also dropped off his deed. He & his wife purchased on 4/14/94.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



CITY OF PORTLAND

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

APR - 2 2003

Location/Address of Legalization: <u>113 Vaughan St.</u>			
Tax Assessor's Chart, Block & Lot		Owner: <u>Rosa Scarcelli and</u>	Telephone: <u>773-2541</u>
Chart#	Block#	Lot#	Address: <u>Thomas Rhoads</u>
<u>062</u>	<u>D</u>	<u>001</u>	<u>71 Bowdoin St. Portland, ME 04102</u>
Contact name, address & telephone if different than above:			Cost of Work: \$ _____
			Fee: \$ <u>1,800. —</u>
\$300 per legalized unit & \$75 per C of O			
Current # of legal D.U. <u>2</u>		Requested # of units To be legalized: <u>6</u> Total bldg. units: <u>8</u>	
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>1) March 10, 1993 Inspection Report, pages 1, 2 indicating 8 units</u> <u>2) February 23, 1993 letter from City indicating 8 units</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>Both documents above pre-date our purchase of the property. See</u> <u>deed dated 4/14/94 Book/Page 11390-130 Cumberland County Reg. of Deeds</u>			
<small>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.</small>			
Signature of applicant: <u>[Signature]</u>		Date: <u>4/1/08.</u>	
This is NOT a permit, you may not commence ANY work until the permit is issued.			



PORTLAND MAINE

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

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

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 113 Vaughan St corner of 34-46 Carroll St
062-D-1 & 17'

Notices to owners of properties situated within 300 feet sent on: to Gayle 4/3/08 - mailed out 4-7-08

City Housing Ordinance compliance given on: to Janie 4/3/08 received: 12/11/08 ~~to Eric 4/3/08~~ approved w/ condition

City NFPA compliance given on: to Eric 4/3/08 received: 6/2/08 approved w/ conditions

Received any letters within 10 days from notices sent? no

Unit(s) existed prior to April 1, 1995? - yes
Submitted UP-Country Home Inspectors report
Dated 3/10/1993 - states B.D.U existing

Unit(s) shown to be established by different owner? 2/23/93 - previous owner Robert A.
Applicant purchased 4/14/1994 - old owner got notice of illegal units for Code Eng Vigoda

Site plan included: yes

Floor plans included? 4/3/08 4/15/08 received full floor plans
asked for whole floor plans showing how the units fit in
with each other - I only have separate layouts for each unit

Is ZBA action required? no

4/30/08 - No copy of when Tom & Rosa purchased this property - I
request a copy of their deed - received 4/15/08

From: Jonathan Rioux
To: Machado, Ann
Date: 12/11/2008 9:16:38 AM
Subject: RE: 113 Vaughan St.

CBL: 062 D001
Thomas H. Roads, Owner @ 773-2541

Morning,

Legalization Final- scheduled for Tuesday Jan. 13th, 2009 @ 10:30 AM. Last fire-door should be installed/ repairs made. JGR.

Jon Rioux,
Code Enforcement Officer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
jrioux@portlandmaine.gov



District # 2

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: 113 Vaughan St, corner of 34-36 Carroll St
062-D-1 & 17

Owner: Rosa W. Scancelli & Thomas H. Rhoads

Address of Owner: 71 Bowdoin St **Telephone:** 773-2541

Applicant information if different than above:

Current number of legal units: 2 legal DU per C of O in microfiche

Number of units to be legalized: 6 illegal D.U.
TOTAL: 8 residential D.U.

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

* (1) Repair basement ceiling maintaining fire separation, (2) have master electrician remove unused wires / (3) secure plumbing sanitary drains every year

Signature:

Date:

4/3/08



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: 113 Vaughan St, corner of 34-36 Carroll St
062-D-1417

Owner: Rosa W. Scancelli & Thomas H. Rhoads

Address of Owner: 71 Bowdoin St **Telephone:** 773-2541

Applicant information if different than above:

Current number of legal units: 2 legal D.U. per c/o in microfiche

Number of units to be legalized: 6 illegal D.U.
total: 8 Residential D.U.

Comments of approval or disapproval (list any and all conditions): Approved w/ conditions.
Fire doors required. Fire alarm letter of compliance required. Knox Box required.
Second means of egress: must not pass through hazardous area
inadequate headroom.

Label all unit doors. Fire door required between basement + 1st floor → Rear stair.

Signature: Bjornhelfj

Date: 6/2/08

Another copy
5/12/08

4/3/08

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

Business	Location	Number	Inspection Type
	0113 VAUGHAN ST	68116-0-0	FP Routine Inspection
Owner/Manager	CBL	Inspector	
SCARCELLI ROSA W &	062 D001001	BENJAMIN A WALLACE Shift: 005 Unit: C41	

Code	Type	Location	Inspection Date	Target Compliance	Actual Compliance
1	Fire Doors Required	ALL INTERIOR DOORS INTO COMMON SPACES	5/22/08	7/4/08	
2	System design/installation to meet	FIRE ALARM REQUIRES LETTER OF COMPLIANCE	5/22/08	7/4/08	
3	GENERAL REQUIREMENTS	KNOX BOX REQUIRED	5/22/08	7/4/08	
4	MEANS OF EGRESS REQUIREMENTS	SECOND MEANS MUST NOT PASS THROUGH A HAZARDOUS AREA.	5/22/08	7/4/08	
5	MEANS OF EGRESS REQUIREMENTS	CEILING HEIGHT LESS THEN 7', PROJECTION LOWER THEN 6'-8" IN BASEMENT	5/22/08	7/4/08	
6	Exits clearly visible or conspicuou	LABEL ALL UNIT DOORS.	5/22/08	7/4/08	
7	Encl. vert. opening bsmnt. to first	SEPERATE REAR STAIR FROM BASEMENT. FIRE DOOR REQUIRED.	5/22/08	7/4/08	
8	Hole in ceiling needs repair	SEAL ALL THROUGH PENETRATIONS IN BASEMENT CEILING.	5/22/08	7/4/08	

Rosa W. Scarcelli and Thomas H. Rhoads

71 Bowdoin Street Portland, Maine 04102 (207) 773-2541

April 1, 2008

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101-3509

Dear Ms. Schmuckal,

Please find the attached Application for Legalization of Nonconforming Dwelling Units for your review. I am happy to answer any questions or concerns you might have or if there is additional information you need in order to process the application.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line.

Rosa W. Scarcelli and Thomas H. Rhoads

From: Gayle Guertin
To: Ann Machado; Jeanie Bourke; Marge Schmuckal
Date: 4/7/2008 9:40:58 AM
Subject: 113 Vaughan St. non-conforming units

113 Vaughan St.
CBL: 062 D001
OWNERS: Rosa Scarcelli & Thomas Rhoads

Sent out abutters notice as of 4/7/08

Gayle

CC: Gayle Guertin

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

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

Issues: Rosa Scarcelli & Thomas Rhoads, owners of the property located at 113 Vaughan Street, have submitted an application to legalize ~~six~~⁽⁶⁾ existing non-conforming dwelling unit~~s~~ for a total of ~~eight~~⁽⁸⁾ 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) 874-695. The office hours are 8:00am to 4:00pm weekdays.

A/3/08

MORTGAGE LOAN INSPECTION PLAN TO THE LENDING INSTITUTION AND ITS TITLE INSURER

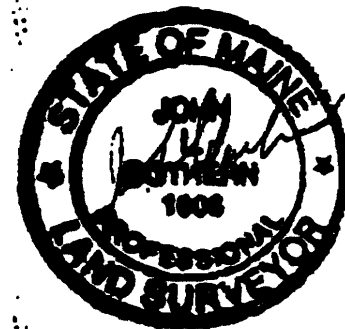
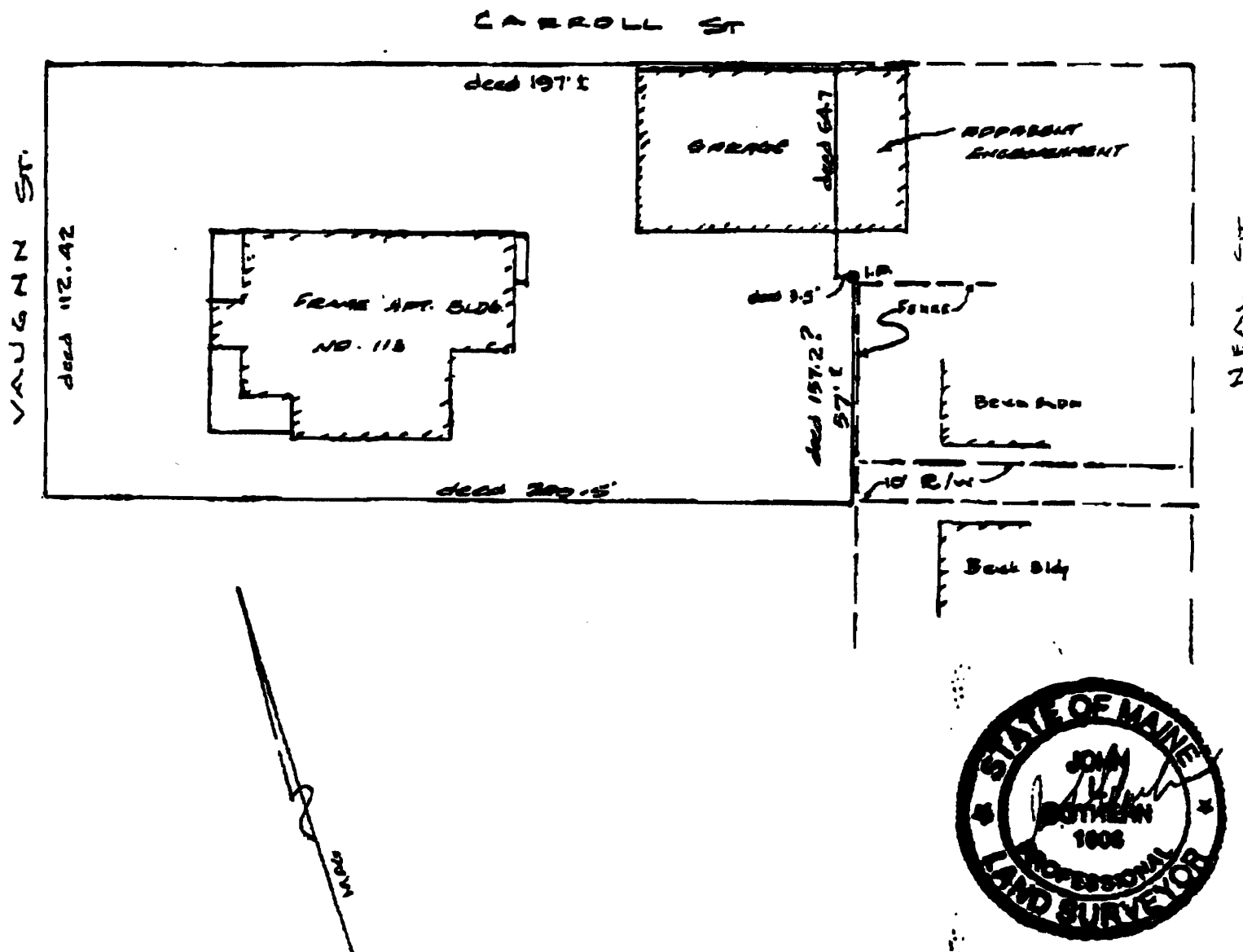
I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID NOT CONFORM WITH THE LEGAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY, AND THE LINES SHOWN HEREON MAY DIFFER FROM THOSE DETERMINED BY ACTUAL SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THE CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THE SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY

DATE 19 APR. 29 1993 PROJ. 4T 265
BOOK/PLAN 8149 PAGE 62
COUNTY Cumberland SCALE 1" = 40'
PURCHASER PAMELA W. GRICHMAN, et al.
PORTLAND, MAINE



John L. Cochem, P.L.S., P.O. Box 8709, Portland, Maine 04104 Tel: 1-800-696-1573 Fax: 865-1678

2 # 0668 222 202

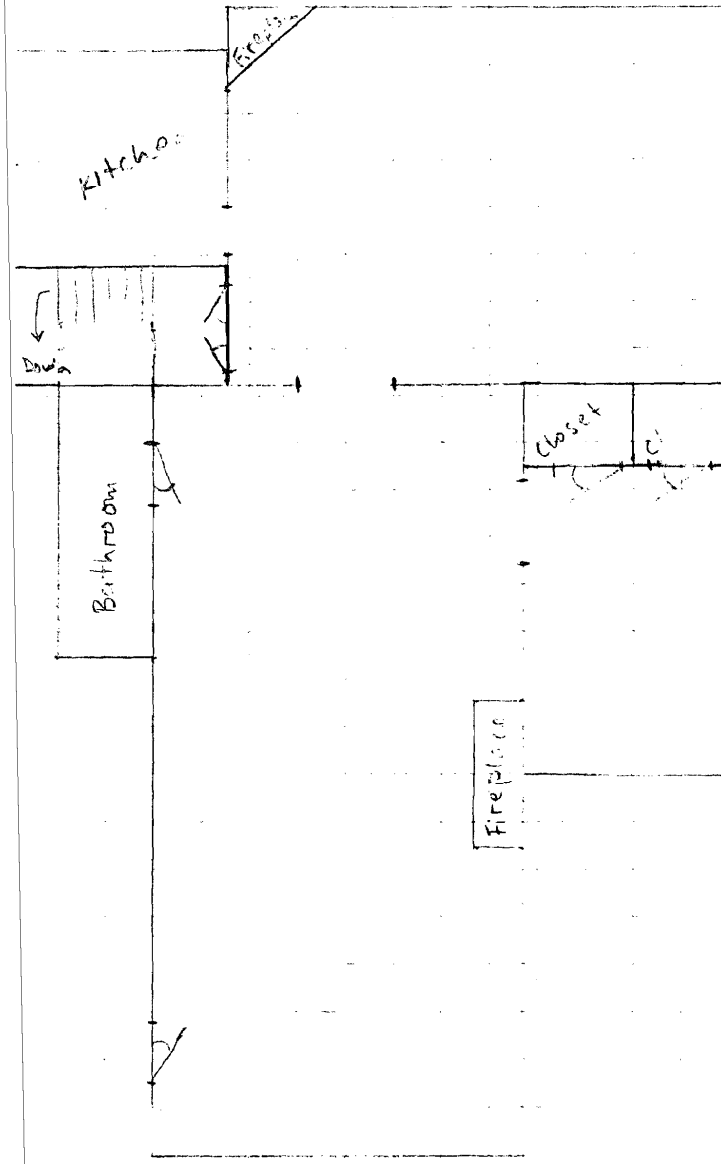
03-31-93 12:47PM

SENT BY:

Foot...

Scale = 1 : 2'

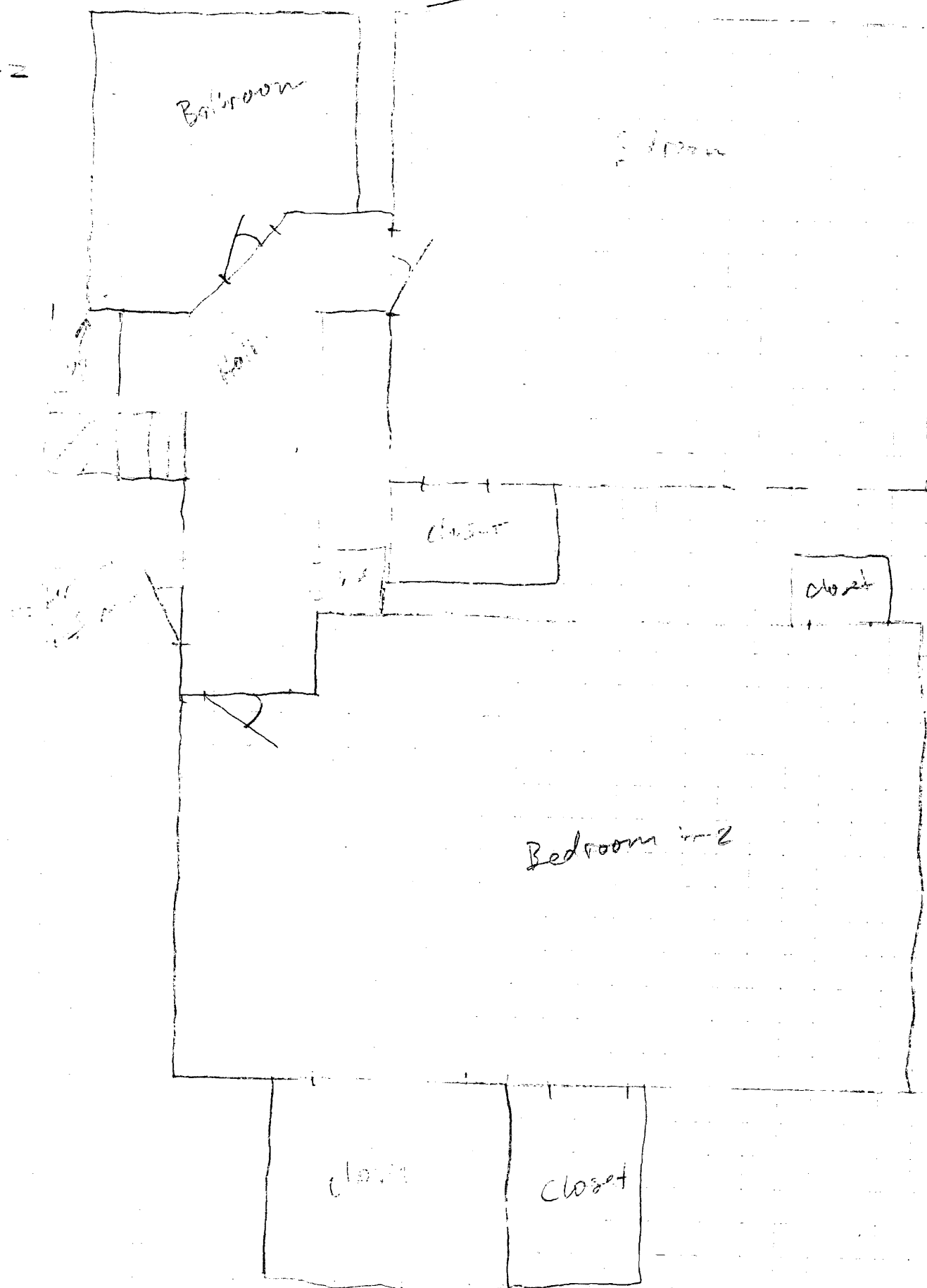
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#1 basement

1:1'

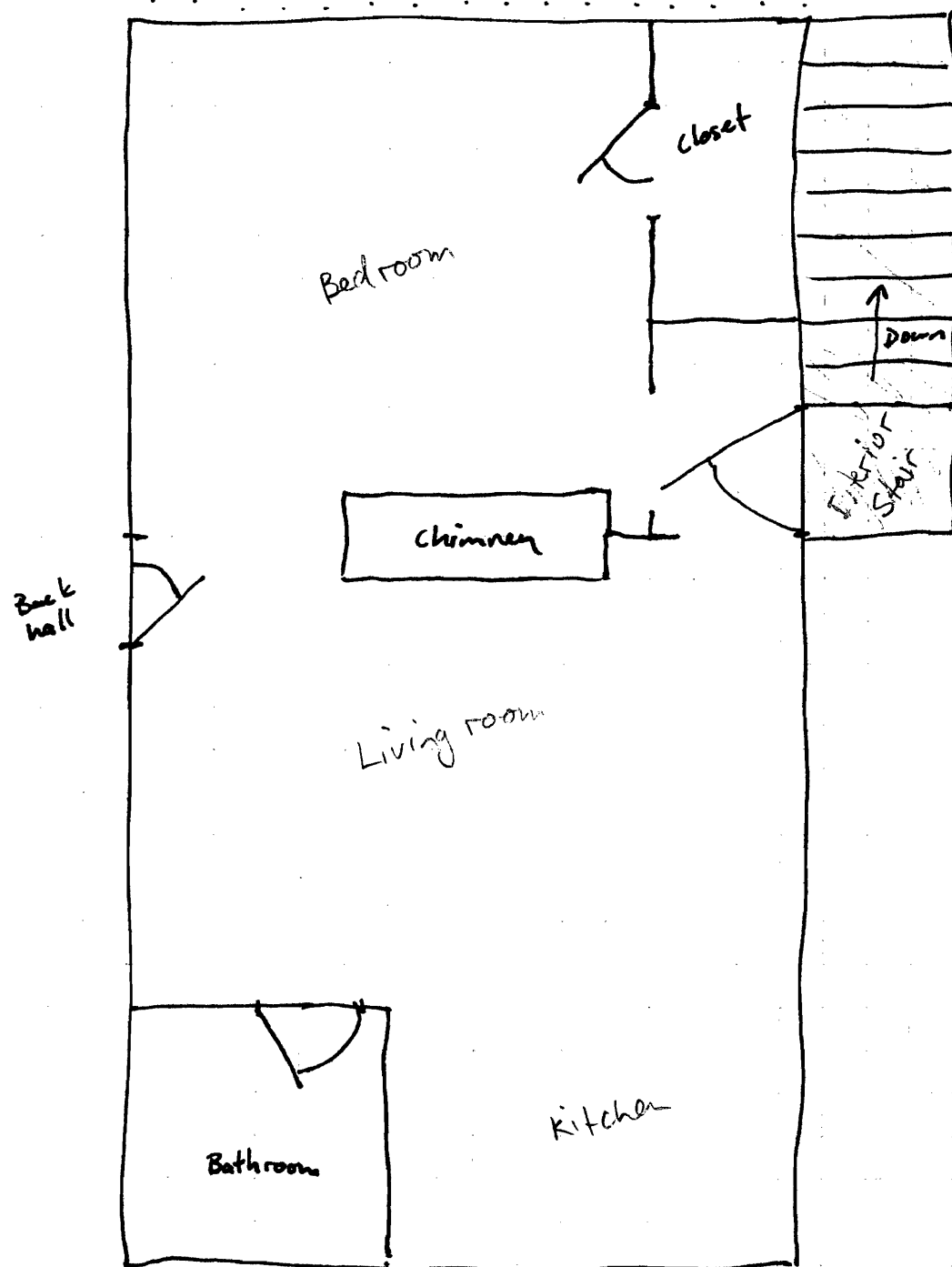
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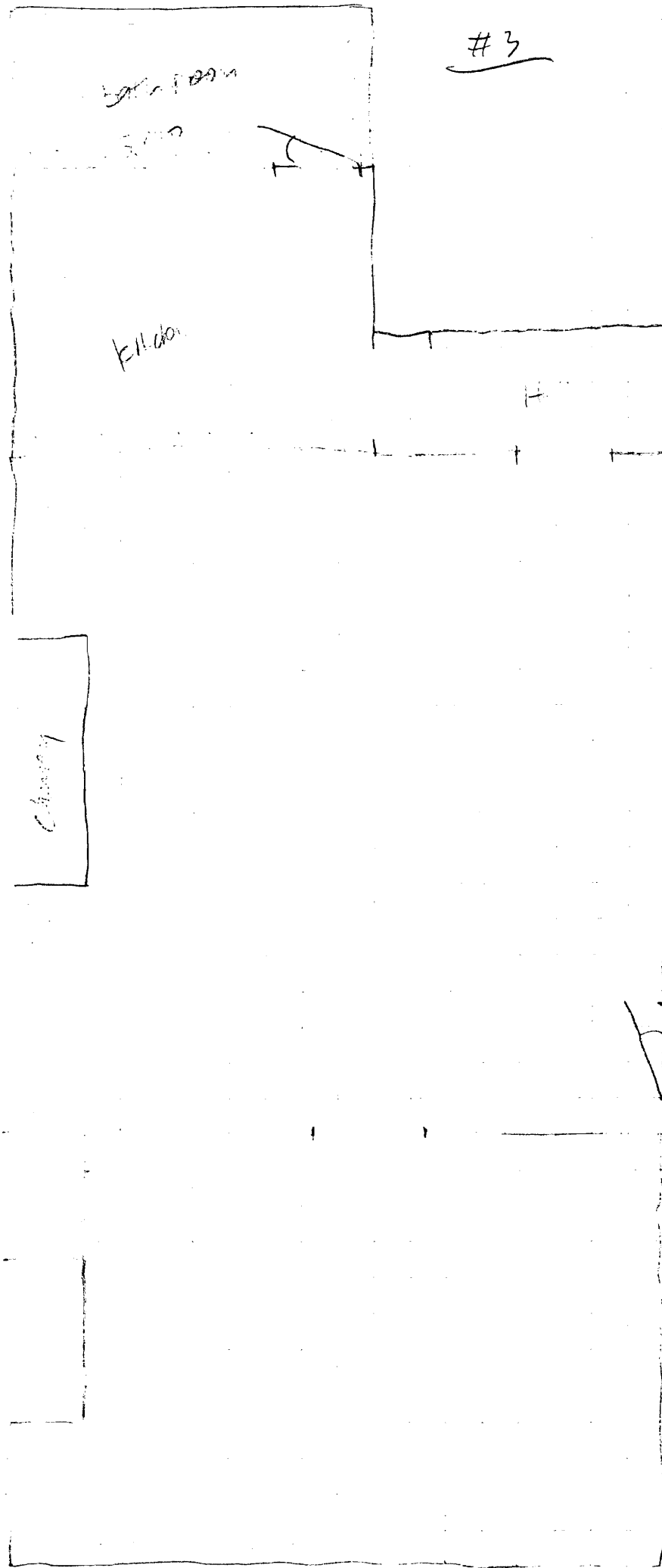


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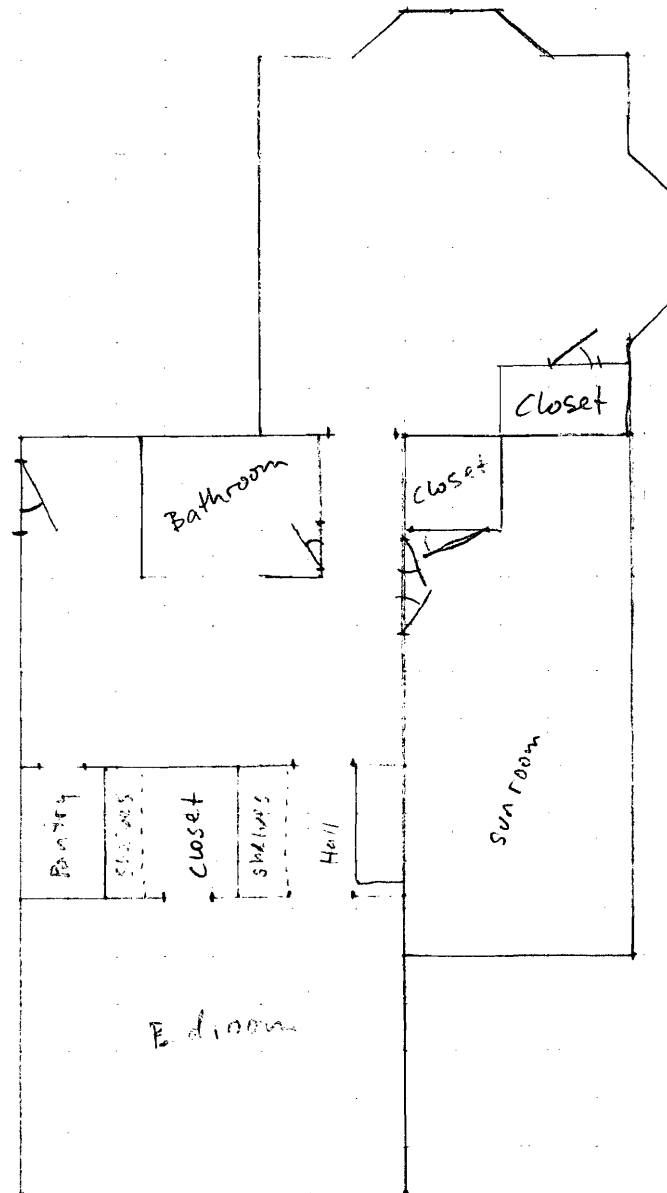
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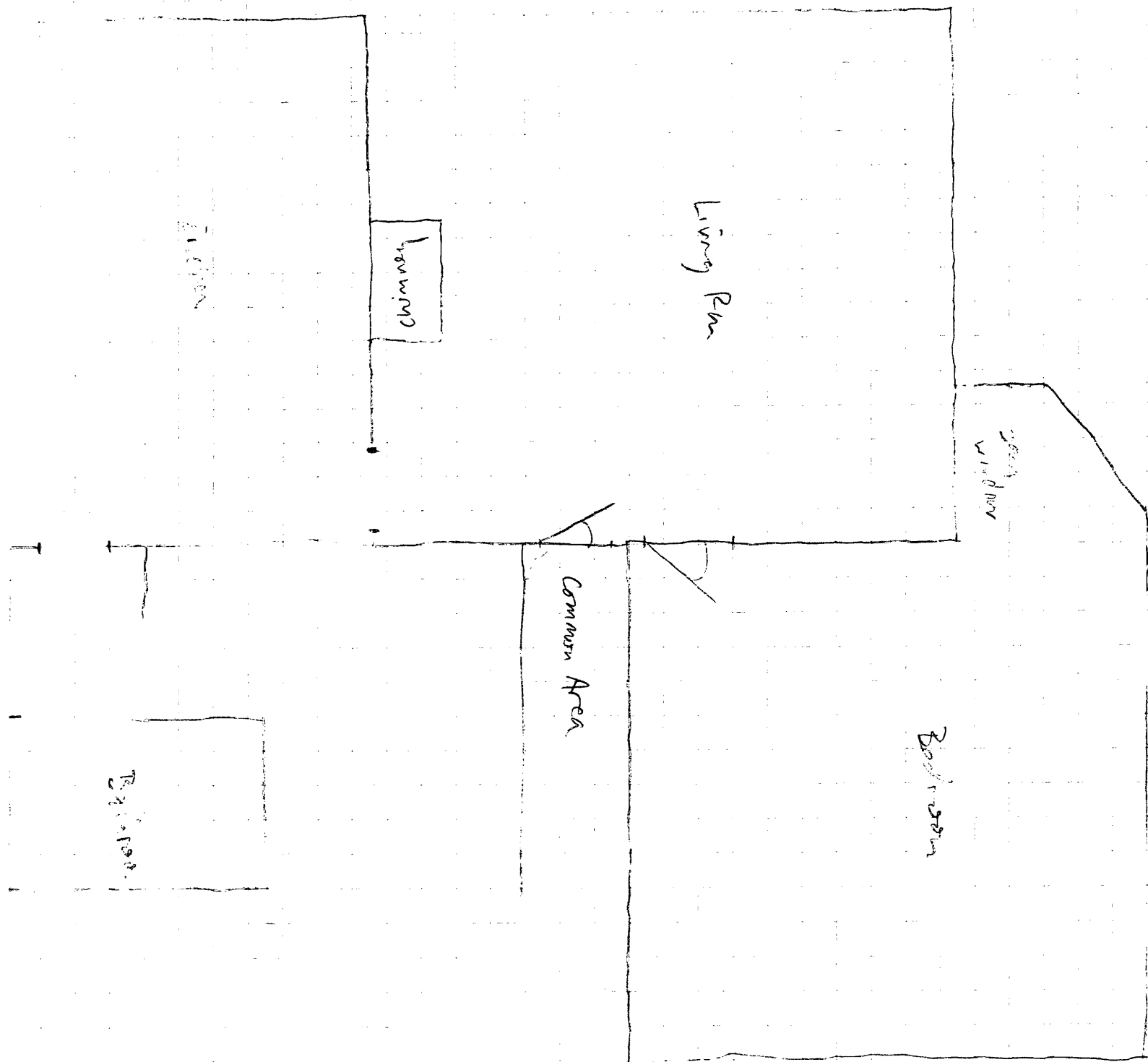
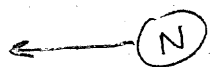
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112'



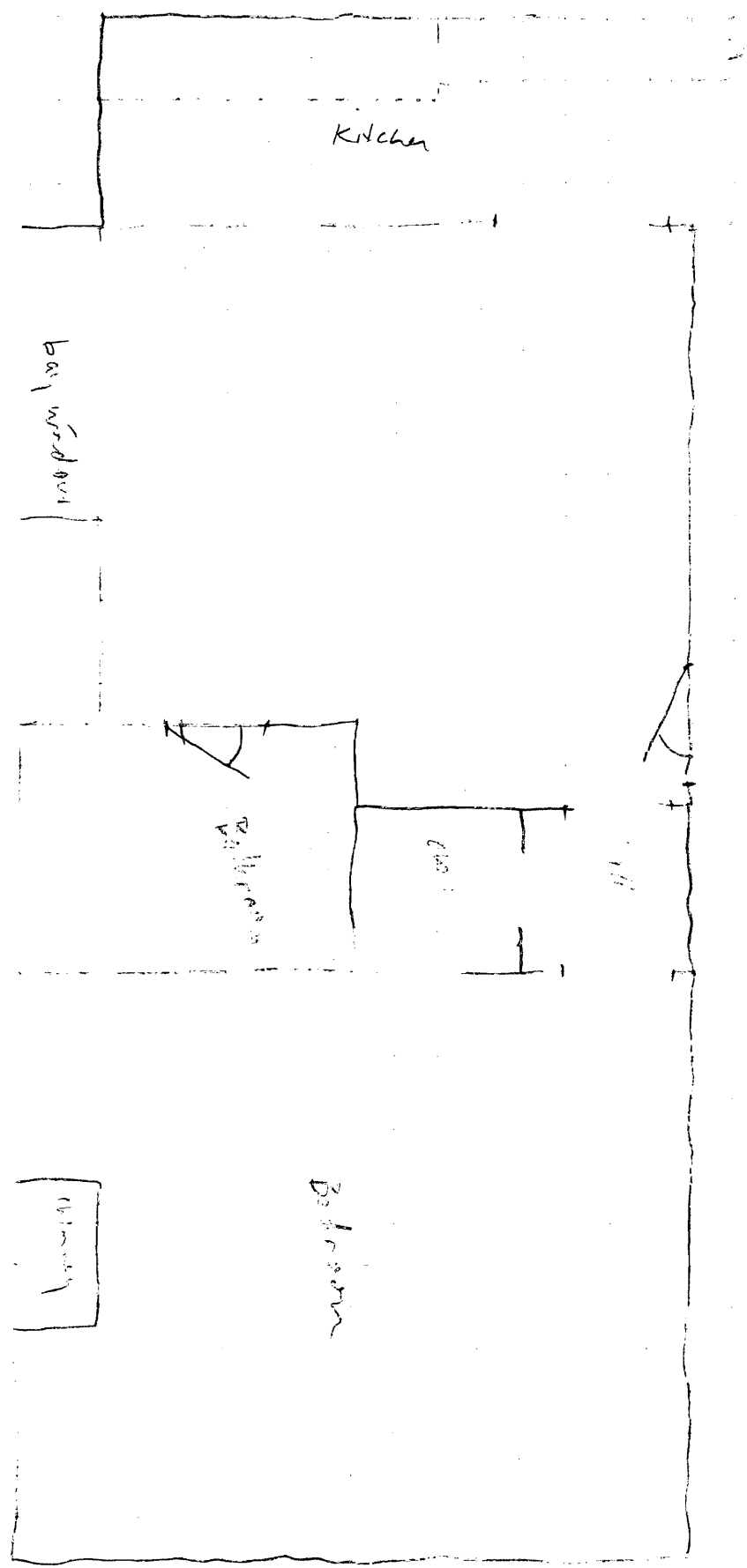
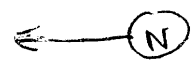
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1:1'



#6

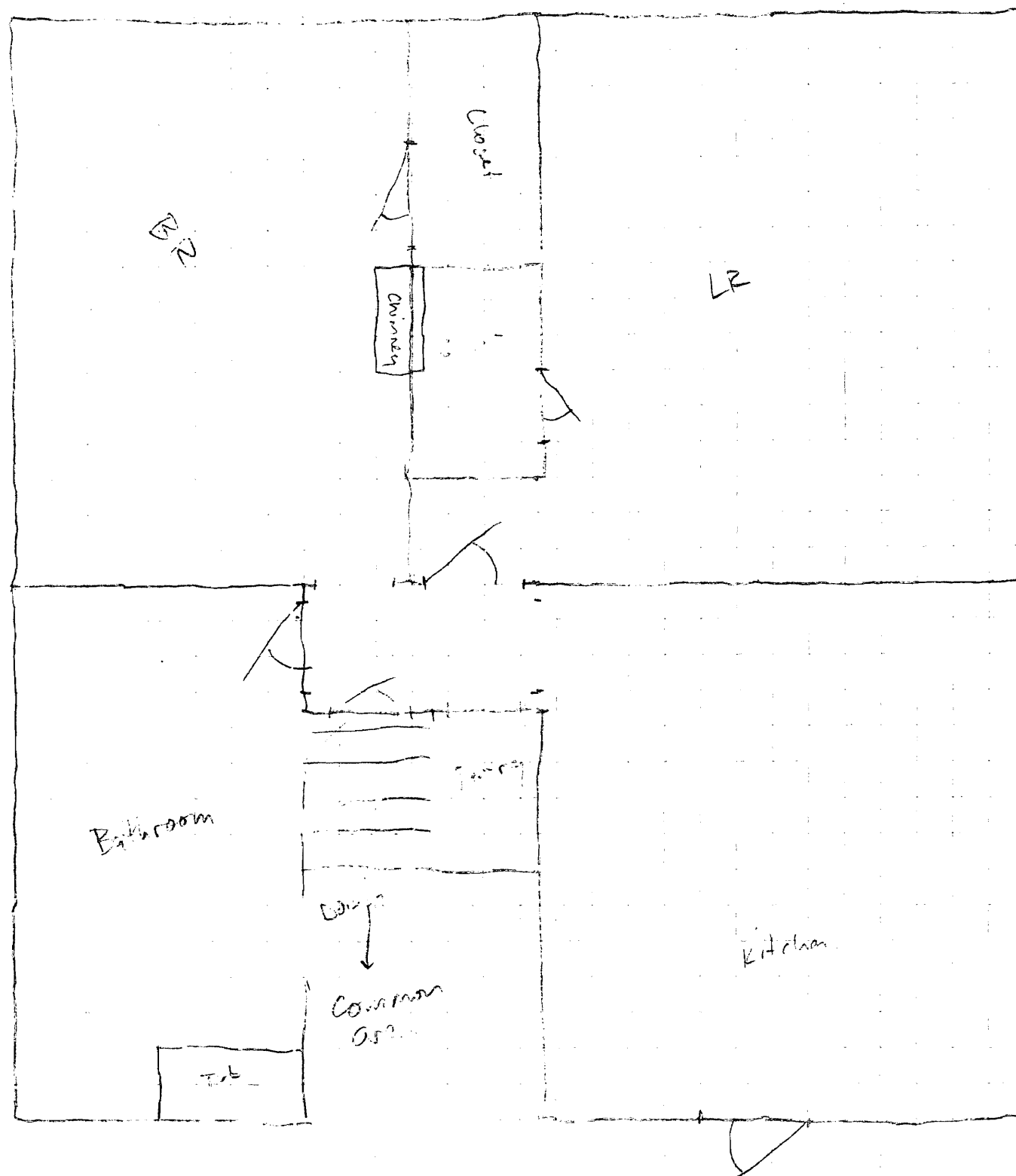
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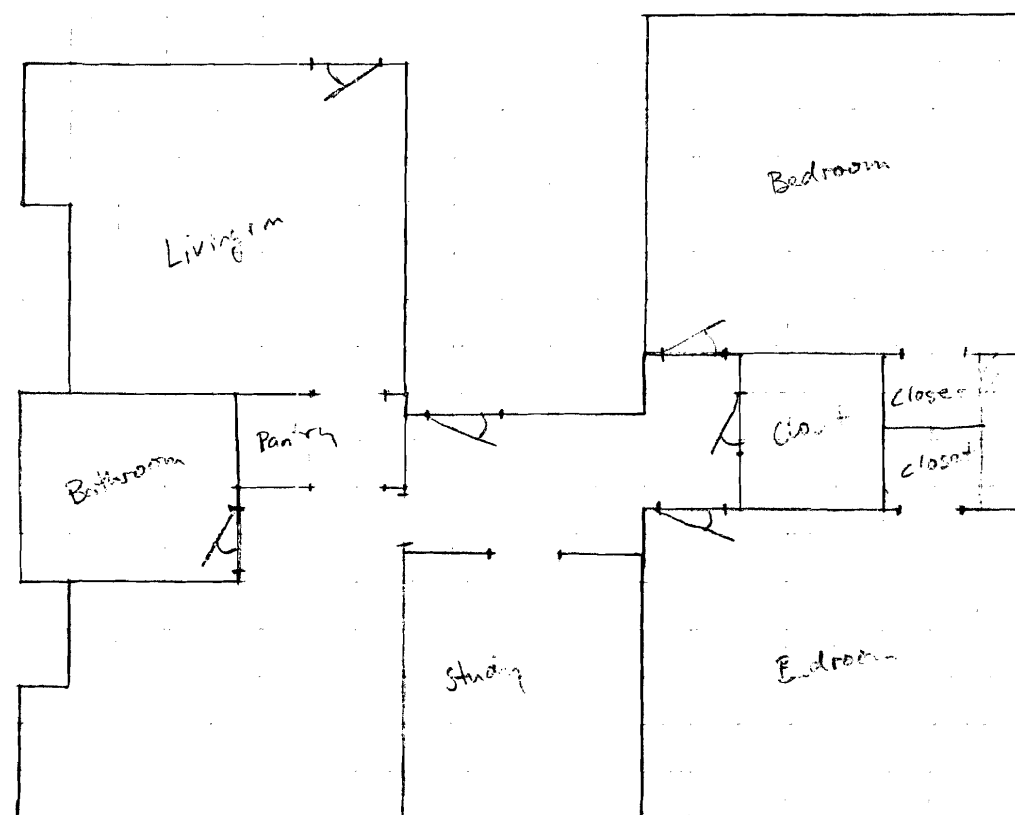
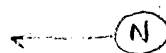
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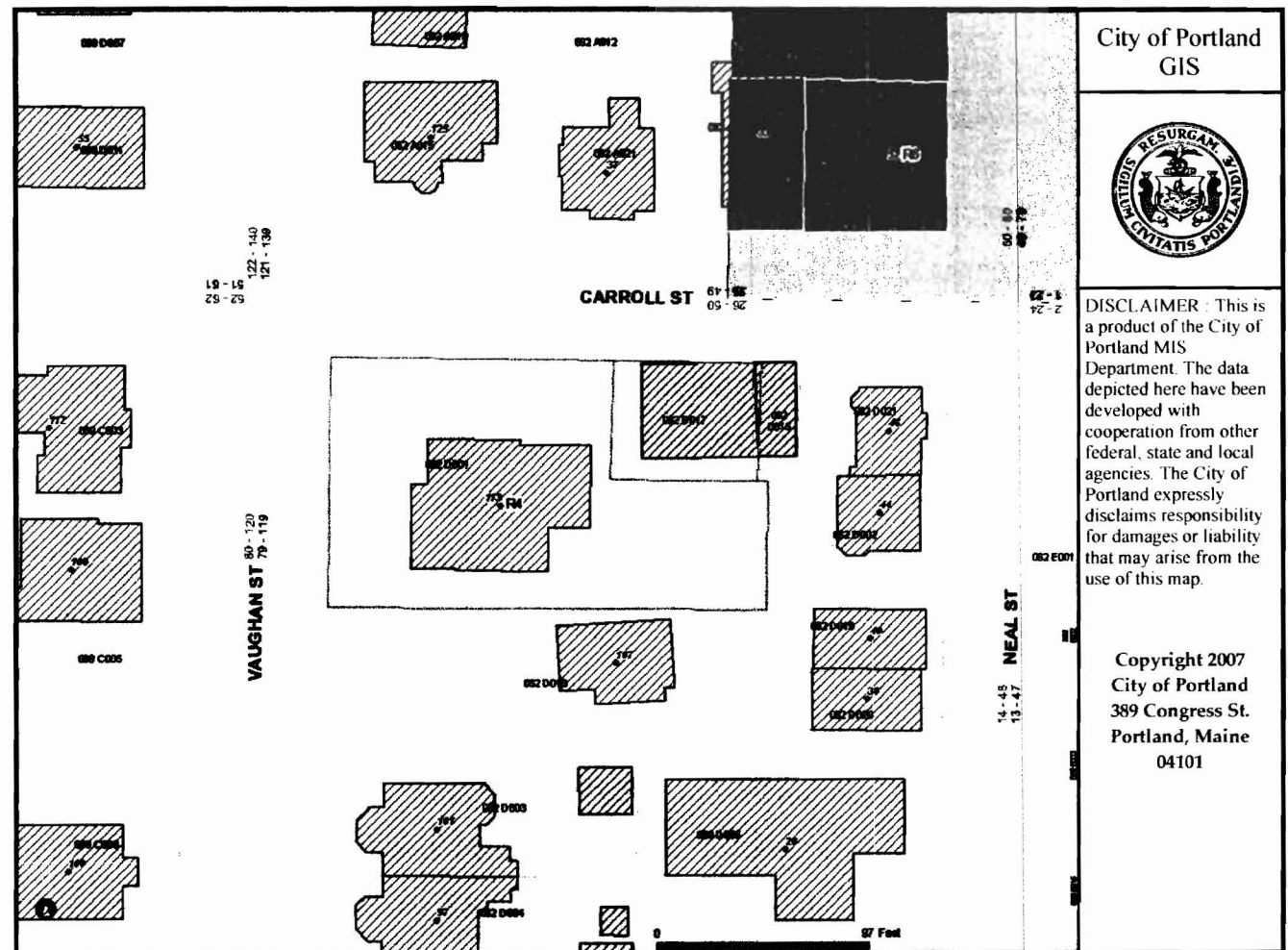
1:1



#8

1:2'







March 10, 1993

Rosa Scarcelli
130 Park Street
P.O. Box 3879
Portland, ME 04104

Re: 113 Vaughan Street, Portland, ME 04101

GUIDE TO THIS INSPECTION REPORT

On Tuesday, March 9, 1993, I inspected the above property. It is understood that in addition to the contents of this report, certain information may have been given verbally by the inspector to the client at the time of the inspection.

This report is organized into eight sections (where applicable) comprised of the various systems or components plus sections on safety and environmental concerns, other tests that may have been ordered as part of the inspection and ends with a section on recommendations (when in the opinion of the inspector this would be beneficial). Each of these sections contains three subsections:

- A. description of the components of that section
- B. defects (if any noted) and
- C. opinions and observations (if any are given).

In this report the term defect is used to denote a concern with an item which requires remedial action and can range from a minor cosmetic concern to a major structural concern. The language of the inspector defines the magnitude of the concern. If you are not sure of the magnitude, please ask.

Opinions and observations do not necessarily require remedial action but are mentioned for informational purposes.

This inspection was conducted following the "Standards of Practice" recommended by the American Society of Home Inspectors (ASHI). This is a CONFIDENTIAL report and has been prepared exclusively for the client. It is not intended for use, or reliance on, by any other party. My observations, subject to the EXCLUSIONS AND LIMITATIONS found at the conclusion of this report and the "AGREEMENT FOR HOME INSPECTION SERVICES" which was signed prior to the inspection, are as follows:



**Up-Country
Home Inspectors, inc.**

Rosa Scarcelli
March 10, 1993
Page 2

CONDITIONS AT THE TIME OF INSPECTION

1. The temperature was 30 degrees and it was snowing.
2. At the time of the inspection the property was covered with snow and visibility of the exterior (including the roof) was limited. Therefore I am only able to comment on the areas which were observable.

EXTERIOR

Style of home:	Multi-family 8-unit Victorian
Construction:	Wood frame
Siding material:	Wood clapboard
Style of roof:	Hip
Roof covering:	Asphalt roll roofing
Secondary roof:	Porch roofs
Secondary roof covering:	Asphalt roll roofing

The roof was observed by walking on it; however, most of the roof was covered with snow and, therefore, most of the roof's surface was limited from view except the areas that I uncovered.

The following items were noted as defects that will require remedial attention on the exterior:

1. The exterior wood clapboard siding and wood trim are in need of painting in order to avoid potential deterioration.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 23, 1993

Robert A. Vigoda, Esq.
Cuddy, Lynch, Manzi & Bixby
One Financial Center
Boston, MA 02111

Re: 113 Vaughan St
CBL: 062-D-001
DU: 2

Dear Sir,

A recent routine inspection of the above property revealed a discrepancy in the legal number of units in this building which is located in the R-4 single family zone.

Our records indicated that this building is a 2-unit with no living space of the second floor. Upon inspection I noted that there are eight dwelling units in this building, two of them above the second floor.

There is also the matter of extensive renovations for which we show no permits.

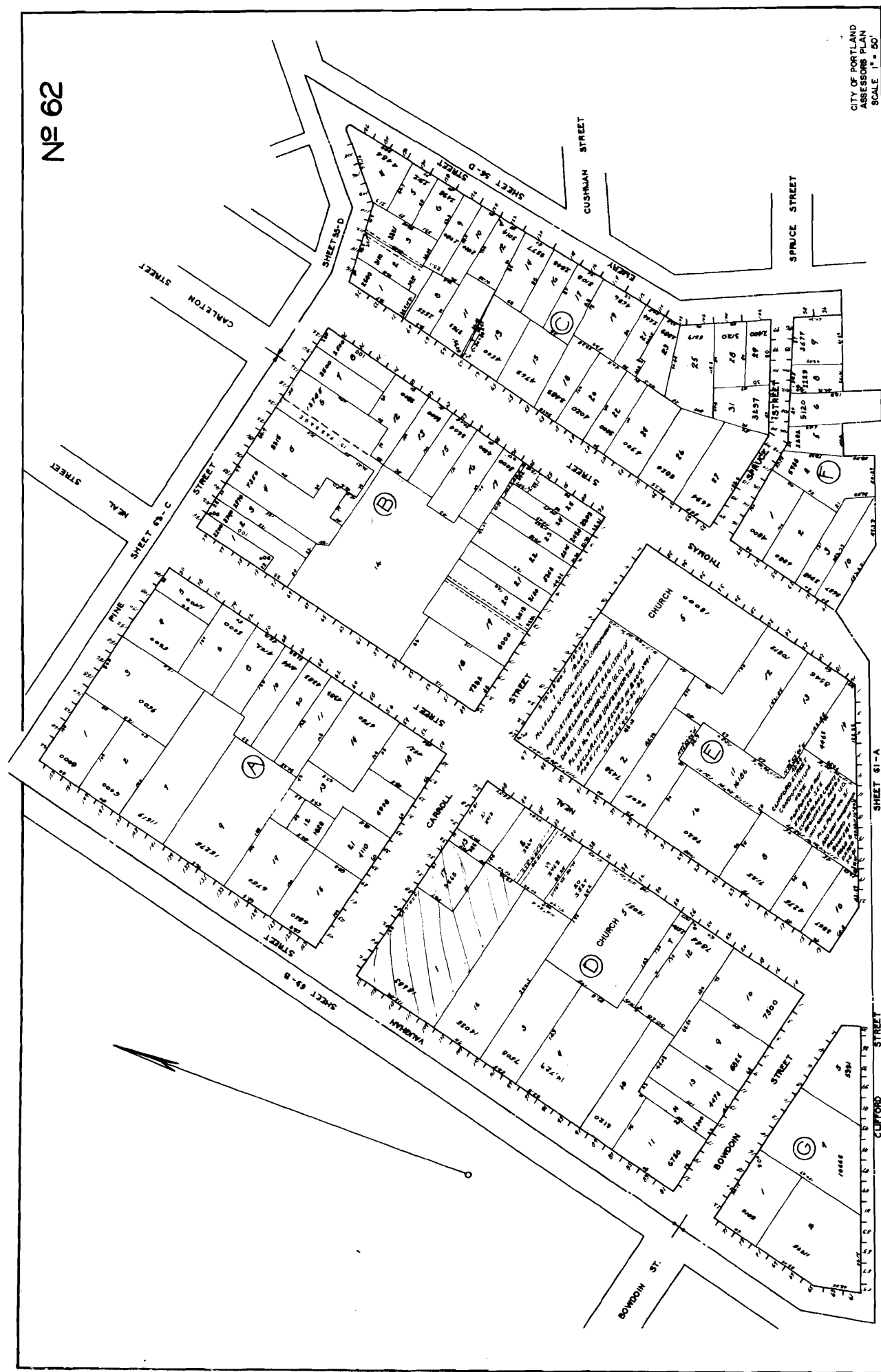
Please contact this office within 10 days so we may remedy this situation. You should first contact Mr. William Giroux, our Zoning Administrator, regarding the number of dwelling units in this building.

Sincerely,

Kathleen A. Lowe
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services
William Giroux, Zoning Administrator

№ 62



CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 50'

RETRACED 3-21-87



PORTLAND MAINE

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

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

Meeting Information

DATE: 1/7/08
LOCATION: 113 VAUGHAN ST ^{bought 15 yrs ago}
PEOPLE PRESENT: ROSA SCARCELLI & THOMAS RHOADS
BOB ANDREWS & MARGE
ZONE: R-4 - Historic District

NEXT STEPS: Carriage house \approx 2500^{sq} - 2 floors
Brick foundation carrying -
Thinking of conversion opportunity ^{when} all the work on the
foundation is done. - convert to one dwelling unit
There is an old coal-fired furnace
- gave them info on the illegal units - gave them an
application to legalize the illegal units -
- suggested redistributing the number of units in
the main house after legalizing to put one of the
units in the garage.
Square footage of the lot would not permit a 9th unit.
Discussed dormer & EXPANSION Allowances under 14-436

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

- HAS AN OLD Hydraulic elevator in the main structure
- Discussed Condo Conversion

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

Current Owner Information

Card Number	1 of 1
Parcel ID	062 D001001
Location	113 VAUGHAN ST
Land Use	FIVE TO TEN FAMILY
Owner Address	SCARCELLI ROSA W & THOMAS H RHOADS JTS 71 BOWDOIN ST PORTLAND ME 04102
Book/Page	11390/130
Legal	62-D-1-17 VAUGHN ST 113 CARROLL ST 34-46 22348 SF

Current Assessed Valuation

Land	Building	Total
\$264,500	\$384,100	\$648,600

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	8	0	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.513	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2392	SUPPORT AREA
1	B1/B1	568	APARTMENT
1	01/01	2960	APARTMENT
1	02/02	2818	APARTMENT
1	03/03	2058	APARTMENT

Height	Walls	Heating	A/C
8		NONE	NONE
8		HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	PORCH - COVERED	1
3	PORCH - COVERED	1
3	PORCH - COVERED	1
3	PORCH - ENCL	1
4	PORCH - ENCL UPPER	1
4	OPEN AREA - MOTEL/APARTMENT	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1953	GARAGE FRAME	1496	1
1972	ASPHALT PARKING	2268	1

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3,000[#] per D.U.

27,000
22348
4652[#]

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1	03/03	2058	APARTMENT

Height	Walls	Heating	A/C
8		NONE	NONE
8		HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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3	PORCH - COVERED	1
3	PORCH - COVERED	1
3	PORCH - ENCL	1
4	PORCH - ENCL UPPER	1
4	OPEN AREA - MOTEL/APARTMENT	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1953	GARAGE FRAME	1496	1
1972	ASPHALT PARKING	2268	1



COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Theodore Sweetland

Date of Issue July 22, 1952

This is to certify that the building, premises, or part thereof, indicated below, and ~~was~~ altered--changed as to use at 113 Vaughan Street under Building Permit No. 52/1118, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First and Second Floors

Limiting Conditions:

This certificate supersedes
certificate issued

Approved 7/22/52:

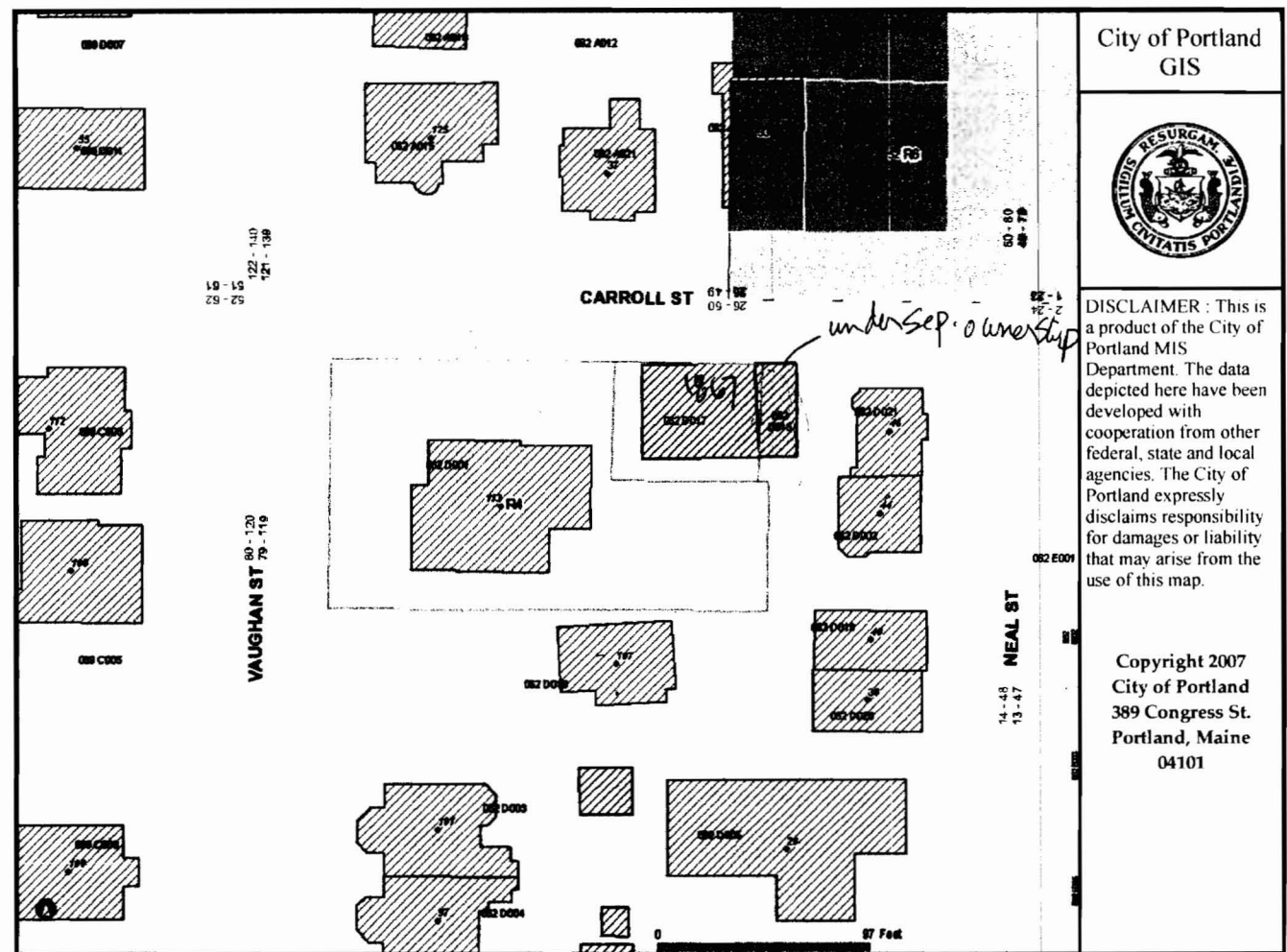
W. J. Smith
Inspector

APPROVED OCCUPANCY

2-family dwelling house - One apartment of four rooms and bath on Carroll Street side of first story; all of rest of rooms to be a single apartment--four rooms and bath in first story and eight rooms, sun parlor, 3 bathrooms on second floor. No space above second story to be used for living quarters as per owner's recorded agreement of 6/16/52.

W. J. Smith
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.



SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location *113 Vaughan St.* Date Investigation Commenced *5/10/55*
2. References: Complaints _____ Appl. BP _____ Inq. _____
3. Present Owner and Address *Theodore Swetland*
4. Present Lessee and Address *13 Vaughan St.*
5. Building Permit Record: *1917-1 fam. dwelling; April 1952 changed to 2 family dwelling, now using 3rd floor.*
Assessors' Record
6. Survey 1924: Owner *Frank True* No. tenants *1*
No. rooms *17* ; Class of Use *Dwellings*
7. Assessors' change record since 1924 _____

9. City Directory Record

1926	1939	<i>Mrs. Annie C. True O.</i>
1927	1940	<i>"</i>
1928	1941	<i>"</i>
1929	1942	<i>"</i>
1930	1943	<i>"</i>
1931	1944	<i>"</i>
1932	1945	<i>"</i>
1933	1946	<i>No return</i>
1934	1947	<i>Vacant</i>
1935	1948	<i>"</i>
1936	1949	<i>"</i>
1937	1950	<i>Adrian E. Baker; Theo. Swetland</i>
1938	1951	<i>" ; Otis Williams, Jr.</i>
	1952	<i>4 families</i>

CONCLUSIONS

1953

1954 - 3 families

owner 1949

THE UNIVERSITY OF CHICAGO LIBRARY
540 EAST 57TH STREET, CHICAGO, ILL. 60637

I am a // [unclear] into investigation concerning //

1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

Journal of Management Education 30(6)p.789-804

For $\alpha \in \mathbb{R}$ and $\beta \in \mathbb{R}$ we define

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THE UNIVERSITY OF CHICAGO

1. Inventory Process

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CONCLUSION

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 18th day of March, 1919,
on petition of Theodore Sweetland, owner of property at
113 Vaughan Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to cover alterations in the one-family dwelling house at
113 Vaughan Street for the purpose of making there a four-family apartment
house is not issuable under the Zoning Ordinance because the property is
located in a Residence B Zone where Section 11A of the Ordinance forbids such
a use unless first authorized in a specific case by the Board of Appeals and
after certain qualifying conditions have been established.

The Board finds that an exception is not necessary in this case to grant reasonable
use of property and can not be granted without substantially departing from the
intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted
in this specific case.

John W. Lake
William Halliwell
Helen C. Frost

William F. O'Brien

Board of Appeals

Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the City Council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(2) for residential small lot development shall apply:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and

From: Marge Schmuckal
To: Deb Andrews ; Thomas Rhoads
Date: 1/8/2008 10:15:14 AM
Subject: Re: 113 Vaughan St.

Thom & Rosa,
Take the time you need to fill out a complete application. It makes it easier to review and approve an application.

The Building & Fire inspections come after you submit your application. I create a form for both those inspections so that they are aware of the required inspection. They need to sign-off on that form before I can make a final sign-off myself. Usually the Building and Fire inspectors try to coordinate thier visits to lessen the inconvenience to you.

I hope that helps you.

Marge

>>> "Thomas Rhoads" <thom@maine.rr.com> 1/7/2008 5:38:08 PM >>>
Deb and Marge,

Thanks for your time in meeting today to discuss possible improvements and conversion of the carriage house at 113 Vaughan. We really appreciate the feedback and information.

Deb, thanks for agreeing to suggest some different options for architects. Besides the legal issues that Marge raised, that is our next step.

Marge, thanks for bringing the legal issues to our attention. We will start immediately to pull together the application for legalization. In looking through the submission requirements, there are a few items which may require some time to put together. The plot plan looks like it could need to be professionally produced. If so, we will engage someone right away but will obviously be subject to their schedule and turn around time. If you think it is acceptable for me to sketch out a plot plan to scale on graph paper that would certainly be faster, let me know.

My other main concern is the requirement for fire and housing codes to be met. Does the inspection take place before or after the application is submitted? If there is work required to meet code, is there a time limit as to when the work must be completed? We are not anticipating any major issues, but it is a 130 year old building after all.

Thanks again for your help in these matters. We look forward to working with you on them.

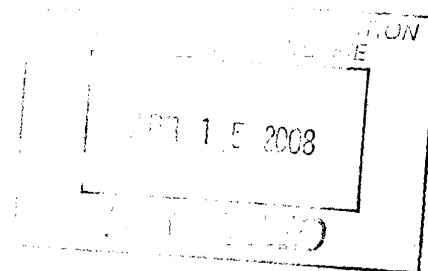
Thom Rhoads and Rosa Scarcelli

CC: 'Rosa Scarcelli'

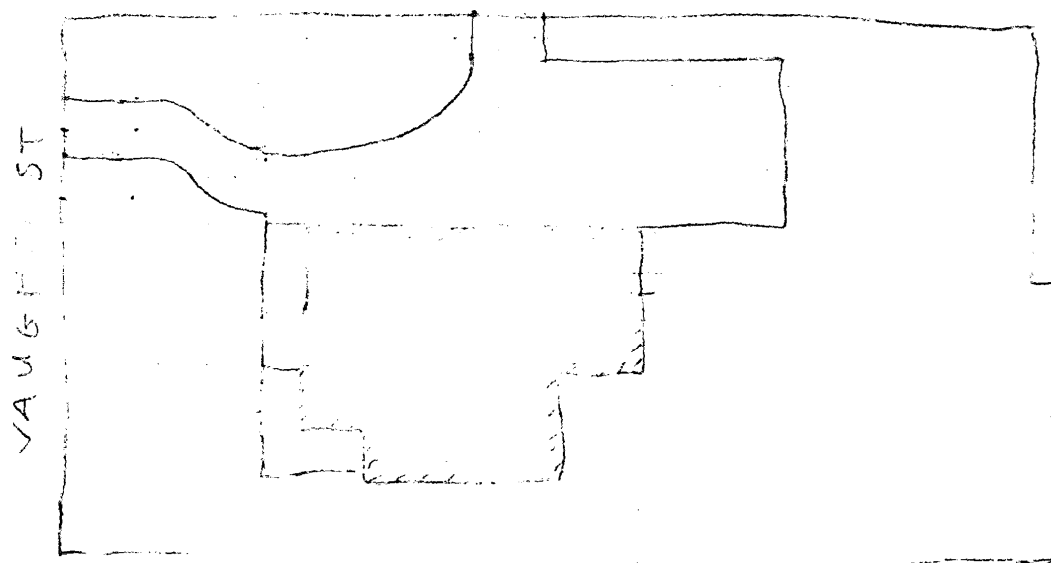
113 Vaugie St

1:10'

Parking overlay



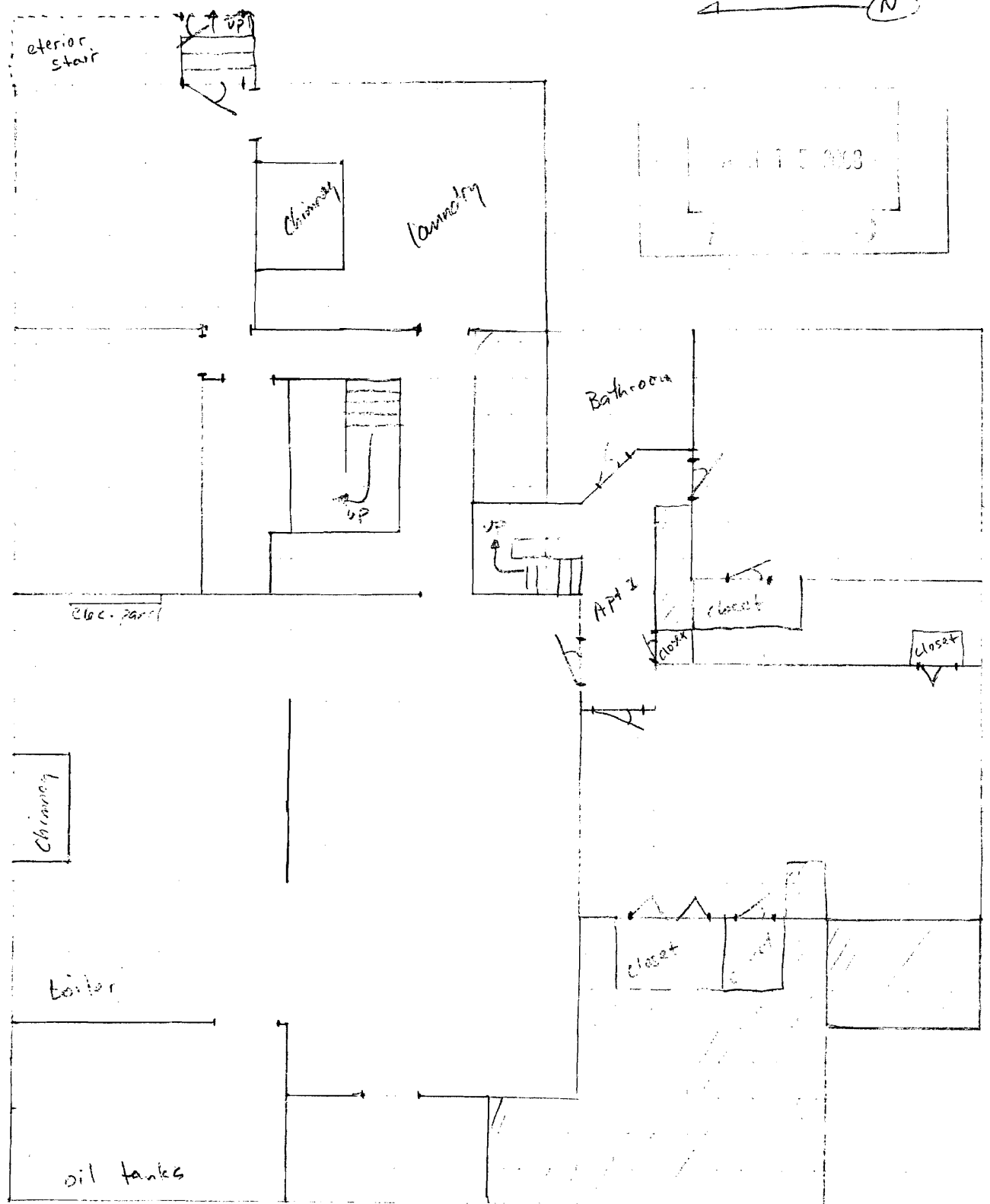
CAPITOL ST



113 Vaughan

Basement

Scale = 1 : 2'

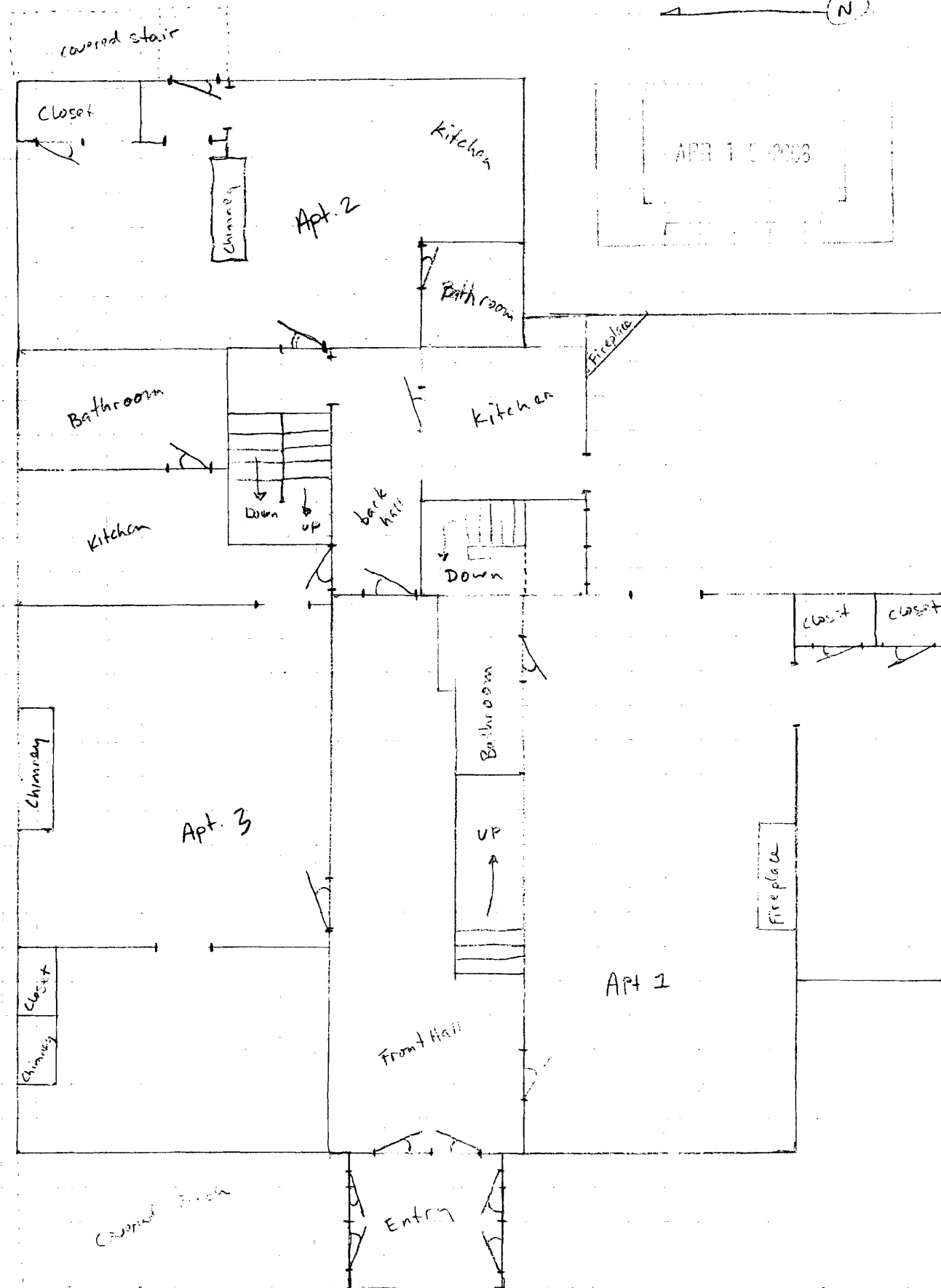


113 Vaugar

12 1/2' x 12 1/2'

Scale: 1:2'

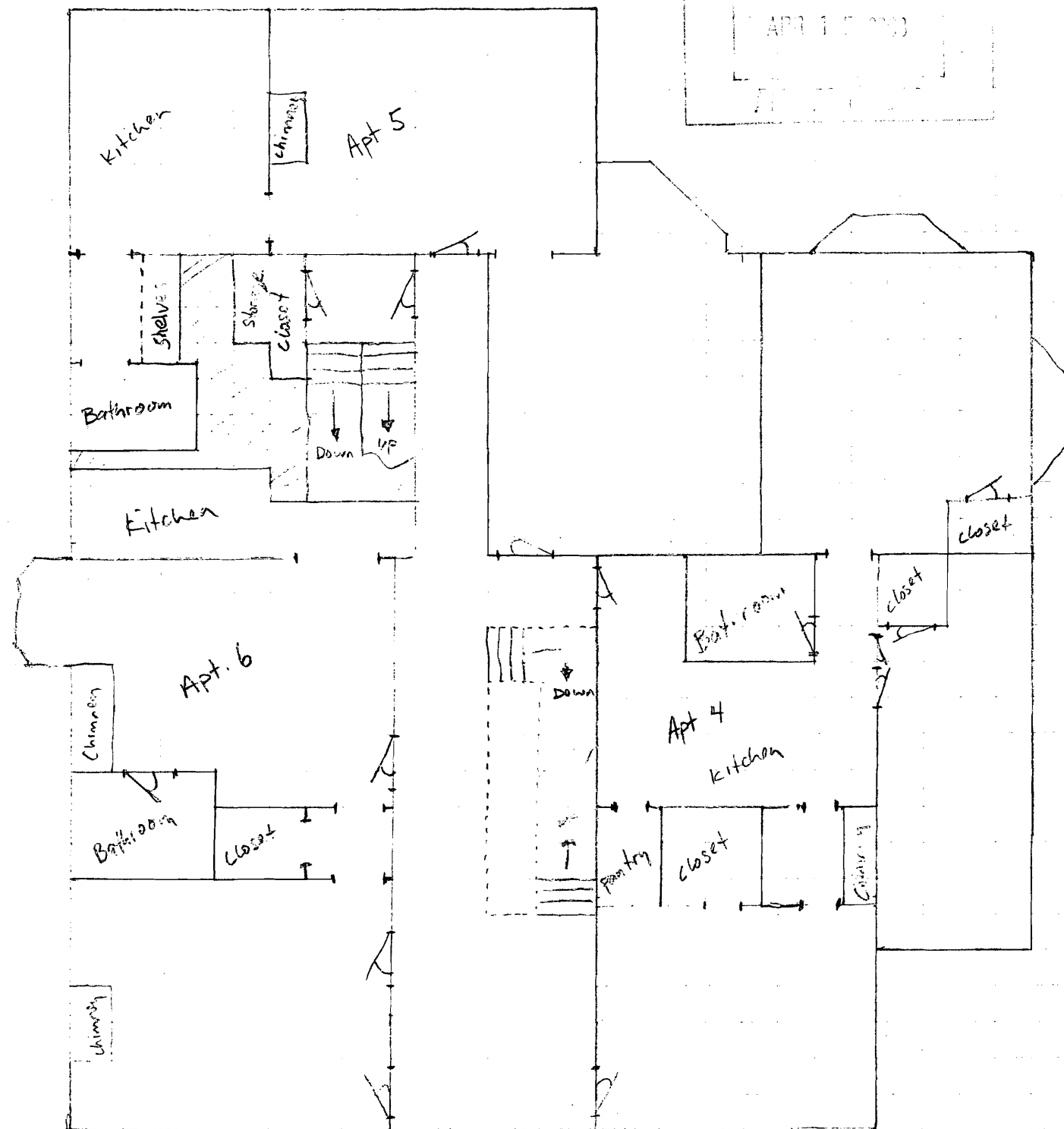
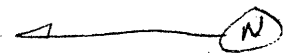
N



2nd Floor

113 Vaughan

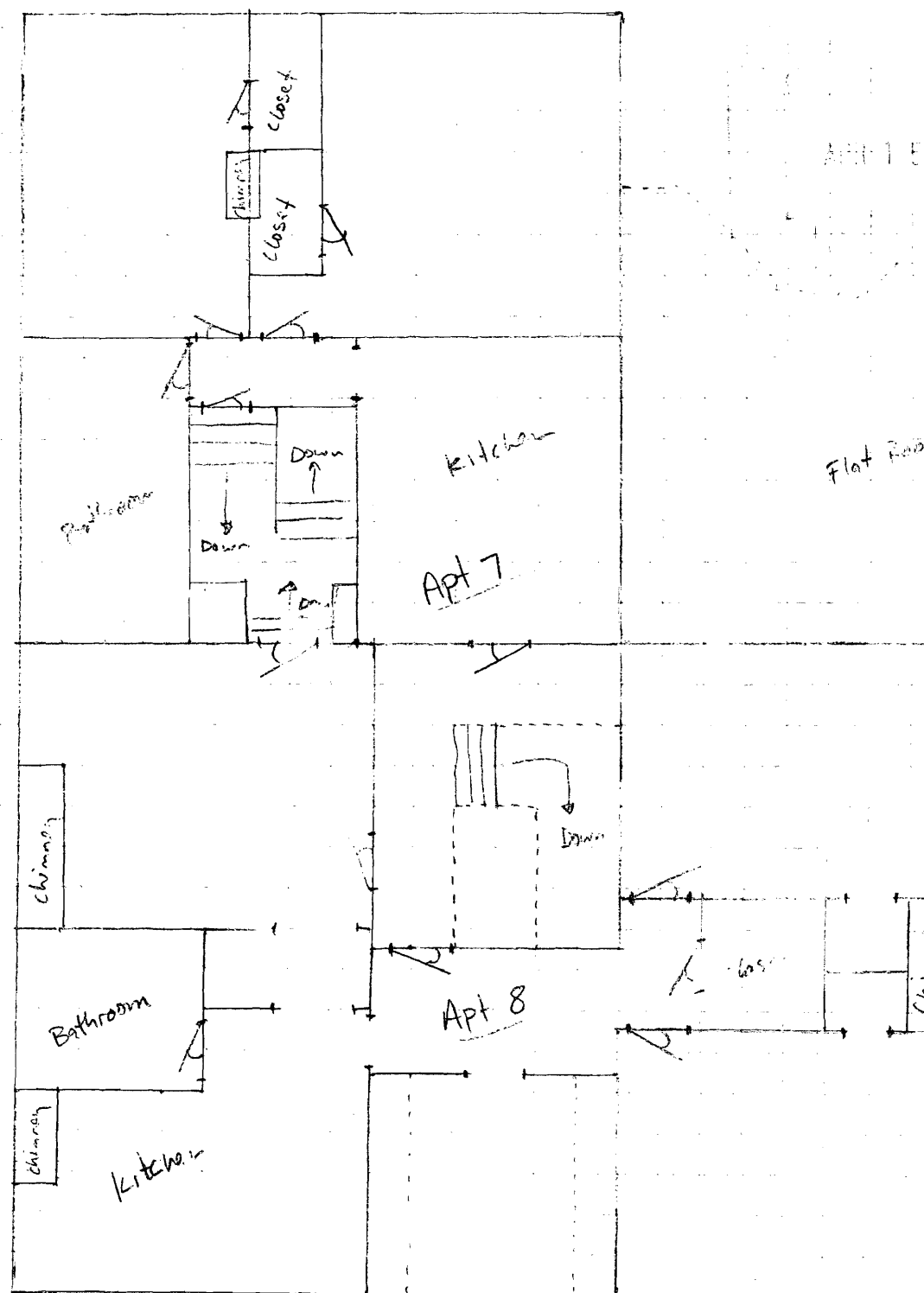
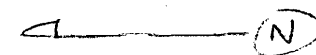
scale 1:2'



113 Vaughan

3RD Floor

scale = 1:2'



WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, ROSA W. SCARCELLI, THOMAS H. RHOADS, PAMELA W. GLEICHMAN and KARL S. NORBERG, all of Portland, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration, paid by ROSA W. SCARCELLI and THOMAS H. RHOADS, both of Portland in the State of Maine, whose mailing address is 113 Vaughan Street, Portland, Maine 04102, the receipt whereof, we do hereby acknowledge, do hereby GIVE, GRANT BARGAIN, SELL and CONVEY unto the said ROSA W. SCARCELLI and THOMAS H. RHOADS, as joint tenants and not as tenants in common, their heirs and assigns forever, the following property:

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly corner of the intersection of Vaughan and Carroll Streets in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point at the intersection of the easterly sideline of Vaughan Street with the southerly sideline of Carroll Street; thence in an easterly direction along the southerly sideline of Carroll Street one hundred ninety-seven (197) feet, more or less, to the northwesterly corner of a small parcel of land conveyed by Theodore R. Sweetland to Bernard A. Bove by deed dated April 17, 1950, and recorded in the Cumberland Country Registry of Deeds in Book 1997, Page 89; thence southerly along the westerly sideline of land now or formerly of Bove and parallel to the easterly sideline of Vaughan Street fifty-four and seven tenths (54.7) feet to a point and the southwesterly corner of land now or formerly of Bove; thence in an easterly direction along the southerly sideline of land now or formerly of Bove, three and five tenths (3.5) feet, more or less, to a point; thence in a southerly direction on a course parallel to and two hundred and five tenths (200.50) feet from the easterly sideline of Vaughan Street, fifty-seven and two tenths (57.2) feet to a point (said distance erroneously stated as one hundred fifty-seven and two tenths (157.2) feet in prior deeds); thence in a westerly direction on a line parallel with the southerly sideline of Carroll Street, two hundred and five tenths (200.5) feet to the easterly sideline of Vaughan Street; thence northerly along the easterly sideline of Vaughan Street, one hundred twelve and forty-two hundredths (112.42) feet to the point of beginning.

Together with a right of way to be used on and over the cement walk or driveway as now exists on the premises.

Also hereby conveying a right of way from the easterly line of the premises herein conveyed to Neal Street, said right of way to be ten (10) feet in width, that is to say five (5) feet on each side of the center line between the two sets of double brick houses situated on the westerly side of Neal Street, whenever said Grantor, or his heirs and assigns, shall have erected on any of the land distant sixty (60) feet southerly from Carroll Street and seventy (70) feet easterly from Vaughan Street any dwelling house, stable or garage.

Being the same premises conveyed to Rosa W. Scarcelli, Thomas H. Rhoads, Pamela W. Gleichman and Karl S. Norberg by deed of Robert A. Vigoda and Rosalie Davidson dated April 30, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10666, Page 65.

The above-described property is hereby conveyed subject to the mortgage given by Rosa W. Scarcelli, Thomas H. Rhoads, Pamela W. Gleichman and Karl S. Norberg to First Eastern Mortgage Corporation, dated April 30, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10666, Page 69, as assigned to STM Mortgage Company by assignment dated June 15, 1993 and recorded in said Registry of Deeds in Book 10948, Page 124, which mortgage and the debt represented thereby, the Grantees assume and agree to pay.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereunto belonging, to the said ROSA W. SCARCELLI and THOMAS H. RHOADS, their heirs and assigns forever.

AND we do COVENANT with the said Grantee, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons except as aforesaid.

IN WITNESS WHEREOF, the said ROSA W. SCARCELLI, THOMAS H. RHOADS, PAMELA W. GLEICHMAN and KARL S. NORBERG have hereunto set their hands and seals this 14th day of April, A.D. 1994

Signed, Sealed and Delivered
in presence of

Sheryl Burns
Sheryl Burns
Sheryl Burns
Sheryl Burns

Rosa W. Scarcelli
Rosa W. Scarcelli

Thomas H. Rhoads
Thomas H. Rhoads

Pamela W. Gleichman
Pamela W. Gleichman

Karl S. Norberg
Karl S. Norberg

STATE OF MAINE
CUMBERLAND, ss.

April 14, 1994

Then personally appeared the above named ROSA W. SCARCELLI
and acknowledged the foregoing instrument to be her free act and
deed.

Before me,

SEAL

Gunnar B. Falk
Attorney-at-Law/Notary Public
GUNNAR B. FALK
NOTARY PUBLIC, MAINE
Print Name: GUNNAR B. FALK 12, 1C23

STATE OF MAINE
CUMBERLAND, ss.

April 14, 1994

Then personally appeared the above named THOMAS H. RHOADS;
and acknowledged the foregoing instrument to be his free act and
deed.

Before me,

SEAL


Gunnar B. Falk
Attorney-at-Law/Notary Public
GUNNAR B. FALK
NOTARY PUBLIC, MAINE
Print Name: GUNNAR B. FALK 12, 1C23

STATE OF MAINE
CUMBERLAND, ss.

April 14, 1994

Then personally appeared the above named PAMELA W. GLEICHMAN
and acknowledged the foregoing instrument to be her free act and
deed.

Before me,


Attorney-at-Law/Notary Public
GUNNAR B. FALK
NOTARY PUBLIC, MAINE
Print Name: GUNNAR B. FALK EXPIRES SEPTEMBER 12, 1993

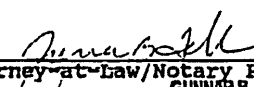
SEAL

STATE OF MAINE
CUMBERLAND, ss.

April 14, 1994

Then personally appeared the above named KARL S. NORBERG and
acknowledged the foregoing instrument to be his free act and
deed.

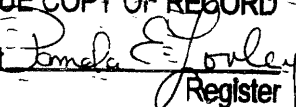
Before me,


Attorney-at-Law/Notary Public
GUNNAR B. FALK
NOTARY PUBLIC, MAINE
Print Name: GUNNAR B. FALK EXPIRES SEPTEMBER 12, 1993

SEAL

(ATTY. JRD. D35370) SCARCELLI-DEED-VAUGHAN-ST.

Recorded
Cumberland County
Registry of Deeds
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John B. O'Brien
Register

CUMBERLAND COUNTY
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Gayle Guertin - 113 Vaughan St. non-conforming units

From: Gayle Guertin
To: Ann Machado; Jeanie Bourke; Marge Schmuckal
Date: 4/7/2008 9:40 AM
Subject: 113 Vaughan St. non-conforming units
CC: Gayle Guertin

113 Vaughan St.
CBL: 062 D001
OWNERS: Rosa Scarcelli & Thomas Rhoads

Sent out abutters notice as of 4/7/08

Gayle

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

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

Issues: Rosa Scarcelli & Thomas Rhoads, owners of the property located at 113 Vaughan Street, have submitted an application to legalize ~~six~~(6) existing non-conforming dwelling unit for a total of ~~eight~~(8) 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.

A/3/08

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
062 A007001	KATZ JAMES A & CHARLOTTE A KASSAB JTS	143 VAUGHAN ST PORTLAND, ME 04102	143 VAUGHAN ST	1
062 A008001	HONEYCOMB JEFFREY W	70 NEAL ST PORTLAND, ME 04102	70 NEAL ST	3
062 A009001	MITCHELL JOYCE ELIZABETH & ALEXANDER S KREICKHAUS JTS	135 VAUGHAN ST PORTLAND, ME 04102	135 VAUGHAN ST	2
062 A010001	PERHAM STANTON J JR & SALLY S PERHAM JTS	68 NEAL ST PORTLAND, ME 04102	68 NEAL ST	1
062 A011001	BERGMAN GUNARD ERIK	62 NEAL ST PORTLAND, ME 04102	62 NEAL ST	3
062 A012001	MORRILL EVA	33 CARROLL ST PORTLAND, ME 04102	35 CARROLL ST	1
062 A013001	MORRILL EVA	33 CARROLL ST PORTLAND, ME 04102	33 CARROLL ST	1
062 A014001	DWYER JOSEPH M & DENISE DWYER JTS	58 NEAL ST # 1 PORTLAND, ME 04102	58 NEAL ST	1
062 A014002	PRATT ROBERT G & ALIX E PRATT TRUSTEES	58 NEAL ST # 2 PORTLAND, ME 04102	58 NEAL ST	1
062 A014003	PIERCE CAROL P	58 NEAL ST # 3 PORTLAND, ME 04102	58 NEAL ST	1
062 A015001	ARBUCKLE JUDITH R	125 VAUGHAN ST PORTLAND, ME 04102	125 VAUGHAN ST	1
062 A018001	EATON DAVID N & JENNIFER L JTS	52 NEAL ST PORTLAND, ME 04102	52 NEAL ST	3
062 A019001	KNOWLES SHARYN M	129 VAUGHAN ST PORTLAND, ME 04102	131 VAUGHAN ST	1
062 A020001	KAHL JOHN M & WILLIAM J ROCHE JR JTS	64 NEAL ST PORTLAND, ME 04102	64 NEAL ST	1
062 A021001	SELLERS RORICK A & TIMMI L SELLERS JTS	37 CARROLL ST PORTLAND, ME 04102	37 CARROLL ST	1
062 B014001	FIRST CHURCH OF CHRIST SCIENTISTS OF PORTLAND	61 NEAL ST PORTLAND, ME 04102	57 NEAL ST	2
062 B019001	WILKINS OUIDA L WID WWII VET	179 RAYMOND HILL RD RAYMOND, ME 04071	15 CARROLL ST	1
062 B020001	CROCKER BENJAMIN & GLADYS GARCIA JTS	13 CARROLL ST PORTLAND, ME 04102	13 CARROLL ST	3
062 B021001	SMILES ISABEL	11 CARROLL ST PORTLAND, ME 04102	11 CARROLL ST	1
062 D001001	SCARCELLI ROSA W & THOMAS H RHOADS JTS	71 BOWDOIN ST PORTLAND, ME 04102	113 VAUGHAN ST	8
062 D002001	PRINGLE ANNE B	44 NEAL ST PORTLAND, ME 04102	44 NEAL ST	1
062 D003001	MCGEE CHARLES T & MARY C MCGEE TRUSTEES	101 VAUGHAN ST PORTLAND, ME 04102	101 VAUGHAN ST	3
062 D004001	PORTLAND RESIDENTIAL TRUST	97 VAUGHAN ST PORTLAND, ME 04102	97 VAUGHAN ST	2
062 D005001	SECOND PARISH OF PORTLAND	23 NEAL ST PORTLAND, ME 04102	28 NEAL ST	1
062 D007001	KERN GEORGE MICHAEL & MAILI KERN JTS	22 NEAL ST PORTLAND, ME 04102	22 NEAL ST	1
062 D009001	GOLDFARB MARCIA F	9 BOWDOIN ST PORTLAND, ME 04102	13 BOWDOIN ST	1
062 D010001	SPIRER KENNETH S & JOAN SCHAAP LEITZER JTS	18 NEAL ST PORTLAND, ME 04102	18 NEAL ST	1
062 D011001	AYERS HERYUN K & JONATHAN W AYERS JTS	83 VAUGHAN ST PORTLAND, ME 04102	81 VAUGHAN ST	1
062 D015001	PRATT CAROLINE M	48 NEAL ST PORTLAND, ME 04102	32 CARROLL ST	1