

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 061799

PERMIT ISSUED

APR - 9 2007

This is to certify that BOUCHARD PETER Rhas permission to Change of use from 2 legal units 1 non- to 3 Legal unitsAT 260 BRACKETT ST

063 D005001

provided that the person or persons who accept 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is rendered in it. FOUR NOTICES 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

Thomas W. Mearley 3/16/07
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

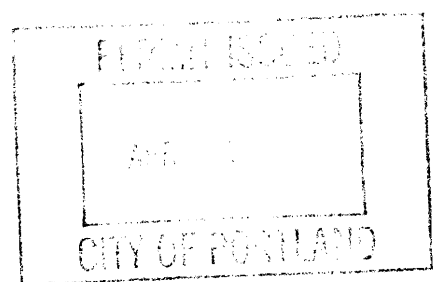
Permit No: 06-1799	Issue Date:	CBL: 063 D005001
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Location of Construction: 260 BRACKETT ST	Owner Name: BOUCHARD PETER R	Owner Address: 260 BRACKETT ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R6

Past Use: 2 legal units, 1 non-conforming <i>for a total of 3</i>	Proposed Use: 3 Legal Units - Change of use from 2 legal units 1 non-conforming to 3 Legal Units	Permit Fee: \$375.00	Cost of Work: \$375.00	CEO District: 2
Proposed Project Description: Change of use from 2 legal units, 1 non-conforming to 3 Legal Units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>assign to sheets from Jan York 2/14/07</i>	INSPECTION: Use Group: R2 Type: SB <i>IBC 2003</i>	
		Signature: <i>Jm 3/15/07</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 12/19/2006	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied <i>OK with conditions</i> Date: <i>3/14/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation Yes <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Amey exterior work</i> Date: <i>Requires A</i>
	<i>Separate Review & Approvals</i>		



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: 06-1799	Date Applied For: 12/19/2006	CBL: 063 D005001
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Location of Construction: 260 BRACKETT ST	Owner Name: BOUCHARD PETER R	Owner Address: 260 BRACKETT ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: 3 Legal Units - Change of use from 2 legal units 1 non-conforming to 3 Legal Units	Proposed Project Description: Change of use from 2 legal units 1 non-conforming to 3 Legal Units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/14/2007

Note: 1/17/07 sent out notices

Ok to Issue:

1/10/07 notice to housing - 2/14/07 ok with conditions
1/10/07 notice to fire - 3/2/07 & 3/14/07 with conditions
no response to notices received

- 1) This property shall remain a three (3) family dwelling with the issuance of this permit and subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Housing condition, "The legalization of the third floor unit at 260 Brackett St requires a registered easement. This easement must be a filed document at the register of deeds. The legalization requires proof of the created and registered easment. This legalization of the 3rd floor unit is conditioned upon the maintenance of a safe, unobstructed means of egress. The means of egress currently provided for the unit is through an area of the building owned by another entity. Should the owner of that portion of the building take any action that would create a blocked or unsafe egress for the 3rd floor unit, the unit would become illegal and unihabitable".
- 4) Fire conditions: (a) Remove laundry area from first floor hallway (egress blocked).
(b) Fire door required basement to common hallway (1st floor).
- 5) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 6) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/16/2007

Note:

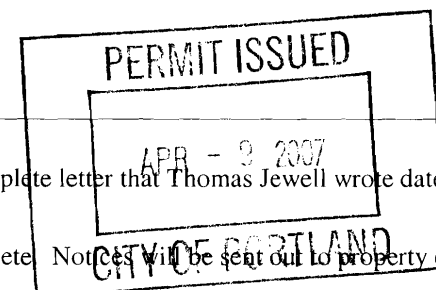
Ok to Issue:

- 1) ANY exterior work requires separate review and approval thru Historic Preservation
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

12/19/2006-amachado: Left a message with Paul Driscoll. Need a copy of the complete letter that Thomas Jewell wrote dated September 28, 1994.

1/10/2007-amachado: Received copy of complete letter. Application is now complete. Notices will be sent out to property owners within 300' and the forms will be given to fire & inspections.



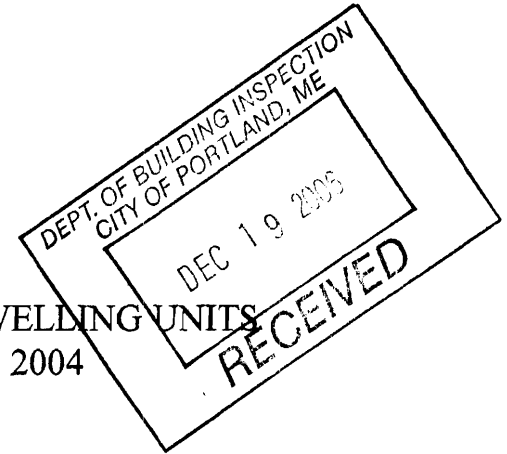
Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

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



Location/Address of Legalization: <u>260 Brackett Street / 60-72 Carleton St. 1479 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>D</u> Lot# <u>5</u>	Owner: <u>Peter R. Bouchard</u> Telephone: Address: <u>260 Brackett Street</u> <u>Portland, ME 04102</u>
Contact name, address & telephone if different than above: <u>PAUL Driscoll</u> <u>NORMAN, HANSON DETROY</u> <u>415 CONGRESS ST.</u> <u>PORTLAND, ME 04112</u> tel: <u>(207) 774-7000</u>	Cost of Work: \$ <u>—</u> Fee: \$ <u>375.00</u> \$300 per legalized unit & \$75 per C of O
Current # of legal D.U. <u>2</u> <u>per city</u>	Requested # of units To be legalized: <u>1</u> Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>In 1994, attorney Thomas Jewell found 260 Brackett St to be a</u> <u>legal 2 unit with 3 units being used, when previous owner</u> <u>purchased building. Also, 1980 certificate of compliance issued by Housing Inspr's Divisions indicating 8 units.</u> <u>Also, 1985 notice of housing conditions indicating 8 units.</u> <u>Per city tax records, being used as a three unit.</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>Purchase with 3 units in building, Aug of 2006.</u> <u>Attached is a copy of City of Portland Assessor's Valuation indicating date of</u> <u>Aug. 31, 2006.</u>	
<p>I hereby certify that I am the Owner of record of the above property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.</p>	
Signature of applicant: <u>Paul Driscoll, Registered Agent</u> <u>for 260 Brackett, LLC and Peter Bouchard</u>	Date: <u>12/15/06</u>
This is NOT a permit, you may not commence ANY work until the permit is issued.	

From: Gayle Guertin
To: Jeanie Bourke
Date: 1/17/2007 9:12:44 AM
Subject: 200 Brackett St., Legalization of no-conforming unit

200 Brackett Street
Owner: Peter Bouchard
CBL: 063 D005

Sent out abutters notice as of 1/17/07

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

From: Gayle Guertin
To: Jeanie Bourke
Date: 1/17/2007 9:12:48 AM
Subject: 200 Brackett St., Legalization of no-conforming unit

200 Brackett Street
Owner: Peter Bouchard
CBL: 063 D005

Sent out abutters notice as of 1/17/07

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 260 Brackett Street**

Issues: Peter Bourchard, owners of the property located at 260 Brackett Street, ^{has} submitted an application to legalize ^{one} existing non-conforming dwelling unit for a total of ^{three} 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) 874-695. The office hours are 8:00am to 4:00pm weekdays.

given 1/10/07



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: 260 Brackett St. 063-D-005

Notices to owners of properties situated within 300 feet sent on: given 1/10/07, sent 1/17/07
3/15/07

City Housing Ordinance compliance given on: 1/10/07 received: 2/14/07

City NFPA compliance given on: 1/10/07 received: 3/14/07

Received any letters within 10 days from notices sent? None received

Unit(s) existed prior to April 1, 1995? three

Unit(s) shown to be established by different owner? three

Site plan included: yes

Floor plans included? yes

Is ZBA action required? NO



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: 260 Brackett St.

063-D--005

Owner: Peter R. Bouchard

Address of Owner: 260 Brackett St., Portland ME 04102 **Telephone:**

Contract
Applicant information if different than above: Paul Discoll, Norman Haven DeJoy 774-700
415 Congress St, Portland ME 04112

Current number of legal units: two (2)

Number of units to be legalized: one (1)

total: three (3)

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

Remove laundry area from First Floor Hallway (Egress Blocked).
Fire Door Required Basement To Common Hallway (1st Floor)

Signature:

Jay Kellogg

Date: 3/2/07

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director



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: 260 Brackett St 063-D-005

Owner: Peter R. Bouchard ^{JO} DAVE HARVEY 632-0483

Address of Owner: 260 Brackett St., Portland ME 04102 **Telephone:**

Contact 774-7000
Applicant information if different than above: Paul Driscoll, Norman Hansen, Debra
415 Congress St., Portland ME 04112

Current number of legal units: two (2)

Number of units to be legalized: one (1)

The legalization of the third floor unit at 260 Brackett St requires a registered easement. This easement must be a filed document at the register of deeds. The legalization requires proof of the created and registered easement.

"This legalization of the 3rd floor unit is conditioned upon the maintenance of a safe, unobstructed means of egress. The means of egress currently provided for the unit is through an area of the building owned by another entity. Should the owner of that portion of the building take any action that would create a blocked or unsafe egress for the 3rd floor unit, the unit would become illegal and uninhabitable."

Suzanne Hunt Code Enforcement, 874-8707

Suzanne Hunt - 03/15/2007

~~cc:~~

~~Boonke, Joanne; Kelley, Jay; Machado, Ann~~

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS.

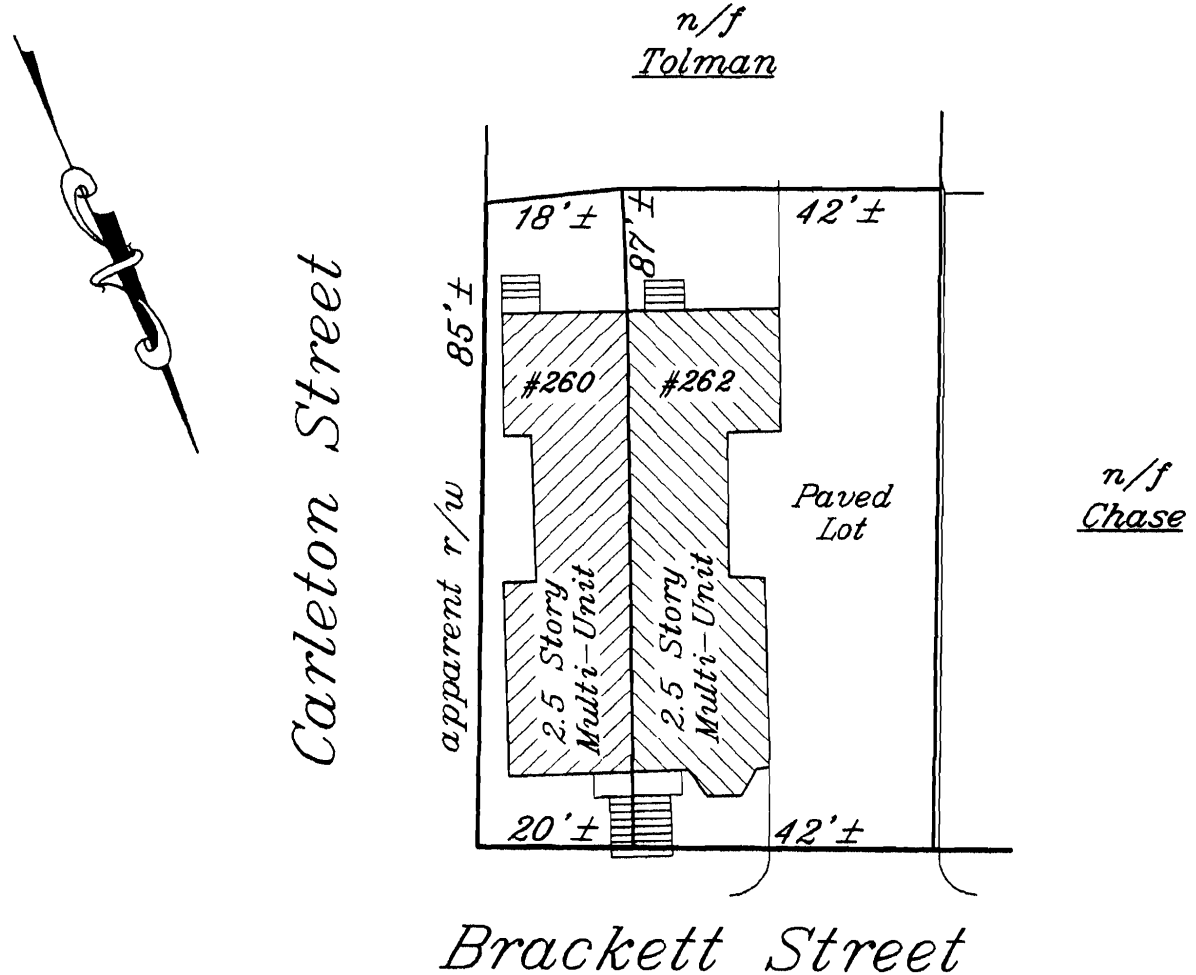
RBT. 1/20/06

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 260 & 262 Brackett Street
Portland, Maine

INSPECTION DATE: 12/13/2006

SCALE: 1" = 25'

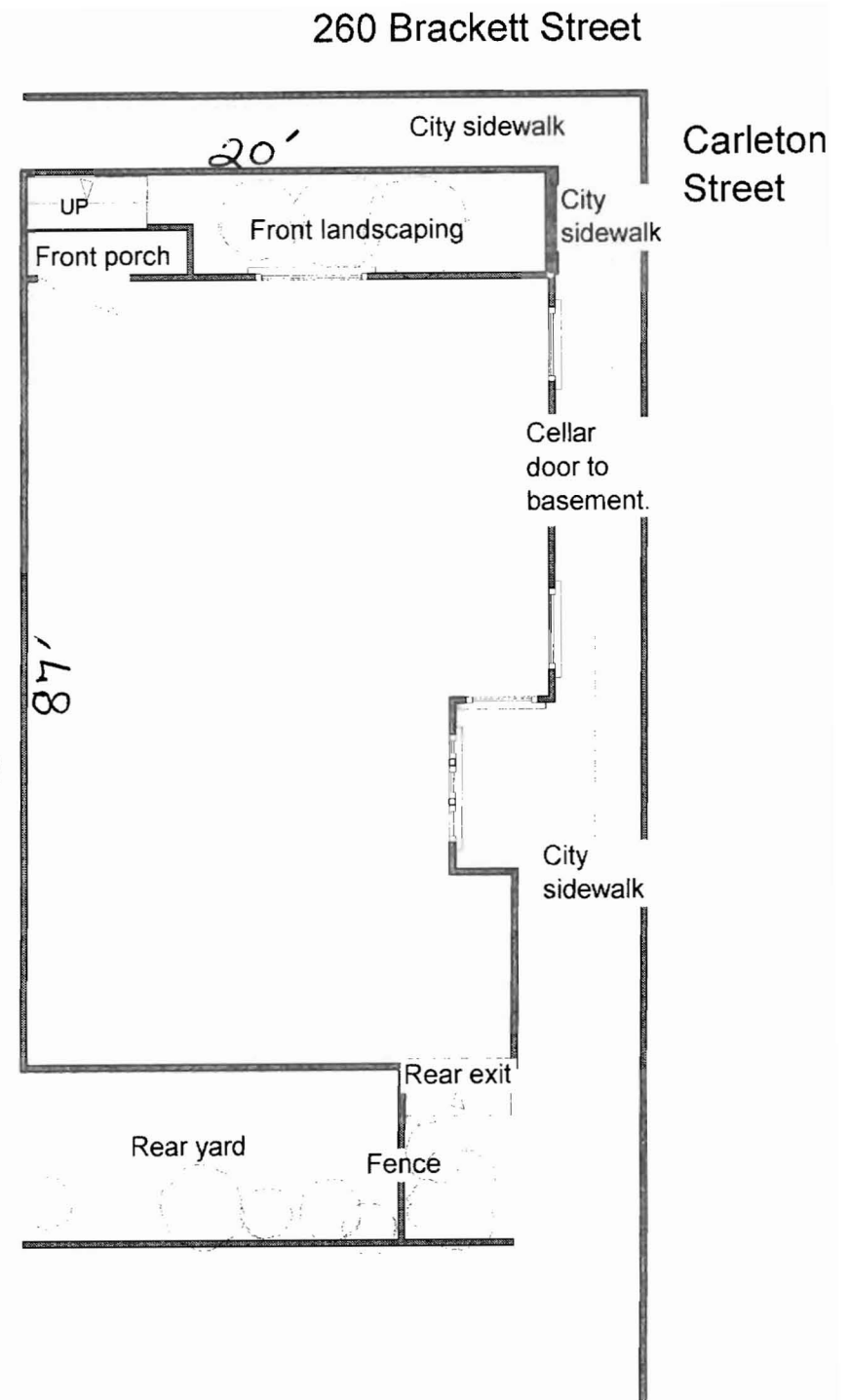


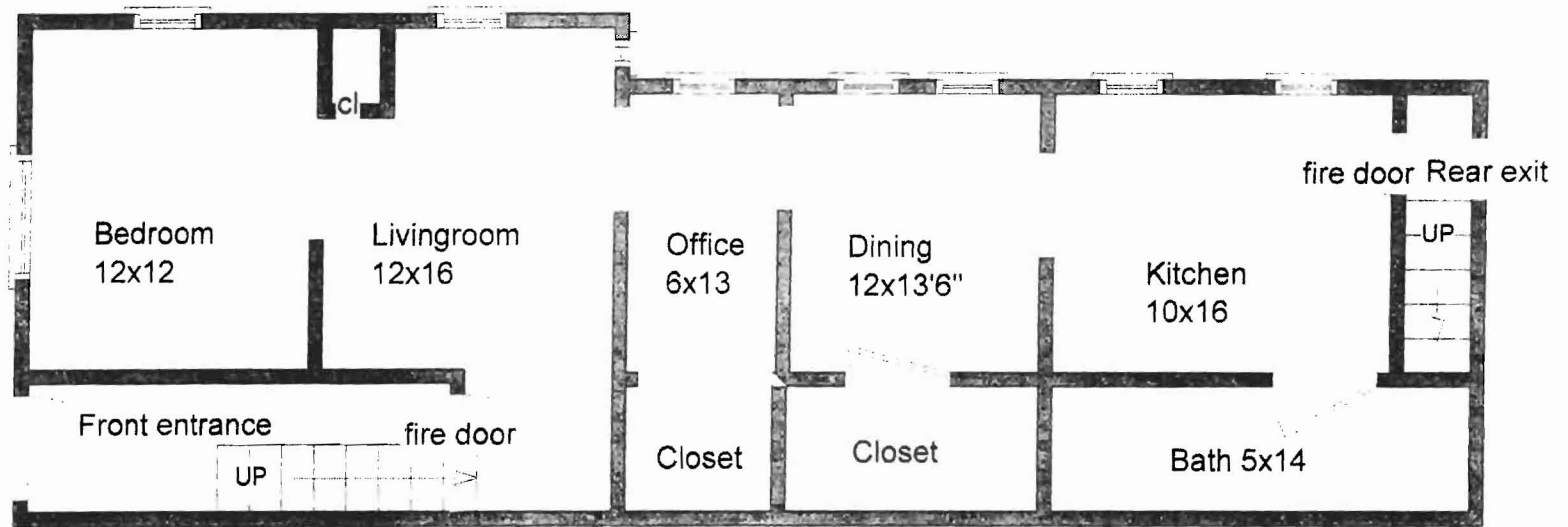
Notes:

The subject property is situated on a 1479 sf lot of land on the corner of Carleton and Brackett Street. The building takes up most of the lot, with a small garden space in the front and rear.

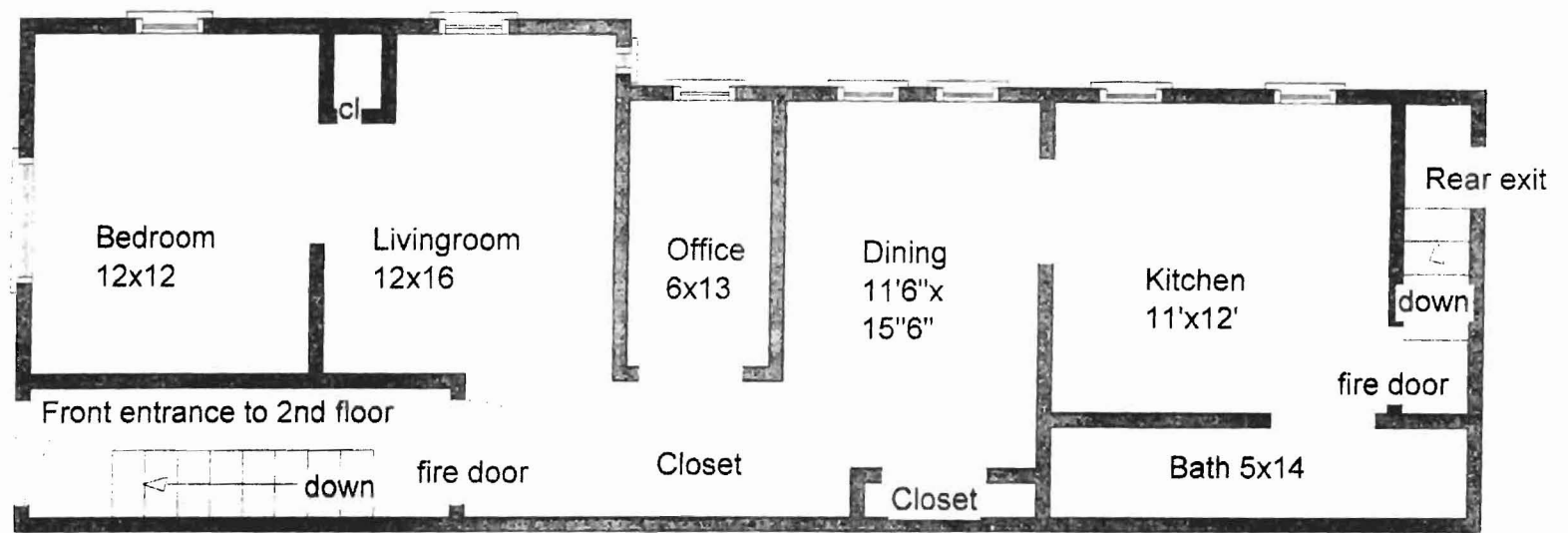
260 Brackett Street does not have parking. This building is attached to 262 Brackett Street, there is a party wall that runs through the center of the building.

Attached to 262
Brackett Street

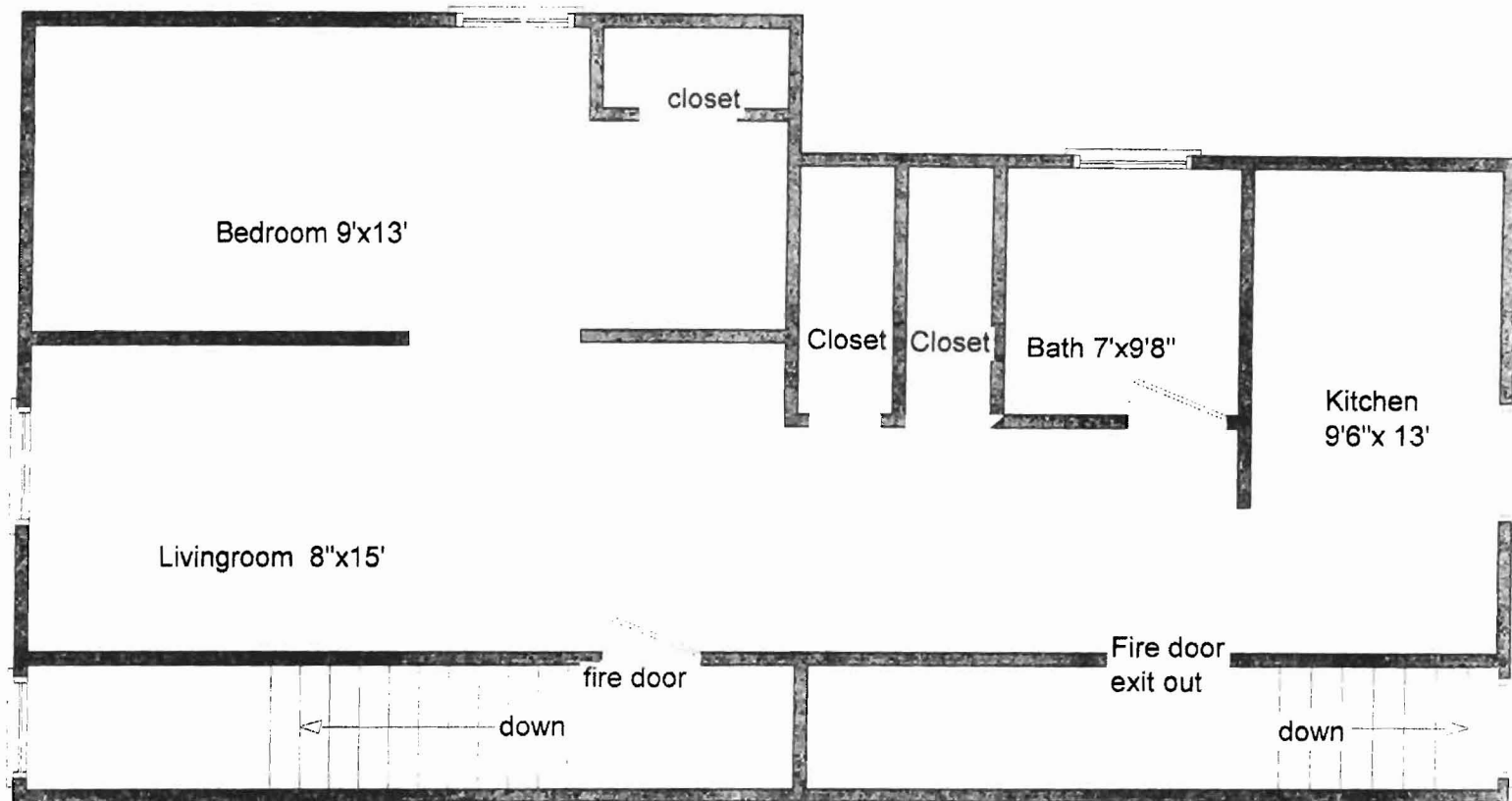




260 Brackett Street 1st floor



260 Brackett Street 2nd floor



Unit #3 260 Brackett Street

JEWELL & BOUTIN
Attorneys at Law
Suite 408
465 Congress Street
Portland, Maine 04101

Thomas F. Jewell
Daniel W. Boutin

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

September 28, 1994

VIA FAX AND REGULAR MAIL

Jackie Kurz
Beagle, Pearce & Ridge
24 City Center
Portland, ME 04101

Re: Hale to Toothaker

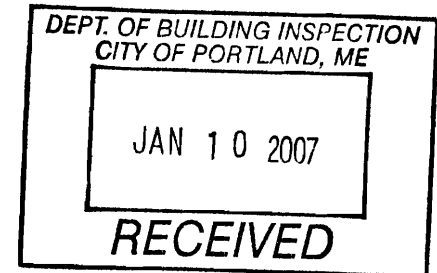
Dear Jackie:

I am writing to report a couple of problems concerning the number of units allowed by the Portland Zoning Ordinance on the properties being sold by Walter Hale to Crandall Toothaker. These issues are addressed as follows:

1. 262 Brackett Street: This building is being sold as a 5-unit building, and the records confirm that this is a grandfathered 5-unit.

2. 264-266 Brackett Street: This building is being sold as a 6-family, and records of the Inspection Department and the Assessor's Office confirm that this was a 6-unit prior to the Zoning Ordinance taking effect in 1957. There are some more troubling references more recently in the records suggesting that one of the units may have been abandoned. Under the Zoning Ordinance, if a use is abandoned more than one year, it loses its grandfathered status. The 1991 Assessor's records show only 5 units, and this is confirmed by a check of the Portland Directory, showing only 5 units listed in the 1990, 1991 and 1992 directories. Curiously, the Directories show no Unit #2. We need some confirmation that the sixth unit has not been abandoned.

3. 260 Brackett Street: This part of the property is being sold as a 3-family; however, I can only certify two legal units on the premises. A 1945 permit shows this as a 2-family, and that is consistent with the 1956 Assessor's record of a 2-family. The 1983 and 1991 Assessor's records show three units, but there is no indication that the conversion was approved. The lot is only large enough to support one unit under the R-6 density that has been in effect since 1957.



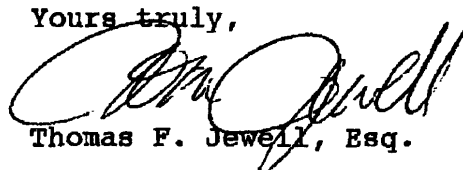
Jackie Kurz
September 28, 1994
Page 2

4. 64 Carleton Street: This is being sold as a 3-unit building, but I can only certify one unit. Zoning records, Assessor's records and City Directory all show only a 1-family unit as of 1957. The 1983 and 1991 Assessor's records show a 3-family, but again, no record of conversion is found. The lot size is large enough to support a 2-family, however, in order to be so approved at the present, three parking spaces would have to be provided, and I understand that there are none on the premises.

My client would like to postpone the closing until the status of the zoning of these buildings is clarified, and if we cannot receive confirmation that the units being sold are legal, my client proposes a prorata reduction in purchase price.

Finally, I would like to confirm that a request that I sent your office a couple of weeks ago for a change in the mortgage deed has been made. On page 29 of the mortgage deed, in paragraph 30(c), towards the end of the paragraph, we asked that the following be deleted: "...which is currently on or affecting the property which comes on, from or affects the property or..."

Yours truly,



Thomas F. Jewell, Esq.

TFJ/1st

cc: Crandall K. Toothaker (via fax and regular mail)

63-D-5
8-31-2006

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CRANDALL K. TOOTHAKER**, an individual of Portland, Maine, for consideration paid, grants to **PETER R. BOUCHARD**, an individual with a mailing address of c/o Telecom Management, Inc., 583 Warren Avenue, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Brackett Street, in the City of Portland, County of Cumberland and State of Maine, known as 260 Brackett Street, Portland, Maine, bounded and described as follows:

Beginning at the corner formed by the intersection of the southwesterly side of Brackett Street with the northwesterly side of Carleton Street; thence running southwesterly on the line of said Carleton Street eighty-five (85) feet, more or less, to land now or formerly of one Tolman; thence northwesterly by said Tolman land eighteen (18) feet; more or less, to land now or formerly of one Robinson; thence northeasterly in a line parallel with Carleton Street on the line of said Robinson land and passing through the center of the partition wall separating the lot in question from the westerly house in the same block eighty-seven (87) feet, more or less, to Brackett Street; thence southeasterly by Brackett Street twenty (20) feet, more or less to said Carleton Street and the point of beginning.

Being a portion of the premises conveyed to the Grantor herein by deed of Walter N. Hale, dated September 29, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11651, Page 126. 63 D 3-4-5-12

IN WITNESS WHEREOF, the said Crandall K. Toothaker has set his hand this 31ST day of August, 2006.



Witness


Crandall K. Toothaker

MAINE REAL ESTATE TAX PAID

✓ B
63 D 3-4-5-12

STATE OF MAINE
COUNTY OF CUMBERLAND

August 31, 2006

Then personally appeared Crandall K. Toothaker and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Paul F. Driscoll

~~Notary Public/Attorney at Law~~

PAUL F. DRISCOLL

Received
Recorded Register of Deeds
Aug 31, 2006 12:28:27P
Cumberland County
John B O'Brien

JEWELL & BOUTIN
Attorneys at Law
Suite 408
465 Congress Street
Portland, Maine 04101

Thomas F. Jewell
Daniel W. Boutin

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

September 28, 1994

VIA FAX AND REGULAR MAIL

Jackie Kurz
Beagle, Pearce & Ridge
24 City Center
Portland, ME 04101

Re: Hale to Toothaker

Dear Jackie:

I am writing to report a couple of problems concerning the number of units allowed by the Portland Zoning Ordinance on the properties being sold by Walter Hale to Crandall Toothaker. These issues are addressed as follows:

1. 262 Brackett Street: This building is being sold as a 5-unit building, and the records confirm that this is a grandfathered 5-unit.

(2) ~~264 Brackett Street sold to another person!~~

Letter when Crandall Toothaker purchased building in September 1994.

3. 260 Brackett Street: This part of the property is being sold as a 3-family; however, I can only certify two legal units on the premises. A 1945 permit shows this as a 2-family, and that is consistent with the 1956 Assessor's record of a 2-family. The 1983 and 1991 Assessor's records show three units, but there is no indication that the conversion was approved. The lot is only large enough to support one unit under the R-6 density that has been in effect since 1957.

260-262 Brackett Street

Area: Bramhall

Inspection Date: April 25, 1967

Dwelling Units: 8

Owner: Miss Marjorie E. Douglass
264 Brackett Street
Portland, Maine

DEFECTS NEEDING CORRECTION

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the loose, worn, dilapidated and hazardous parts of the stairway on the front porch at 262 Brackett.
- b. Have the foundation pointed on the right side.
- c. Have the foundation pointed on the front at 262 Brackett.
- d. Replace the missing drains on the right side of the structure.
- e. Replace the missing gutter on the front of the structure at 260 Brackett.
- f. Check and have repaired the loose, worn, dilapidated and hazardous parts of the roof.
- g. Determine the reason and remedy the condition which causes the rear porch floor to sag.
- h. Repair or replace the sagging and missing plaster on the ceiling in the cellar.
- i. Determine the reason and remedy the condition which causes the stairs in the cellar to be loose at 262 Brackett.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

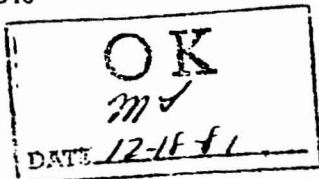
- a. Correct the condition at the fixture that causes a cross connection at the bathtub in Apt. 1 at 262 Brackett.
- b. Correct the condition at the fixture that causes a cross connection at the flush toilet in Apt. 1 at 262 Brackett.
- c. Correct the condition at the fixture that causes a cross connection at the bathtub in Apt. 3 at 262 Brackett.

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Marjorie E. Douglas
75 Carleton Street
Portland, ME 04102



DU 8

CH. 63 BLK. D LOT 5

LOCATION: 260-262 Brackett St.

PROJECT: NCP-WE
ISSUED: July 10, 1985
EXPIRES: Sept. 10, 1985

Dear Ms. Douglas:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 260-262 Brackett St. by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before Sept. 10, 1985. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffman
Chief of Inspection Services

CERTIFICATE
OF
COMPLIANCE

DATE: December 19, 1986

DU: 8

CITY OF PORTLAND

Department of Planning & Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 318

Marjorie E. Douglas
75 Carleton Street
Portland, ME 04102

Re: Premises located at 260-262 Brackett St. District 5 63-D-5

Dear Ms. Douglas:

A re-inspection of the premises noted above was made on December 18, 1986
by Code Enforcement Officer Merlin Leary.

This is to certify that you have complied with our request to correct the violation of
the Municipal Codes relating to housing conditions as described in our "Notice of Housing
Conditions" dated July 10, 1985.

Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect each
residential building at least once every five years. Although a
property is subject to re-inspection at any time during the said
five-year period, the next regular inspection of this property is
scheduled for December 1991.

Sincerely yours,

Joseph E. Gray, Jr., Director of
Planning and Urban Development

By P. Samuel Hoffses
P. Samuel Hoffses,
Chief of Inspection Services

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	063 D005001
Location	260 BRACKETT ST
Land Use	THREE FAMILY

Owner Address	BOUCHARD PETER R 260 BRACKETT ST PORTLAND ME 04102
----------------------	--

Book/Page	24324/162
Legal	63-D-5 BRACKETT ST 260 CARLETON ST 66-72 1479 SF

Current Assessed Valuation

Land	Building	Total
\$130,400	\$155,700	\$286,100

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1900	Old Style	2	2296	0.034		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
6	3		12	Full Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
08/31/2006	LAND + BLDING	\$300,000	24324-162
09/01/1994	LAND + BLDING	\$270,000	11651-126

CRANDALL K. TOOTHAKER

P.O. BOX 4271
PORTLAND, ME. 04101
(207)774-5358

Banknorth
Maine

8441

52-7445/2112
C56433CT 8441

June 22, 2006

\$*****375.00

PAY
TO THE
ORDER
OF

Three Hundred Seventy Five and 00/100 Dollars

CITY OF PORTLAND
PO BOX 544
PORTLAND, ME 04112



CRANDALL K. TOOTHAKER

⑈00844⑈ ⑆211274450⑆ 0238 27259⑈

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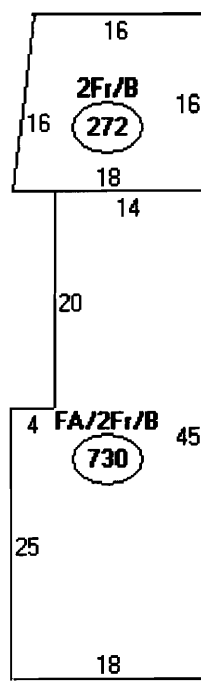
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

A: FA/2Fr/B
730 sqft

B: 2Fr/B
272 sqft

63-D-4

8-31-2006

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CRANDALL K. TOOTHAKER**, an individual of Portland, Maine, for consideration paid, grants to **262 BRACKETT, LLC**, a Maine limited liability company with a mailing address of c/o Telecom Management, Inc., 583 Warren Avenue, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with any buildings thereon, situated on the southerly side of Brackett Street in Portland, County of Cumberland and State of Maine, known as 262 Brackett Street, Portland, Maine, and bounded and described as follows:

Beginning on said southerly side of Brackett Street at the easterly corner of land now, or formerly, owned by G.M. Chase; thence on said street, easterly forty-two (42) feet, more or less, to a point where a line though the division wall between the two tenements on said premises strikes Brackett Street; thence through the center of said division wall eighty-seven (87) feet, more or less, to land now or formerly of one Sawyer; thence westerly by said Sawyer land, forty-two (42) feet, more or less, to land now or formerly of said G.M. Chase; thence northerly by said Chase land to the bounds first mentioned.

Being a portion of the premises conveyed to the Grantor herein by deed of Walter N. Hale, dated September 29, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11651, Page 126.

63-D-34-5-12

IN WITNESS HEREOF, the said Crandall K. Toothaker has set his hand this 31st day of August, 2006.

John B. O'Brien

Witness

C. K. Toothaker

Crandall K. Toothaker

STATE OF MAINE
COUNTY OF CUMBERLAND

August 31, 2006

Then personally appeared Crandall K. Toothaker and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Paul F. Driscoll

Notary Public/Attorney at Law

PAUL F. DRISCOLL

Received
Recorded Register of Deeds
Aug 31 2006 12:27:18P
Cumberland County
John B O'Brien

15
63-D-4

MAINE REAL ESTATE TAX PAID

From: Gayle Guertin
To: Jeanie Bourke
Date: 1/17/2007 9:12:46 AM
Subject: 200 Brackett St., Legalization of no-conforming unit

200 Brackett Street
Owner: Peter Bouchard
CBL: 063 D005

Sent out abutters notice as of 1/17/07

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 260 BRACKETT STREET**

Issues: Peter Bouchard , owner of the property located at 260 Brackett Street, has submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

FOR MORE INFORMATION

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

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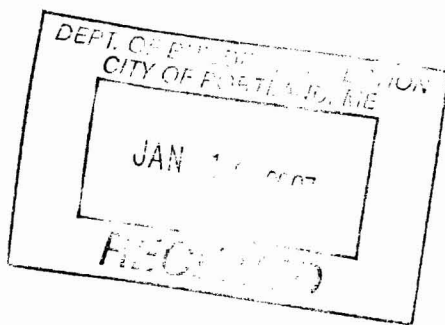
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given 1/10/07

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
054 C005001	MMC REALTY CORP	22 BRAMHALL ST PORTLAND, ME 04102	32 ELLSWORTH ST	5
054 F011001	STORREY INDUSTRIES LLC	468 FOREST AVE PORTLAND, ME 04101	764 CONGRESS ST	11
054 F012001	FORSYTHE BRAD	762 CONGRESS ST PORTLAND, ME 04101	762 CONGRESS ST	3
054 F013001	GUO LIANGPING & WEINING ZAHO JTS	760 CONGRESS ST PORTLAND, ME 04101	760 CONGRESS ST	4
054 F025001	SMART RICHARD E & YIN P SMART	178 NEAL ST PORTLAND, ME 04102	178 NEAL ST	1
054 F026001	MCINTOSH ARLENE	174 NEAL ST # 1 PORTLAND, ME 04102	174 NEAL ST	1
054 F026002	JOHNSON SHEILA	174 NEAL ST # 2 PORTLAND, ME 04102	174 NEAL ST	1
054 F026003	GAINES EDWARD	174 NEAL ST # 3 PORTLAND, ME 04102	174 NEAL ST	1
054 F026004	FIELD STEWART C & HEATHER SHANNON JTS	174 NEAL ST # 4 PORTLAND, ME 04102	174 NEAL ST	1
054 F026005	JOHNSON GREGORY	174 NEAL ST # 5 PORTLAND, ME 04102	174 NEAL ST	1
054 F026006	MCINTOSH JOHN A JR	174 NEAL ST # 6 PORTLAND, ME 04102	174 NEAL ST	1
054 F030001	REDFERN PROPERTIES LLC	PO BOX 8816 PORTLAND, ME 04104	168 NEAL ST	1
054 F030002	REDFERN PROPERTIES LLC	PO BOX 8816 PORTLAND, ME 04104	168 NEAL ST	1
054 F030003	BERRY ANDREA E & STEVEN B BERRY JTS	168 NEAL ST # 3 PORTLAND, ME 04102	168 NEAL ST	1
054 F030004	DILUZIO RAPHAEL	168 NEAL ST # 4 PORTLAND, ME 04102	168 NEAL ST	1
054 F030005	REDFERN PROPERTIES LLC	PO BOX 8816 PORTLAND, ME 04104	168 NEAL ST	1
054 F030006	SMITH DAVID P	168 NEAL ST # 6 PORTLAND, ME 04102	168 NEAL ST	1
054 F030007	RIDEL SANDRA L & ELIZABETH J DERMANELIAN JTS	168 NEAL ST # 7 PORTLAND, ME 04102	168 NEAL ST	1
054 F030008	MATSON DAVID P	168 NEAL ST # 8 PORTLAND, ME 04102	168 NEAL ST	1
054 F030009	LYKENS JENNIFER L	168 NEAL ST # 9 PORTLAND, ME 04102	168 NEAL ST	1
054 F030010	REDFERN PROPERTIES LLC	PO BOX 8816 PORTLAND, ME 04104	168 NEAL ST	1
054 F030011	OWEN CAMILLA & JERMEY M OWEN JTS	168 NEAL ST # 11 PORTLAND, ME 04102	168 NEAL ST	1
054 F030012	CRAMER CLAIRE Z	168 NEAL ST # 12 PORTLAND, ME 04102	168 NEAL ST	1
054 F038001	RICE GEOFFREY I TRUSTEE ETAL	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	291 BRACKETT ST	3
054 F040001	KLIMA KATHRYN	166 NEAL ST PORTLAND, ME 04102	166 NEAL ST	2
054 F041001	WEST BRACKETT INC	104 GRANT ST PORTLAND, ME 04101	285 BRACKETT ST	12
054 F042001	ROBBINS ELIZABETH & MARC S LARRIVEE JTS	164 NEAL ST PORTLAND, ME 04102	164 NEAL ST	1
054 F043001	WEST BRACKETT INC	104 GRANT ST PORTLAND, ME 04101	279 BRACKETT ST	12
054 F049001	BRANNIGAN LUKE	180 NEAL ST PORTLAND, ME 04102	180 NEAL ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
054 G001001	BROWN C N CO	PO BOX 200 SOUTH PARIS, ME 04281	754 CONGRESS ST	0
054 G005001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	175 NEAL ST	0
054 G006001	BURNHAM MICHAEL P	PO BOX 2282 SCARBOROUGH, ME 04070	92 CARLETON ST	7
054 G007001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	173 NEAL ST	0
054 G008001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 1449 SCARBOROUGH, ME 04074	88 CARLETON ST	4
054 G009001	TANCREDI PERRY	43 COMMERFORD RD CONCORD, MA 01742	169 NEAL ST	10
054 G011001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 1449 SCARBOROUGH, ME 04070	84 CARLETON ST	29
054 G012001	ADAMS PETER R	215 STATE ST PORTLAND, ME 04101	165 NEAL ST	4
054 G014001	MCALEER PROPERTIES LLC	84 MOROSS RD GROSSE POINT FARMS, MI 48236	161 NEAL ST	6
054 G015001	THOMPSON LAURA M & ELIZABETH M ADDISON	273 BRACKETT ST PORTLAND, ME 04102	273 BRACKETT ST	2
054 G016001	ZAROUGIAN VICTOR & JUDITH SARYAN JTS	30 HANCOCK ST CAMBRIDGE, MA 02139	269 BRACKETT ST	4
054 G018001	CHERRIX MICHAEL A	267 BRACKETT ST PORTLAND, ME 04102	267 BRACKETT ST	1
054 G019001	ROLLINS SALLY JEAN	263-265 BRACKETT ST PORTLAND, ME 04102	263 BRACKETT ST	1
054 G020001	DAVIS JENNIFER	261 BRACKETT ST PORTLAND, ME 04102	261 BRACKETT ST	4
054 G021001	259 BRACKETT STREET LLC	18 MAPLE AVE FREEPORT, ME 04032	259 BRACKETT ST	6
054 G023001	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	173 NEAL ST	1
055 B001001	ONE HUNDRED AND TEN HIGH STREET LIMITED LIABILITY CO	PO BOX 6244 CAPE ELIZABETH, ME 04107	35 WEST ST	6
055 B005001	MENDOZA ISMAEL	59 CARLETON ST PORTLAND, ME 04102	59 CARLETON ST	4
055 B007001	RONALD MCDONALD HOUSE OF	250 BRACKETT ST PORTLAND, ME 04102	63 CARLETON ST	1
055 B008001	RONALD MCDONALD HOUSE OF	250 BRACKETT ST PORTLAND, ME 04102	258 BRACKETT ST	0
055 B009001	RONALD MCDONALD HOUSE OF	250 BRACKETT ST PORTLAND, ME 04103	254 BRACKETT ST	5
055 B010001	WELCH DENNIS P &	33 WEST ST PORTLAND, ME 04102	33 WEST ST	2
055 B011001	MCVICAR BRUCE R & EVA JTS	29 WEST ST PORTLAND, ME 04102	29 WEST ST	1
055 B012001	NELLIGAN WILLIAM M & DEBORAH E BOYAJIAN JTS	27 WEST ST PORTLAND, ME 04102	27 WEST ST	1
055 B013001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
055 B013002	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
055 B013003	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
055 B016015	IRMISCHER KRISTA Y	15 BLYTHE CT PORTLAND, ME 04102	15 BLYTHE CT	1
055 B016017	FILENE DANIEL R	17 BLYTHE CT PORTLAND, ME 04102	17 BLYTHE CT	1