

City of Portland, Maine - Building or Use Permit Application

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

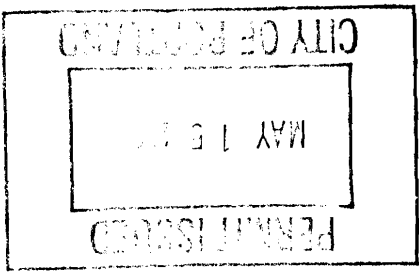
Permit No: 06-0166	Issue Date:	CBL: 066A F012001
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Location of Construction: 463 ST JOHN ST	Owner Name: 19 SOUTH STREET LLC	Owner Address: PO BOX 15430	Phone:
Business Name:	Contractor Name: Adam Flaherty JR.	Contractor Address: 20 Smith St. Portland	Phone: 2077742951
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R-5

Past Use: Residential multi-unit	Proposed Use: Legalization of 8 nonconforming dwelling units to make 10 legal	Permit Fee:	Cost of Work: \$3,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see fire dept 6-m. #16 sheet dated 4/8/08</i>	INSPECTION: Use Group: R2 Type: 5A IBC 2003 Signature: <i>Jm 5/2/08</i>	

Proposed Project Description: Legalization of 8 nonconforming dwelling units to make 10 legal	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: dmartin	Date Applied For: 02/02/2006	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"/> Date: <i>4/9/08</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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
		Date: _____	

CERTIFICATION

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

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 060166

PERMIT ISSUED
MAY 15 2008
CITY OF PORTLAND

This is to certify that 19 SOUTH STREET LLC / Sean Flaherty, JR
has permission to Legalization of 8 nonconforming dwelling units to take 10 le
AT 463 ST JOHN ST PL 066A F01200
provided that the person or persons firm or organization accepting this permit shall comply with all
of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating
the construction, maintenance and use of buildings and structures, and of the application on file in
this department.

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

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 4 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Marley 5/2/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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>463 St John St.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>2</u> Block# <u>066 A</u> Lot# <u>F 012</u>	Owner: <u>Mark Fishman/LLC</u> Telephone: <u>(207)-671-6272</u> Address: <u>19 South Street, LLC</u>
Contact name, address & telephone if different than above: <u>Adam Flaherty / Port City Properties</u> <u>1461 Congress Street</u> <u>Portland, Maine 04102 (207)-615-6473</u>	Cost of Work: \$ _____ Fee: \$ <u>3,000.00</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>8</u> Total bldg. units: <u>10</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Current Deed of builden, Assessor's records,</u> <u>Layout planning, Bonding Survey,</u>	
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>Current Deed of builden, Assessor's records</u>	

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.

Signature of applicant: Adam Flaherty

Date: 1-30-06

This is NOT a permit, you may not commence ANY work until the permit is issued.



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

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

July 10, 2006

Marc Fishman
c/o 19 South Street LLC
PO Box 15430
Portland, ME 04112-5430

RE: 463 St. John Street – 66A-F-12 – R-5 Zone – permit #06-0166

Dear Marc,

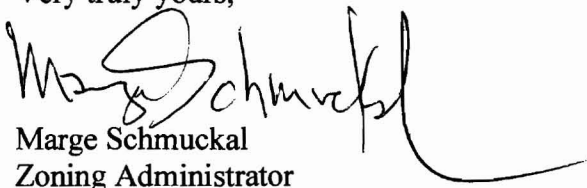
This letter is to update you on the status of your permit. On today's date, July 10, 2006, I received a copy of a report from Captain Cass of the Fire Prevention Office who "denied at this time" your request to legalize the eight units at 463 St. John Street. I have attached a copy of his report with this letter.

Please note that I have interpreted this denial to reflect the status of the building at this time. If and when the list of violations are corrected and verified by Captain Cass, I expect the status of the report will be changed to show that you are in compliance with Fire Codes. Please keep in touch with Captain Cass and apprise him of the status of your work.

I have not received a copy of report from the Code Enforcement Officer yet. You may want to give a call to Mike Nugent of Inspection Services to obtain the status of their inspections on your property.

Your permit is on hold until such time I receive positive reports back from both Fire and Building.

Very truly yours,


Marge Schmuckal
Zoning Administrator



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: 463 St. John Street - 66A-F-12

Notices to owners of properties situated within 300 feet sent on: to Cagle 2/9/06 - mailed 2/13/06

City Housing Ordinance compliance given on: 2/9/06 received: approved - Tom Markley 4/4/08

City NFPA compliance given on: 2/9/06 received: Denied at this time - 7/10/06
4/8/08 -> Approved
After egress way

Received any letters within 10 days from notices sent? None within 10 days
ASSESSORS CARD -> 1956 Show 4 DU.

Unit(s) existed prior to April 1, 1995? ASSESSORS CARD -> 1990 showing 10 DU. with diff owner
AT THE TIME

Unit(s) shown to be established by different owner? copy of Deed shows purchase from Noel?
Lois Paradise 3/10/05

Site plan included: CLASS "D" Survey included

Floor plans included? yes

Is ZBA action required? NO - Received no letters

From: Gayle Guertin
To: Marge Schmuckal; Mike Nugent
Date: 2/13/2006 9:00:16 AM
Subject: 463 St. John St. Legalization if non conforming units

463 St. John St.
Owner: 19 South St. LLC
CBL: 066 AF012

Sent out Abutters notice as of 2/13/06

Gayle

CC: Ann Machado; Gayle Guertin



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: 463 St John Street - 66A - F-12

Owner: MARK Fishman / 19 South St LLC

Address of Owner: 19 South St **Telephone:** 671-6272

Applicant information if different than above: contact: Adam Flaherty Sr. Part City Properties - 615-6473

Current number of legal units: two (2)

Number of units to be legalized: eight (8)
total: ten (10)

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

All units now have 2 means of egress & proper smoke. Inspected (INSPECTOR W/ Greg Cass, Capt PFD)

Signature: Thomas H. Mallon **Date:** 4/4/08

2/9/01



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: 463 St. John Street – 66A-F-17

Owner: Mark Fishman / 19 South St LLC

Address of Owner: 19 South St **Telephone:** 671-6272

Applicant information if different than above: contact: Adam Flaherty SR. Port City Properties - 615-6473

Current number of legal units: two (2)

Number of units to be legalized: eight (8)

total: ten (10)

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

Approved

Signature: Greg Case **Date:** 4-8-08



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.

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Port City Properties - 615-6473

Current number of legal units: two (2)

Number of units to be legalized: eight (8)

total: ten (10)

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

see other side

Denied at this time. - received back 7/10/06

Signature: Greg Cass **Date:** 7-5-06

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

October 15, 2004

Steve P. Davis
Steve Davis Real Estate
P.O. Box 6747
Portland, ME 04103-6747

RE: 463 St. John Street – 066A-F-12 - R-5 Zone

Dear Steve,

I am in receipt of your request to determine the legal zoning use of the building located at 463 St. John Street. As you know, this office researches its files to document to most recently approved number of units by a valid, issued building permit. Since the basis of our current zoning ordinance is June 5, 1957, the search and documentation begins after that date.

Our current files show that a building permit was issued in October 1959. That permit shows the last use and proposed use of the building as both being two (2) family dwelling units. Although, this office does not use electrical, plumbing, or housing reports to officially determine the number of dwelling units, it is noted that an electrical permit dated 1975 also shows the number of families as two dwelling units.

There are no more recently approved building permits to show any approved change of use for this property since October 1959. Therefore the legal number of units for this property is two (2) dwelling units.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 22402 PAGE 85 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

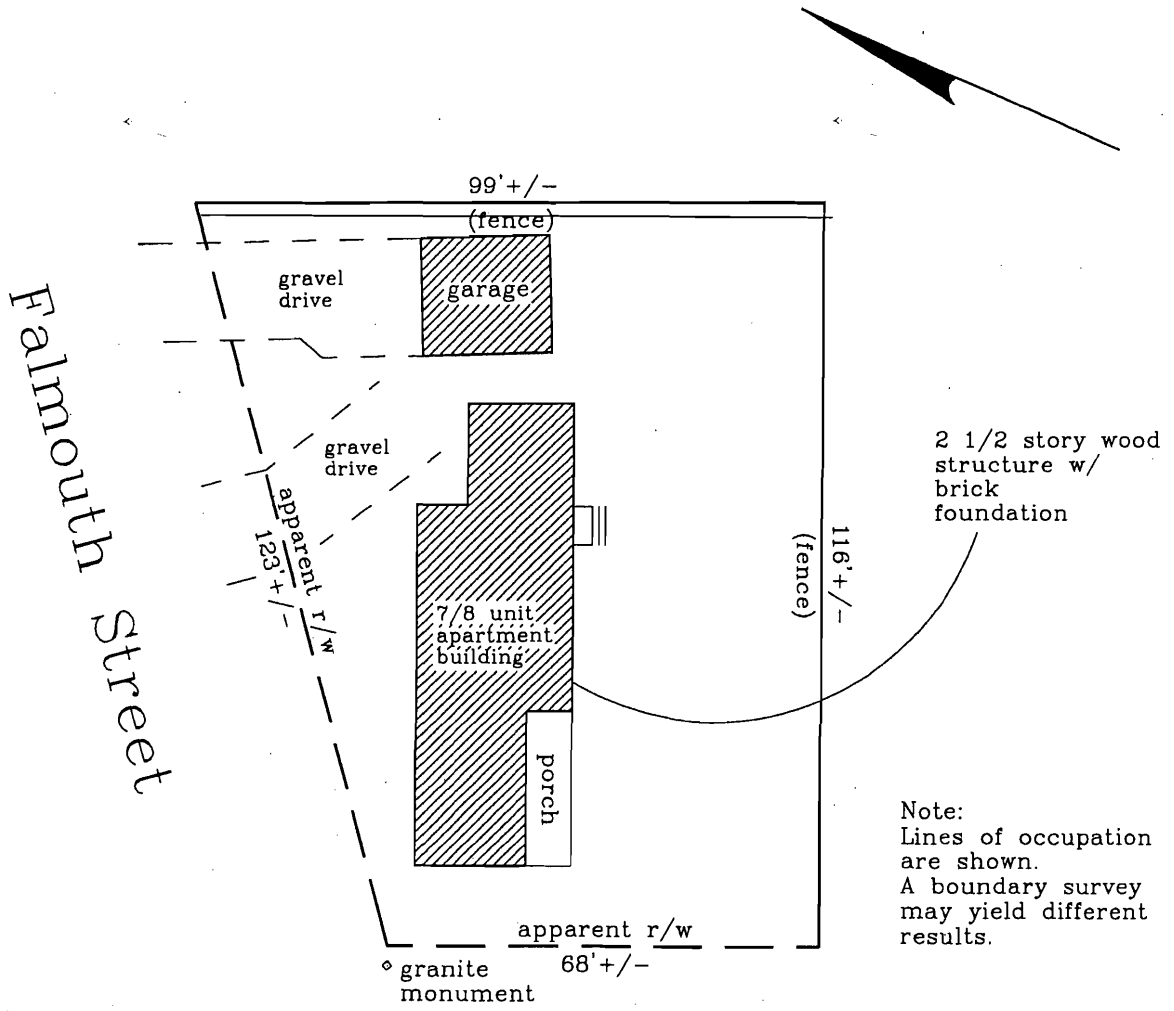
ADDRESS: 463 St. John Street, Portland, Maine

Job Number: 521-21

Inspection Date: 5-20-05

Owners: 19 South Street, LLC

Scale: 1" = 30'



to Brighton Ave. St. John Street

I HEREBY CERTIFY TO: 19 South Street, LLC; Northeast Bank
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright

Livingston-Hughes

Professional Land Surveyors

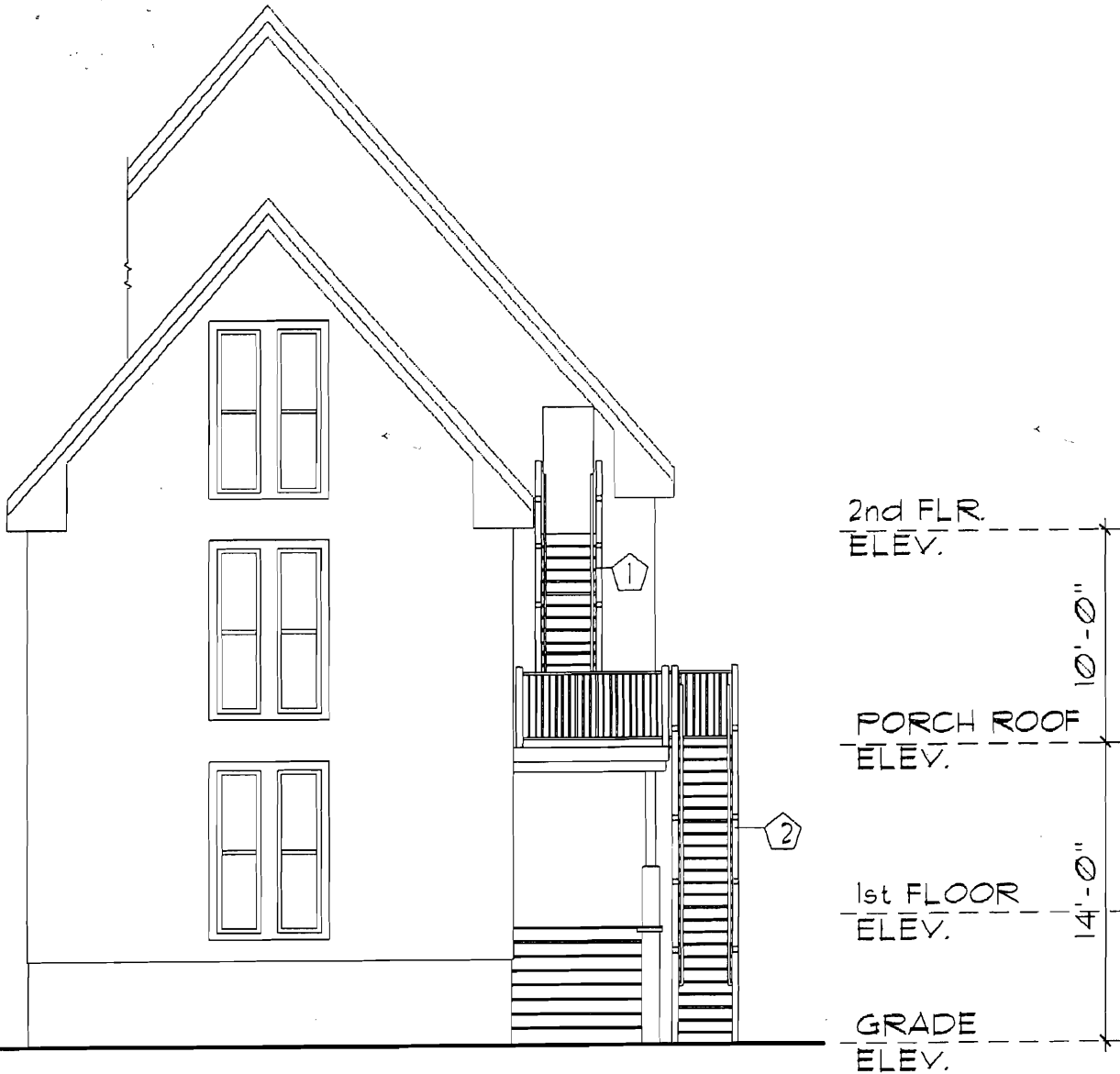
88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingston-hughesurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



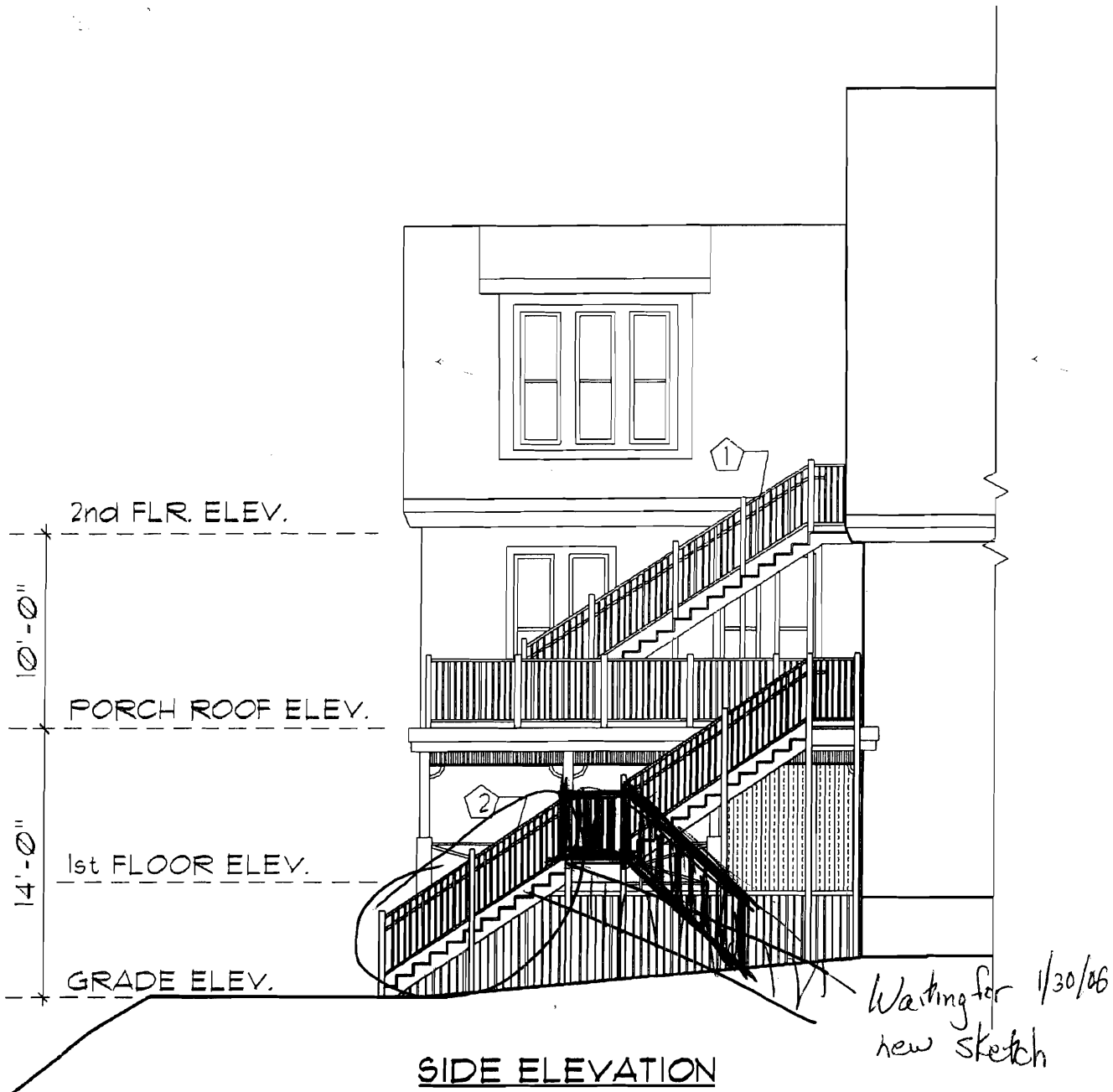
ST. JOHN'S STREET ELEVATION

KEYED NOTES

① 24 RISERS @ 7" EA.

② 18 RISERS @ 6.66" EA.

PROJECT: EXTERIOR STAIR	DRAWING: SKETCH #2 ARCHETYPE, P.A. PORTLAND, MAINE
SCALE: No Scale DATE: April 26, 05	SKa - 2



KEYED NOTES

① 24 RISERS @ 7" EA.

② 18 RISERS @ 6.66" EA.

PROJECT:
EXTERIOR STAIR

DRAWING:
STAIR SKETCH #1

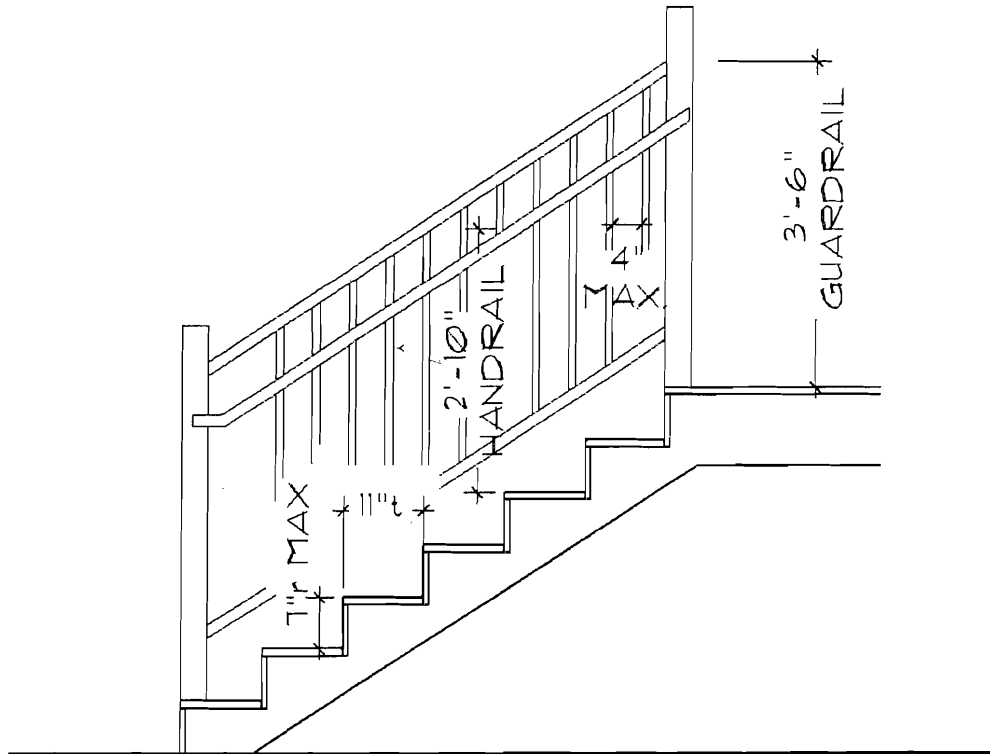
ARCHETYPE, P.A.
PORTLAND, MAINE

SCALE: No Scale

DATE: April 26, 05

SKa - 1

MAR FISHMAN



Stair Note: min. clear tread width - 36", treads - 11" deep with no nosing, risers - 7" max.

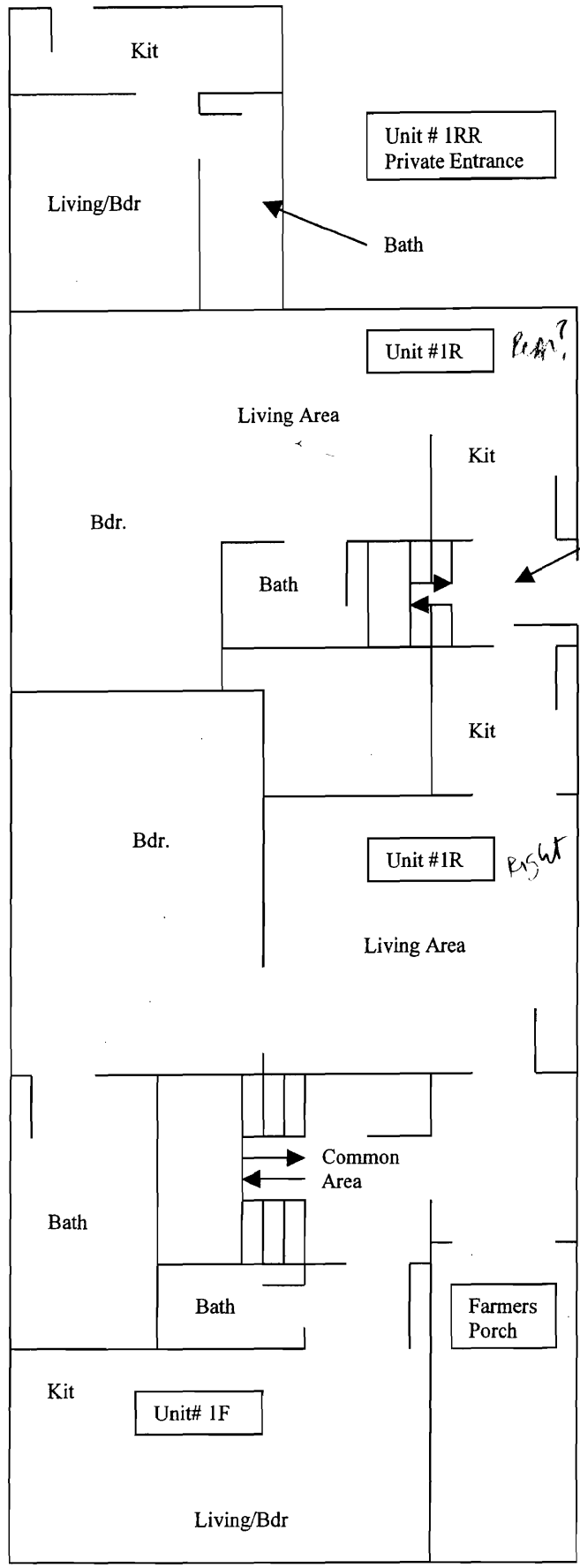
TYPICAL STAIR/HANDRAIL/GUARDRAIL DIMENSIONS

PROJECT: EXTERIOR STAIR	DRAWING: SKETCH #2 <hr/> ARCHETYPE, P.A. PORTLAND, MAINE
SCALE: No Scale <hr/> DATE: April 26, 05	SKa - 3

Garage

1st Floor

Packing
Area



4 Bdr?

Falmouth St.

St. Johns Street

Farmers Porch

Unit # IRR
Private Entrance

Unit # IR

Unit # IR

Unit # 1F

Side Entrance

Common Area

Kit

Living/Bdr

Bath

Living Area

Bdr.

Bath

Kit

Common Area

Side Entrance

Kit

Bdr.

Living Area

Unit # IR

Falmouth St.

Bath

Bath

Farmers Porch

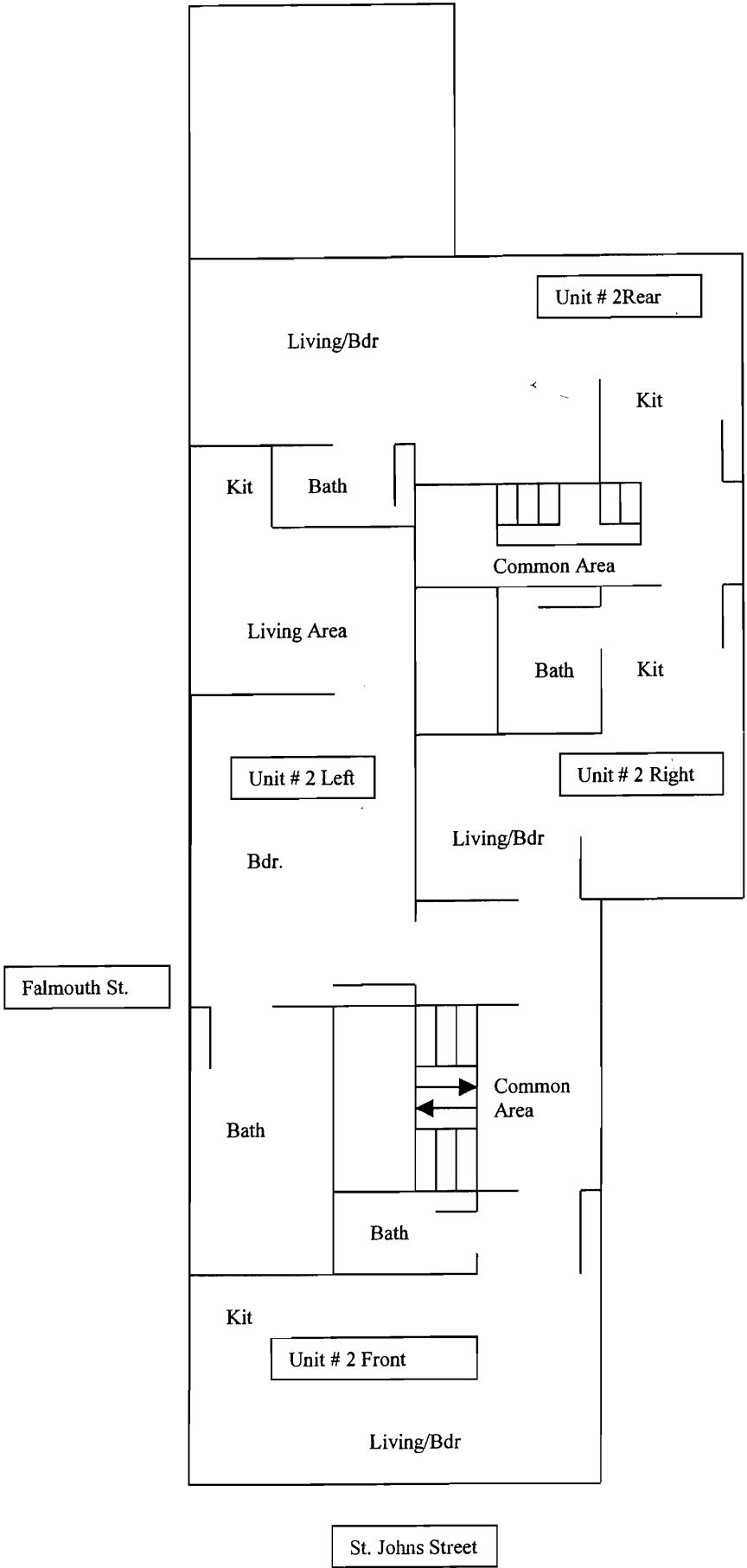
Kit

Unit # 1F

Living/Bdr

St. Johns Street

2nd Floor



4 Du

45 4901 45

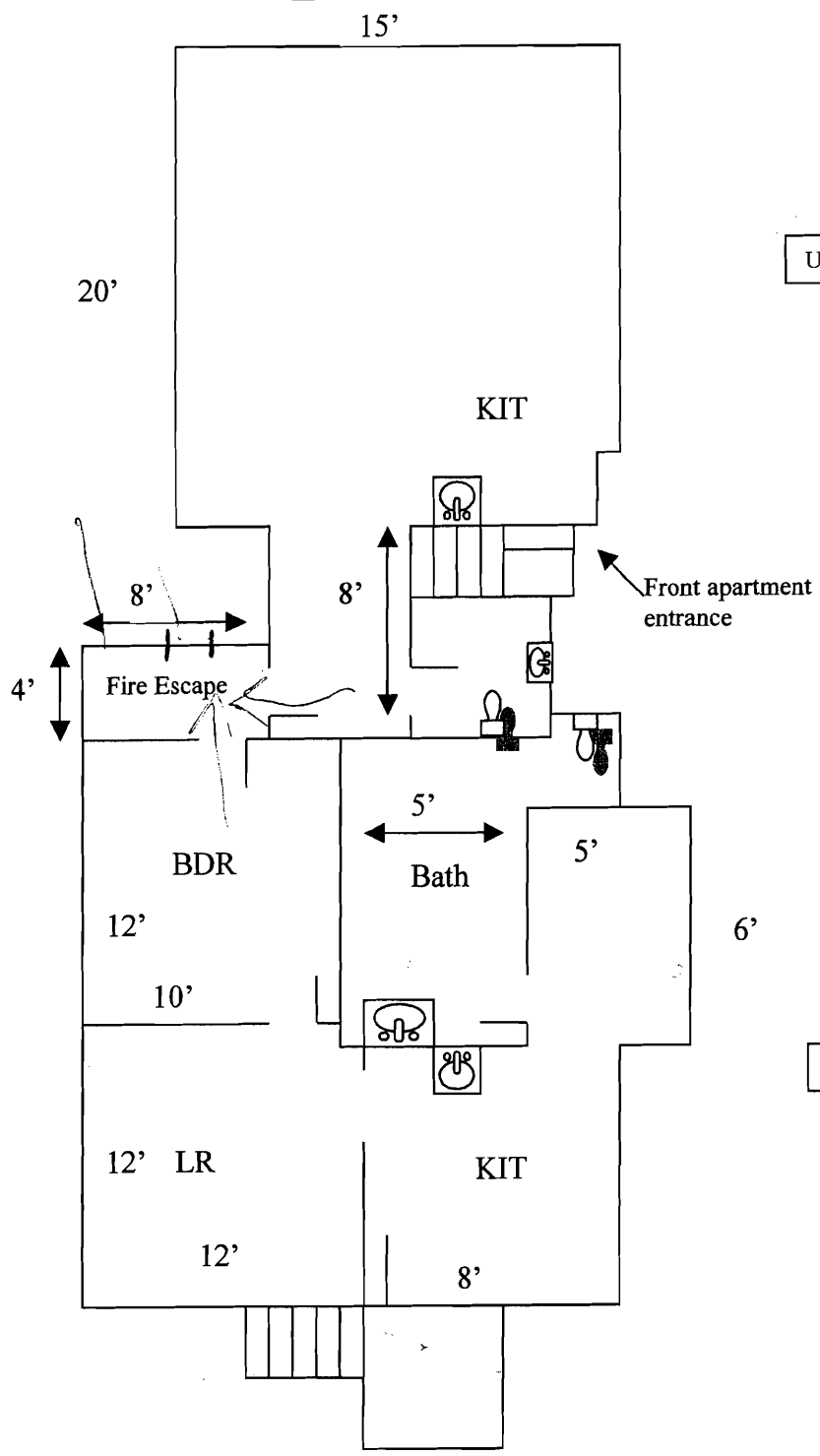
3rd Floor

St. Johns Street

Unit # 3 Front

Falmouth St.

45 4901 45



do 1

066	A	E	Q12	Q01	Q1001	110	463	ST JOHN'S ST	101	AE	111	1611	112	0461	102	15	113
-----	---	---	-----	-----	-------	-----	-----	--------------	-----	----	-----	------	-----	------	-----	----	-----

OWNER & MAILING ADDRESS
 1 PARADISE LOIS M &
 2 NOEL E JIS
 3 44 SHEFFIELD ST
 4 PORTLAND ME04102

SALES DATA				
MO	YR	TYPE	AMOUNT	SOURCE
200				
201				
202				

LEGAL DESCRIPTION
 66A-F-12
 ST JOHN ST 461-465
 FALMOUTH ST 222-232
 9708 SF

LIVING UNITS	104	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
010		R5		4LL		P03795		10

TYPE	VALIDITY CODES
1 Land	B Valid Sale
2 Land and Buildings	A. Relative Sale
3 Building	B. Intra Corporation
	C. Included Excessive Personal Property
	D. Changed After Sale/Assmt.
	E. To or From Government
	F. Transfer of Convenience
	G. Partial Sale of Assessed Unit
	H. Court Order De
	I. Bankruptcy Pro
	J. Undivided Intere
	K. To or From Non Organization
	L. Repossession/Sel Foreclosed Prope
	M. Zoning Change
	N. Other

DELETE 300-330 LAND DATA & COMPUTATIONS

0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[] %	
1 Regular Lot	L							[] %	
2 Apartment Site	L							[] %	
SQUARE FEET	S	9708	SQUARE FEET		0.00			[] %	
1 Primary Site	S		SQUARE FEET					[] %	
2 Secondary Site	S		SQUARE FEET					[] %	
3 Undeveloped	S		SQUARE FEET					[] %	
4 Residential	A		ACRES					[] %	
5 Waterfront	A		ACRES					[] %	
ACREAGE	A		ACRES					[] %	
1 Primary Site	A		ACRES					[] %	
2 Secondary Site	A		ACRES					[] %	
3 Undeveloped	A		ACRES					[] %	
4 Marshland	S		SQUARE FEET					[] %	
5 Waterfront	G		SQUARE FEET					[] %	

ENTRANCE CODES	INFO CODES
0 Entrance and Signature Gained	1 Owner
1 Entrance Gained	2 Tenant
2 Not Applicable, Unimproved Parcel	3 Other
3 Entrance and Information Refused	
4 Entrance Refused, Information at Door	
5 Currently Unoccupied	
6 Estimated for Miscellaneous Reasons (See Memorandum)	
7 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Joseph Coupe* (41)

MEMORANDUM

GROSS	3 Residual
1 Irregular Lot	4 Homesite
2 Site Value	9 Minus R.O.W.

DATE INSPECTED: 040990
 COLLECTOR: MWO

PROPERTY FACTORS								VALUE SUMMARY		PREVIOUS ASSESSMENT	
TOPOGRAPHY	411 UTILITIES	421 STREET/ROAD	441 TRAFFIC	LAND	BUILDING	TOTAL	EXEMPT	LAND	BUILDING	TOTAL	EXEMPT
1 ALL PUBLIC	1 PAVED	1 LIGHT	1					14040			
2 PUBLIC WATER	2 SEMI-IMPROVED	2 MEDIUM	2					49610			
3 PUBLIC SEWER	3 UNPAVED	3 HEAVY	3					63650			
4 GAS	4 PROPOSED	4 NONE	4								
5 WELL	5 CURB & GUTTER	5	5								
6 SEPTIC	6 SIDEWALK	6	6								
7 NONE	7 ALLEY	7	7								
8 NONE	8 NONE	8	8								

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEW
971	EXEMPT VALUE	REASON	DATE	

GEN. BLDG. DATA				BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS																APARTMENT DATA	
NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	NO.	LINE	STR. CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT. UNITS	COST	% GOOD	609	APARTMENT DATA		
1	2	RP5		7	24	01			605										004 EFF.	003 1BR	
									606										2BR	3BR	
									607										610 PARKING DATA		
									608										0002 COV.	000 UNCOV	

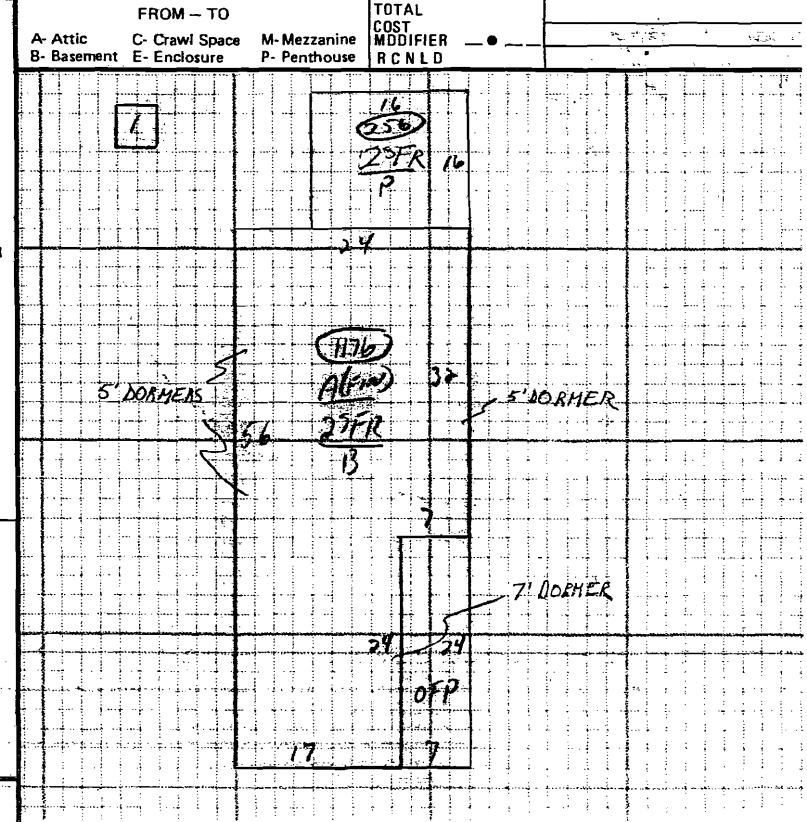
INTERIOR - EXTERIOR DATA												TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS										
SEC. NO.	LEVELS		DIMENSIONS		USE TYPE	WL HT	EXT. WLS	CONS. TYPE	NO.	INTER. FINISH	PTNS	HTG	AC	PLBG	SPRINK.	SF RATE	PHYS COND	FUNC UTIL FACT	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCN
	FROM	TO	SIZE	PERIM.																		
L	B1	B1	1176	160	021	06	00	1	521	100	2	0	0	2	0	0	3	3				
L	Q1	Q1	1432	192	081	09	02	1	522	100	2	2	0	2	0	0	3	3				
L	Q2	Q2	1432	160	081	09	02	1	523	100	2	2	0	2	0	0	3	3				
L	A1	A1	1176	160	081	09	02	1	524	100	2	2	0	2	0	0	3	3				
									525													
									526													
									527													
									528													

STRUCTURE TYPE CODES				USE TYPE CODES				INTERIOR / EXTERIOR CODES				FROM - TO				TOTAL COST MODIFIER							
<ul style="list-style-type: none"> - Apart. Garden 344 - Strip Shopping Cen. - Apartment H.R. 345 - Disc. Dept. Stores - Hotel/Motel, H.R. 346 - Dept. Stores - Hotel/Motel, L.R. 347 - Supermarket - Restaurant 348 - Conv. Food Market - Fast Food 351 - Bank - Auto Dealer, F.S. 352 - Savings Inst. - Ser. Station (full) 353 - Office Building - Ser. Station (self) 369 - Day Care Center - Parking Gar/Deck - 373 - Retail - single occ. - Reg. Shop, Mall 396 - Mini Warehouse - Cmty. Shop, Cen. 397 - Office/Warehouse - Neigh. Shop, Cen. 398 - Warehouse 				<ul style="list-style-type: none"> 011 - Apartment 012 - Hotel 021 - Motel 025 - Dwelling Conv. Office 026 - Dwelling Conv. Sales 031 - Restaurant 032 - Dept. Store 033 - Disc. Store/Mkt. 034 - Retail Store 043 - Manufacturing 044 - Light Mfg. 045 - Warehouse 052 - Medical Cen. 053 - Office Bldg. 062 - Cinema 070 - Ser. Sta. w/bays 071 - Ser. Sta. & Conv. Retail 072 - Ser. Sta. & Conv. Storage 073 - Ser. Sta. no bays 081 - Multi-Use Apart. 082 - Multi-Use Office 084 - Multi-Use Storage 090 - Parking Garage 100 - Food Franchise (see detail) 				<ul style="list-style-type: none"> 00 - None 01 - Brick or Stone 02 - Frame 03 - Conc. Block 04 - Brick & C.B. 05 - Tile 06 - Masonry & Frame 07 - Mtl., Light 08 - Mtl. Sandwich 09 - Conc. Load Bearing 10 - Conc. Non-Load Bearing 11 - Glass 12 - Glass & Masonry 13 - Enclosure 				<ul style="list-style-type: none"> 0 - None 1 - Hot Air 2 - Hot Water/Steam 3 - Unit Heaters 4 - Electric 5 - Heat Pump 6 - Solar 				<ul style="list-style-type: none"> 0 - None 1 - Central 2 - Unit 				<ul style="list-style-type: none"> A - Attic B - Basement C - Crawl Space E - Enclosure M - Mezzanine P - Penthouse 		<ul style="list-style-type: none"> RCN LD 	
<ul style="list-style-type: none"> - 344 - Strip Shopping Cen. - 345 - Disc. Dept. Stores - 346 - Dept. Stores - 347 - Supermarket - 348 - Conv. Food Market - 351 - Bank - 352 - Savings Inst. - 353 - Office Building - 369 - Day Care Center - 373 - Retail - single occ. - 396 - Mini Warehouse - 397 - Office/Warehouse - 398 - Warehouse 				<ul style="list-style-type: none"> 053 - Office Bldg. 062 - Cinema 070 - Ser. Sta. w/bays 071 - Ser. Sta. & Conv. Retail 072 - Ser. Sta. & Conv. Storage 073 - Ser. Sta. no bays 081 - Multi-Use Apart. 082 - Multi-Use Office 084 - Multi-Use Storage 090 - Parking Garage 100 - Food Franchise (see detail) 				<ul style="list-style-type: none"> 07 - Mtl., Light 08 - Mtl. Sandwich 09 - Conc. Load Bearing 10 - Conc. Non-Load Bearing 11 - Glass 12 - Glass & Masonry 13 - Enclosure 				<ul style="list-style-type: none"> 0 - None 1 - Hot Air 2 - Hot Water/Steam 3 - Unit Heaters 4 - Electric 5 - Heat Pump 6 - Solar 				<ul style="list-style-type: none"> 0 - None 1 - Central 2 - Unit 				<ul style="list-style-type: none"> A - Attic B - Basement C - Crawl Space E - Enclosure M - Mezzanine P - Penthouse 		<ul style="list-style-type: none"> RCN LD 	
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YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS									
STR. CODE	FLAT +/-	DIMENSIONS SIZE	IDENT. UNIT	PHYS COND	FUNC. UTIL.	YR BLT	% GD	RCN	RCNLD
RG4		018.20020	01	3	3	55			
TOTAL									

BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS - STRUCTURE CODES			
L1 - Elev. Elect. Freight	LD1 - Ldg. Dock, Stl. or Conc.	DL1 - Dock Level Floors	SF1 - Store Front, Wd. Frame
L2 - Elev. Elect. Pass.	LD2 - Ldg. Dock, Wood	OD1 - O H Doors, Wd or Mtl	SF2 - Store Front, Av. Mtl.
L3 - Elev. Hyd. Freight	LD3 - Ldg. Dock, Inter.	OD2 - O H Doors, Rolling Stl.	SF3 - Store Front, Elaborate
L4 - Elev. Hyd. Pass.	LD4 - Truck or Train Well, Interior	EE1 - Enclosed Entry	MS1 - Miscellaneous Structure

YARD & SECONDARY BUILDING STRUCTURE CODES	
PA1 - Paving, Asph. Parking	CP5 - Canopy Only
PA2 - Paving, Serv. Station	CP7 - Canopy, Serv. Sta. (economy)
PC1 - Paving, Conc. Parking (average)	CP8 - Canopy, Serv. Sta. (average)
PC2 - Paving, Conc. Heavy Duty	CP9 - Canopy, Serv. Sta. (good)
AP1 - Fence, Chainlink	
RR1 - Railroad Trackage	



TOTAL OTHER IMPROVEMENTS

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	066A F012001
Location	463 ST JOHN ST
Land Use	FIVE TO TEN FAMILY
 Owner Address	 19 SOUTH STREET LLC PO BOX 15430 PORTLAND ME 04112
 Book/Page	 22402/085
Legal	66A-F-12 ST JOHN ST 461-465 FALMOUTH ST 222-232 9708 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$62,250	\$196,750	\$259,000

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$91,100	\$259,300	\$350,400

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	10	5216	1
 Total Acres	 Total Buildings	 Sq. Ft.	 Structure Type	 Building Name
0.223	5216		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1176	UNFINISHED RES BSMT
1	01/01	1432	APARTMENT
1	02/02	1432	APARTMENT
1	A1/A1	1176	APARTMENT

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

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1955	GARAGE FRAME	360	1

Sales Information

Date	Type	Price	Book/Page
03/10/2005	LAND + BLDING	\$142,500	22402-85
03/10/2005	LAND + BLDING	\$142,500	22402-83
05/19/2004	LAND + BLDING		21293-102

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!](#)

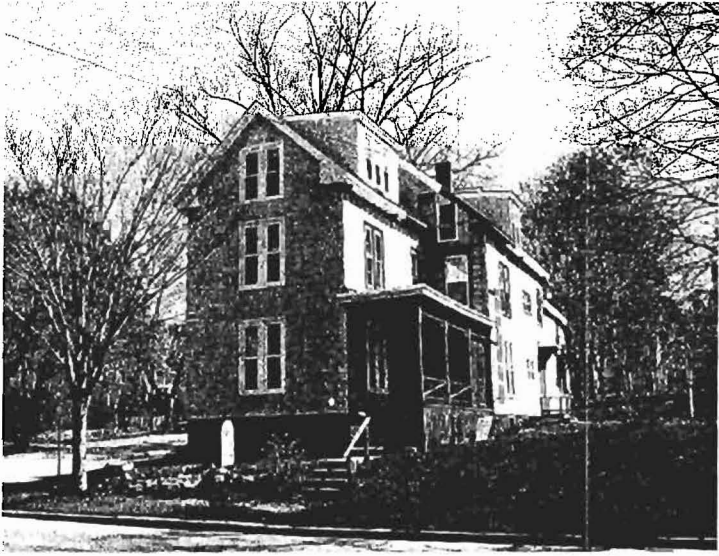


EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of St. John Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the side line of St. John Street at the northwesterly corner of land conveyed by Anna W. Holland to Leon Herman by deed dated January 30, 1923 and recorded in the Cumberland County Registry of Deeds in Book 1128, Page 38; thence northerly by the easterly side line of St. John Street, sixty-eight (68) feet to the southeasterly side line of Falmouth Street; thence northeasterly by the southeasterly side line of Falmouth Street, one hundred twenty-two and a half (122½) feet, more or less, to the easterly side line of land formerly of the City of Portland; thence southerly by said land formerly of the City of Portland, ninety-nine (99) feet, more or less, to the northeasterly corner of said land formerly of Holland; thence westerly by said land formerly of Holland, one hundred sixteen and three tenths (116.3) feet, more or less, to the point of beginning.

Received
Recorded Register of Deeds
Mar 10 2005 01:46:14P
Cumberland County
John B O'Brien

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	L	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
	461-465	St. John	463	OF			W		66A	F	12

TAXPAYER ADDRESS AND DESCRIPTION

GRAVEN HAROLD E & EVA H
 OR SURVIVOR
 463 ST JOHN ST CITY

LAND & BLDG ST JOHN ST #461-465
 & FALMOUTH ST #222-232 PORTLAND
 MAINE ASSESSORS PLAN 66A-F-12
 AREA 9708 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
Whitmore, Herbert J + Helen C			1953	2092	389

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1956
80' @	116' @	17 ⁰⁰	105	18 ⁰⁰	1440	
					100	
TOTAL VALUE LAND					1540	1540
TOTAL VALUE BUILDINGS					5070	5030
TOTAL VALUE LAND AND BUILDINGS					6610	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD INCREASE DECREASE			
1950	1951	1956	25
LAND 1050			
BLDGS. 2200			
TOTAL 3250			
LAND 925			
BLDGS. 3050			
TOTAL 3975			
LAND 925			
BLDGS. 3025			25
TOTAL 3950			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND			
BLDGS.			
TOTAL			
LAND			
BLDGS.			
TOTAL			
LAND			
BLDGS.			
TOTAL			
LAND			
BLDGS.			
TOTAL			
LAND			
BLDGS.			
TOTAL			

AR	ORIG. COST	RENTAL
AR	SALE PRICE	EXPENSE
AR	U. S. R. S.	NET

70 @ 100% = 70
 33 @ 30% = 10
 80

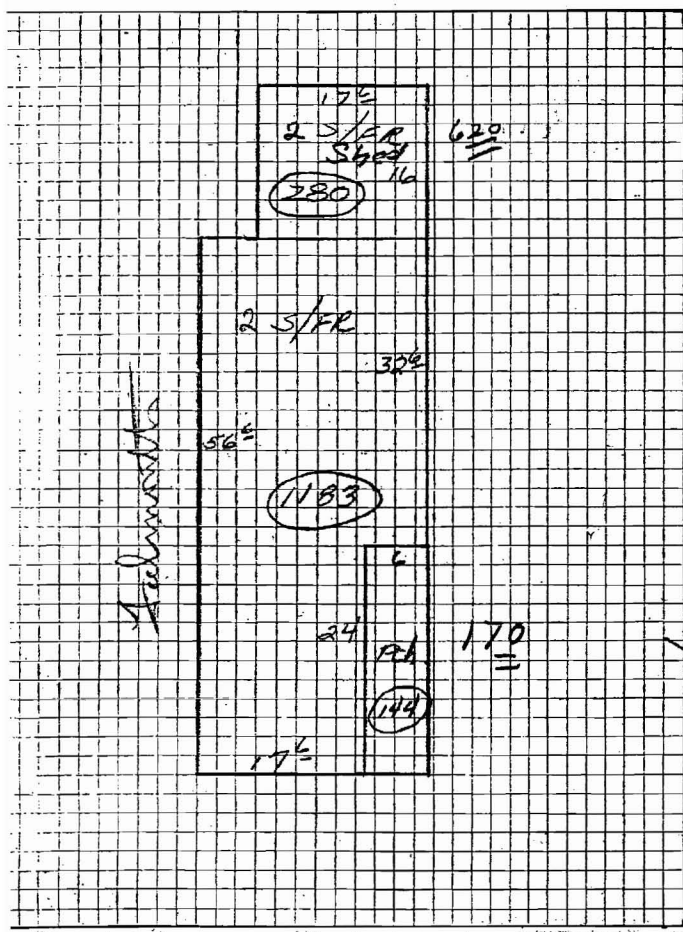
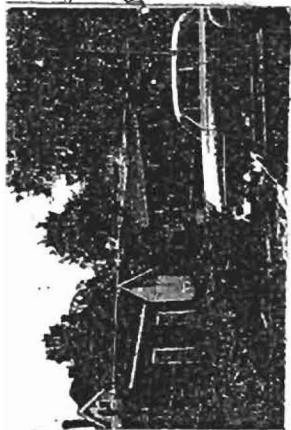
4-7901

RECORD OF BUILDINGS

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

AND NOS.

YEAR 19



FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	2 <input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	1 <input checked="" type="checkbox"/>
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	4 <input checked="" type="checkbox"/>
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	1 <input checked="" type="checkbox"/>
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	1 1 <input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS <input checked="" type="checkbox"/>		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME		B	1 2 3	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		PINE		NO LIGHTING	
BRICK VENEER		HARDWOOD		NO. OF ROOMS	
BRICK ON TILE		PLASTER		BSMT.	2ND 5
SOLID BRICK		UNFINISHED		1ST 6	3RD 2
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	
TERRA COTTA		FINISHED ATTIC FULL <input checked="" type="checkbox"/>		2 1/2 FAMILY	4 <input checked="" type="checkbox"/>
VITROLITE		FIREPLACE		APARTMENT	
PLATE GLASS		HEATING		STORE	
INSULATION		PIPELESS FURNACE		THEATRE	
WEATHERSTRIP		HOT AIR FURNACE		HOTEL	
ROOFING		FORCED AIR FURN.		OFFICES	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	STEAM Repl. 50 <input checked="" type="checkbox"/>		WAREHOUSE	
WOOD SHINGLES		HOT WAT. OR VAPOR <input checked="" type="checkbox"/>		COMM. GARAGE	
ASBES. SHINGLES		NO HEATING		GAS STATION	
SLATE TILE		GAS BURNER		ECONOMIC CLASS	
METAL		OIL BURNER Repl. 50 <input checked="" type="checkbox"/>		OVER BUILT	
COMPOSITION		STOKER		UNDER BUILT	
ROLL ROOFING				DT. 7-5-50	AR. 9
INSULATION				LD. 98	PD. 024
				MS.	CK. 50

11/55-1897. Steam boiler & OR replmt ✓
 INFO - FROM TENANT

COMPUTATIONS			
UNIT	1951	1956	
1183 S. F.	6120	6120	
S. F.			
ADDITIONS	+790	+790	
BASMENT			
WALLS HT	+200	+200	
ROOF			
FLOORS			
ATTIC Full	+460	+460	
FINISH			
FIREPLACE	+140	+140	
HEATING	+330	+240 BASE	
PLUMBING	+720	+720	
TILING			
M.F. 15%	+920	+920	
TOTAL	9680	9590	
FACT +10	+610	+610	
REP. VAL.	10290	10200	

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	A 2 1/2 FR	C	56		F	10290	50%	5150	10%	4630	2775
GAR	B 2 CAR FR		New			460	5%	430	-B	440	275
	C					10200	50%	5100	10%	4590	2750
	D										
	E										
	F										
	G										
YEAR	1951	1956									
TAX VAL.	3050	3025									
OLD VAL.		3050									
CHANGE		-25									
1951 TOTAL BLDGS.										5070	2150
1956										3025	

SHORT FORM DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

Lois M. Paradise of Portland, Maine, duly appointed and acting Personal Representative of the **Estate of Noel E. Paradise**, deceased (testate), as shown by the probate records of Cumberland County, Maine and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, FOR CONSIDERATION PAID, grants to **19 South Street, L.L.C.** a Maine limited liability company with a mailing address of P.O. Box 15430, Portland, Maine 04112-5430 all of its right, title and interest, in and to, certain real property, together with any improvements thereon, located in the City of Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Being a portion of the premises conveyed to Noel E. Paradise and Lois M. Paradise by deed conveyed from Herbert J. Whitmore and Helen G. Whitmore dated July 24, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3271, Page 339; further reference is made to deed conveyed by Noel E. Paradise and Lois M. Paradise as joint tenants to Noel E. Paradise and Lois M. Paradise as equal tenants in common dated May 13, 2004 and recorded in said Registry of Deeds in Book 21293, Page 102.

WITNESS my hand and seal this 10 day of March, 2005.

WITNESS:

Susan S. Osborne
Name: Susan S. Osborne

Lois M. Paradise
Lois M. Paradise
Personal Representative,
Estate of Noel E. Paradise

State of Maine
County of Cumberland, ss.

March 10, 2005

PERSONALLY APPEARED the above-named Lois M. Paradise, Personal Representative as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Susan S. Osborne
Name:
Notary Public / Attorney at Law
Notary Commission Expires:

SEAL

SUSAN S. OSBORNE
Notary Public, Maine
My Commission Expires November 1, 2005

MAINE REAL ESTATE TAX PAID

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 066A F012001
Location 463 ST JOHN ST
Land Use FIVE TO TEN FAMILY

Owner Address 19 SOUTH STREET LLC
 PO BOX 15430
 PORTLAND ME 04112

Book/Page 22402/085
Legal 66A-F-12
 ST JOHN ST 461-465
 FALMOUTH ST 222-232
 9708 SF

R-S

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$62,250	\$196,750	\$259,000

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$91,100	\$259,300	\$350,400

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	10	5216	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.223	5216		APARTMENT - GARDEN	

Exterior/Interior Information

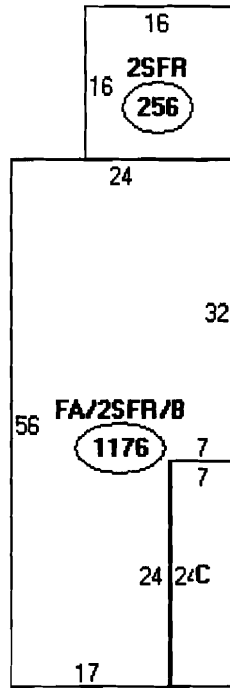
Section	Levels	Size	Use
1	B1/B1	1176	UNFINISHED RES BSMT
1	01/01	1432	APARTMENT
1	02/02	1432	APARTMENT
1	A1/A1	1176	APARTMENT

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

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1



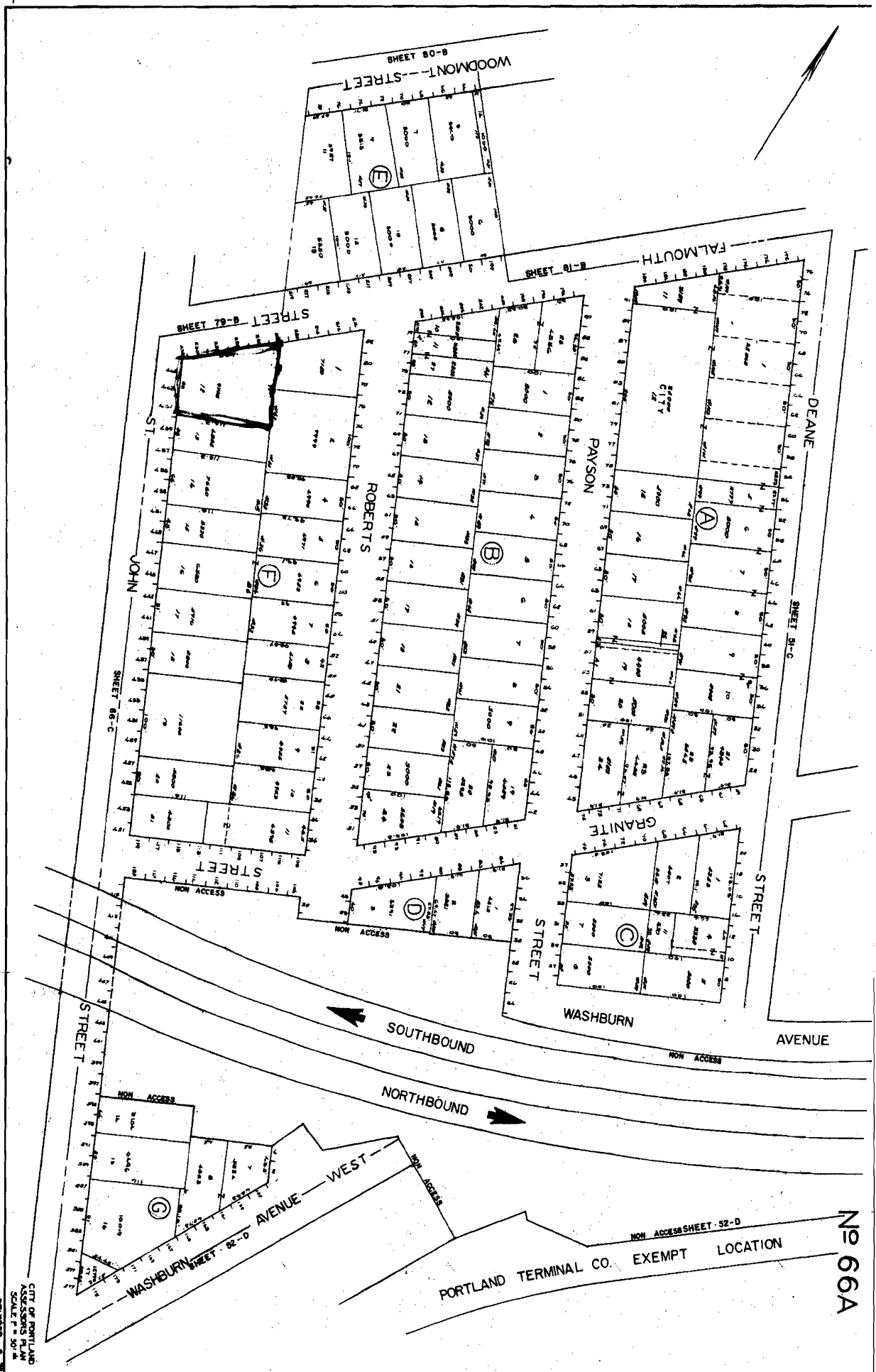


Descriptor/Area

A: FA/2SFR/B
1176 sqft

B: 2SFR
256 sqft

C: OFP
168 sqft



REVIEWED 3-18
 CITY OF PORTLAND
 CITY ENGINEER
 SCALE 1" = 50'

NON ACCESS SHEET 52-D
 PORTLAND TERMINAL CO. EXEMPT LOCATION

№ 66A

From: Marge Schmuckal
To: Marc Fishman
Date: 3/8/2006 4:45:29 PM
Subject: Re: 463 St. John Street, Portland

Marc,

Your permit to legalize 8 nonconforming dwelling units requires these egresses (i.e. part of the approval process is to show compliance with fire and building codes). Once the egress work begins, the legalization of the 8 nonconforming units can be finalized. That is what we are waiting for at this time. The City can not issue a permit to legalize the 8 nonconforming dwelling units without the proper egresses.

I hope this helps you.

Marge Schmuckal

>>> "Marc Fishman" <marc@fishmanrealty.com> 3/7/2006 2:52:24 PM >>>
Hi Marge;

Adam Flaherty of Back Cove Construction has been assisting me with the building permit to construct the 2nd means of egress at the above referenced property. What is the status of the permit?

- no record of permit being applied for.

Secondly, we will be seeking a conditional approval of the Non-Conforming Units into a legal 10 unit property, once the egress issues have been satisfied and all doors have been replaced with fire rated ones. Are you able to provide me with a written conditional approval on City letterhead, so I have the confidence to proceed in spending upwards of \$25,000 towards the renovations of this property?

I appreciate your attention to this matter and look forward to working with you towards the legalization of this property and keeping affordable housing in Portland.

Marc

Marc R. Fishman
2 Cotton Street
P.O. Box 15430
Portland, ME 04112-5430
(207) 775-6561 x 202
(207) 871-0914 (fax)
mailto: Marc@FishmanRealty.com

From: Mike Nugent
To: tmm
Date: 2/13/2006 2:39:58 PM
Subject: Legalize Nonconforming units Scheduled. Property Addr: 463 ST JOHN ST Parcel ID: 066A F012001

Date: 2/16/2006 Time: 6:00:00 AM

Note: Please inspect this building for code compliance for legalization of non Conforming units. Please call Adam Flaherty @ 615-6473. The paperwork is in your mailbox!!!!!!mjn Property Addr: 463 ST JOHN ST Parcel ID: 066A F012001

Application Type: Prmt
Application ID: 60166

Contact: Adam Flaherty JR.
Phone1: 2077742951 Phone2:

Owner Name: 19 SOUTH STREET LLC
Owner Addr: PO BOX 15430
PORTLAND, ME 04112

CC: Gayle Guertin; Marge Schmuckal; mjn@portlandmaine.gov.

From: "Marc Fishman" <marc@fishmanrealty.com>
To: <MES@portlandmaine.gov>
Date: 3/7/2006 2:52:32 PM
Subject: 463 St. John Street, Portland

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(207) 775-6561 x 202
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mailto: Marc@FishmanRealty.com

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Hi Marge;

Adam Flaherty of Back Cove Construction has been assisting me with the building permit to construct the 2nd means of egress at the above referenced property. What is the status of the permit?

Secondly, we will be seeking a conditional approval of the Non-Conforming Units into a legal 10 unit property, once the egress issues have been satisfied and all doors have been replaced with fire rated ones. Are you able to provide me with a written conditional approval on City letterhead, so I have the confidence to proceed in spending upwards of \$25,000 towards the renovations of this property?

I appreciate your attention to this matter and look forward to working with you towards the legalization of this property and keeping affordable housing in Portland.

Marc

Marc R. Fishman
2 Cotton Street
P.O. Box 15430
Portland, ME 04112-5430
(207) 775-6561 x 202
(207) 871-0914 (fax)
mailto: Marc@FishmanRealty.com

This data is provided by the Assessor's Office and is current as of **Mar. 21, 2007** Fees

CBL	066A F012001	Acct No	10934	Property Address	463 ST JOHN ST	Vie
Owner Name 1	19 SOUTH STREET LLC			Property Type	COMMERCIAL	Dist#: 3
Name 2				Description	66A-F-12	Vie
Mailing Address	PO BOX 15430				ST JOHN ST 461-465	
City, State, Zip	PORTLAND	ME	04112		FALMOUTH ST 222-232	Vie
					9708 SF	

Prop Info | Inspections | Site Plans | Permits | Complaints | Food/Water Cmpl. | Documents | Letters | Prc

Date/Time	Staff/Contact	Street	Parcel ID	Appl ID	Appl Type	Type
07/05/06	Jeanie Bourke	463 ST JOHN ST	066A F01200	50903	Prmt	Certificate of Occupa
6:00 AM						Final for Fire Escape no Electrical 775-6561 ext 202 Mark Cell #671-62
03/27/06	Jeanie Bourke	463 ST JOHN ST	066A F01200	50903	Prmt	Footings/Setbacks
6:00 AM						Adam 615-6472
02/17/06	Tammy Munson	463 ST JOHN ST	066A F01200	60166	Prmt	Legalize Nonconform
6:00 AM	Adam Flaherty JR.					Please inspect this building for code compliance for legalization of non C

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0903	Issue Date:	CBL: 066A F012001
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Location of Construction: 463 St John St	Owner Name: 19 South Street Llc	Owner Address: Po Box 15430	Phone:
Business Name:	Contractor Name: <i>ADAN</i> Rich Aluminum Co. <i>615-643</i>	Contractor Address: 315 Park Ave. Portland	Phone: 2077729822
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>R5</i>

Past Use: Multi- Family	Proposed Use: Multi-Family - upgrade fire escape <i>add new fire escape</i>	Permit Fee: \$66.00	Cost of Work: \$4,500.00	CEO District: 3
Proposed Project Description: upgrade fire escape <i>See legalization Application # 06-0166</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NPPA 101</i> <i>7.2.8</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>50</i> <i>3/21/06</i>	
		Signature: <i>Greg C...</i>	Signature: <i>...</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 07/06/2005	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/19/06</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 <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE

3/27/06 Setback insp for sona holes w/ Adrian - Not meeting
20' front - left for 1/2 hr for another insp - came back and
met Adam. Found iron rod on The Right side property. Measured
back 20' 6" ± to place 1st hole. Depths were good at 4'
OK to proceed - Adam checked distance for run of
1st stairs at 3rd FL - it will work for the Front tube placement
JMB

7/5/06 Fire Escape insp w/ Mark F., Greg C.

- Need graspable handrails
- need egress window access @ Rear Escape
- Need all windows to be 45 min. Rating That
are in path of any part of Egress.
- Need to verify w/ MSN about Rise & Run
? Can This meet Fire escape Regs.?
- Bottom² steps @ Front escape are 8" JMB

7/7/06 Verified w/ MSN - Rise & Run ok not to
be 7/11 but everything needs to meet uniformity Regs.
Spoke w/ Marc F. about stair uniformity & fire rated windows.
He's having a hard time finding rated windows. JMB

4/4/08 - all work finished and to code. all
Items above taken care of to Building/ Fires
Satisfaction per Tom M + Capt Greg Cass (PFD)



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: 463 St. John Street - 66A-F-17

Owner: Mark Fishman / 19 South St LLC

Address of Owner: 19 South St **Telephone:** 671-6272

Applicant information if different than above: contact: Adam Flaherty SR. Port City Properties - 615-6473

Current number of legal units: two (2)

Number of units to be legalized: eight (8)

total: ten (10)

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

see other side

Denied at this time. - received back 7/10/06

Signature: Greg Carr **Date:** 7-5-06

alain

window to fire escape # 1 not code

Hand rails

Ext. cord used for perm. wiring. (sump pump)

Seal all vert. openings (numerous)

Smoke detectors in basement.

All wiring to comply w/ NFPA 70

Rate all glass exposures to fire escapes

Remove transom

Door to basement to be rated.

Sheet rock means of egress 5/8

This was denied by
Capt Cass



Jay