

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0942	Issue Date: PERMIT ISSUED APR 25 2005	081-008001
Owner Name: Nealand Paul A	Owner Address: 196 Dartmouth St	Phone: 318-0425
Contractor Name: Owner	Contractor Address: Portland	Phone: CITY OF PORTLAND 0000
Lessee/Buyer's Name	Permit Type: Legalization of Non-Conforming Units	Zone: R-5

Location of Construction: 196-198 Dartmouth St	Owner Name: Nealand Paul A	Owner Address: 196 Dartmouth St
Business Name:	Contractor Name: Owner	Contractor Address: Portland
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units

Past Use: two family home	Proposed Use: to legalize one nonconforming unit in upper floor for a total of three dwelling units
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Permit Fee: \$375.00	Cost of Work: \$0.00	CEO District: 2	63639
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see Attached signed approval from Tracy Kelly District</i> Signature: A/2/05	INSPECTION: Use Group: R Type: SB IBC 2003 Signature: <i>[Signature]</i>
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Proposed Project Description:
legalize non conforming efficiency apt in existing two family dwelling

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 07/09/2004	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan exemption given to planning 8/17/04 <i>AK with conditions</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>8/21/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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, 111 L t		DATE	PHONE

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 04-0942	Date Applied For: 07/09/2004	CBL: 081 A008001
Location of Construction: 196-198 Dartmouth St	Owner Name: Nealand Paul A	Owner Address: 196 Dartmouth St	Phone: () 318-0425	
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000	
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units		
Proposed Use: to legalize one nonconforming unit in upper floor for a total of three dwelling units		Proposed Project Description: legalize non conforming efficiency apt in existing two family dwelling		

Comments:
8/27/04-gg: Received approved site exemption for legalizing third floor dwelling unit. /gg



CITY OF PORTLAND

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APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on: 10 Gayle 2/10/05 - Notices Sent out 2/22/05

City Housing Ordinance compliance received on: 4/6/05

City NFPA compliance received on: 4/21/05

Is ZBA action required? NO - NO received letters from the neighbors
- Bill Umbel created the illegal unit in 1994 per Affidavit.
- plot plan included
- floor plans included



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: 196 Dartmouth Street

Owner: Paul A. Nealand

Address of Owner: 196 DARTmouth **Telephone:** 310-1425 ¹⁰³ NH

Applicant information if different than above: _____

Current number of legal units: 2 residential D.U.

Number of units to be legalized: 1 residential D.U.

TOTAL = 3 residential D.U.

Comments of approval or disapproval (list any and all conditions): Housing & Fire viol's corrected 4-6-05 081-A-008

Signature: Paul Nealand **Date:** 4/6/05

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:

Tax Assessor's Chart, Block & Lot	Owner: Paul A Nealand	Telephone: 318-0425
Chart# 081	Block# A-008	Lot# 001
Address: 196 Dartmouth St.		

Contact name, address & telephone if different than above: _____

Cost of Work: \$ _____

Fee: \$ _____

\$300 per legalized unit & \$75 per C of O

Current # of legal D.U. 2

Requested # of units To be legalized: 1

Total bldg. units: 3

Attach evidence that each requested unit to be legalized existed as of 4/1/95:
List evidence that you are submitting:
I DON'T KNOW

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:
I BOUGHT THE BUILDING IN 1997, THESE ARE SCHIE FORMS FOR 97-98 STATING I CLAIM 2 RENTS.

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: Paul A Nealand

Date: 6-10-07

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

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of **Planning** & Development
Lee Urban, Director

CITY OF PORTLAND

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APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS

For Office Use Only:

Notices to owners of properties situated within 300 feet sent on: _____

City Housing Ordinance compliance received on: _____

City **NFPA** compliance received on: _____

Is **ZBA** action required? _____

From: Gayle Guertin
To: Marge Schmuckal; Mike Nugent
Date: Tue, Feb 22, 2005 11:09 AM
Subject: 196 Dartmouth S. Legalization of nonconforming unit

196 Dartmouth St.
Owner: Paul a Nealand
CBL: 081 A008

Sent out abutters notice 2/22/05

CC: Gayle Guertin

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
080 F001001	TAYLOR DEBORAH A & LOUISE M DAIGLE JTS	4 CATHERINE ST PORTLAND, ME 04102	4 CATHERINE ST	1
080-F002001	LEWANDOWSKI JOHN R & PAULA R ASHTON	132 BRIGHTON AVE PORTLAND, ME 04102	132 BRIGHTON AVE	1
080 F003001	PEELER PHELPS	128 BRIGHTON AVE PORTLAND, ME 04102	128 BRIGHTON AVE	1
080 F004001	GAMMON RICHARD J & LYNNE M	9 SHEFFIELD ST PORTLAND, ME 04102	9 SHEFFIELD ST	1
081 A001001	HOHLT WINIFRED ANN & SUZANNE CRENSHAW PRESTON	178 DARTMOUTH ST PORTLAND, ME 04103	178 DARTMOUTH ST	1
081 A003001	DELICATA JEANNE B & LEO J JTS	115 WILLIAM ST PORTLAND, ME 04103	115 WILLIAM ST	2
081 A004001	NISBET GREGORY J & MARGARET G JTS	124 NOYES ST PORTLAND, ME 04103	188 DARTMOUTH ST	2
081 A005001	SPIEGEL BONNIE J & STANLEY	121 WILLIAM ST PORTLAND, ME 04103	121 WILLIAM ST	1
081 A007001	POWERS THOMAS E	306 MAIN ST CUMBERLAND CENTER, ME 04021	125 WILLIAM-ST	3
081 A008001	NEALAND PAULA	196 DARTMOUTH ST PORTLAND, ME 04103	196 DARTMOUTH ST	2
081 A009001	JOHNSON WAYNE W & REBECCA C JTS	129 WILLIAM ST PORTLAND, ME 04103	129 WILLIAM ST	1
081 A010001	202 DARTMOUTH STREET REALTY INC	48 WESTERN PROMENADE PORTLAND, ME 04102	202 DARTMOUTH ST	12
081 A013001	139 WILLIAM STREET REALTY INC	48 WESTERN PROMENADE PORTLAND, ME 04102	139 WILLIAM ST	8
081 A016001	STAHLE JULIE J	210 DARTMOUTH ST PORTLAND, ME 04103	210 DARTMOUTH ST	2
081 A017001	ZIMMERMAN THOMAS & JAN PEYTON ROWLEY JTS	141 WILLIAM ST PORTLAND, ME 04103	141 WILLIAM ST	1
081 A68001	PERCELAY BRUCE	216 DARTMOUTH ST PORTLAND, ME 04103	216 DARTMOUTH ST	2
081 A019001	ISELBORN CHARLES A & LINDA M JTS	149 BRIGHTON AVE PORTLAND, ME 04102	149 BRIGHTON AVE	1
081 B001001	MORROW-SPITZER THEODORE A ELENA J JTS	118 WILLIAM ST PORTLAND, ME 04103	118 WILLIAM ST	1
081 B002001	WASDAHL DAVID C & LEANNE C WALKER JTS	119 PITT ST PORTLAND, ME 04103	119 PITT ST	1
081 B003001	LICHTENSTEIN JOYCE A	4475 24TH ST #3 SAN FRANCISCO, CA 94114	134 WILLIAM ST	1
081 B005001	COLLORD GEORGE L III	124 WILLIAM ST PORTLAND, ME 04103	124 WILLIAM ST	3
081 B006001	YOUNGREN HAROLD H & AMY M HOMANS JTS	129 PITT ST PORTLAND, ME 04103	129 PITT ST	1
081 B007001	TAYLOR J MICHAEL & WENDY D TAYLOR JTS	126 WILLIAM ST PORTLAND, ME 04103	126 WILLIAM ST	1
081 B010001	GRAHAM GRACE M WID WWII VET	139 PITT ST PORTLAND, ME 04103	139 PITT ST	1
081 B011001	BISSONNETTE SUSAN N	140 WILLIAM ST PORTLAND, ME 04103	140 WILLIAM ST	2
117 D001001	TABB JOHN A & NANCY L MCALLISTER JTS	101 WILLIAM ST PORTLAND, ME 04103	101 WILLIAM ST	1
117 D003001	MORIN GRACE S	337 DEERING AVE PORTLAND, ME 04103	337 DEERING AVE	3
117 D005001	KELLER MARIE	341 DEERING AVE PORTLAND, ME 04103	341 DEERING AVE	1
117 D025001	MILLS SUSAN A & SUZANNE M RUSSO JTS	331 DEERING AVE PORTLAND, ME 04103	331 DEERING AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
118 E012001	BAKER JAY S & KIMBERLEY J BAKER JTS	359 DEERING AVE PORTLAND, ME 04103	359 DEERING AVE	2
118 E013001	BAKER JAY S & KIMBERLEY J BAKER JTS	359 DEERING AVE PORTLAND, ME 04103	351 DEERING AVE	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 31

DAVID A. LOURIE
ATTORNEY AT LAW
189 Spurwink Avenue
Cape Elizabeth, ME 04107-9604
(207) 799-4922
Fax 799-7865
dalourie@maine.rr.com

Hand Delivered
September 14, 2004

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 3rd Floor Unit at 196 Dartmouth Street, Portland 18-A-0/8

Dear Marge:

I represent Paul Nealand of 196 Dartmouth Street who has applied for approval of an existing additional dwelling unit at 196 Dartmouth Street, per PCC § 14-391 which establishes a process whereby certain dwellings which contain more dwelling units than the number permitted by the applicable provisions of the Land Use Code may be recognized as legal, nonconforming uses. You recently notified Mr. Nealand that his appeal would be denied unless he supplied documentation of the status of the unit pre-April 1, 1995.

Mr. Nealand purchased his building in 1997, at which time it already contained three units, with the former owner continuing to occupy the third floor. After reviewing the records of the building inspection, the assessor's office and interviewing William Umbel (the prior owner), I am convinced that the unit in fact existed prior to April 1, 1995.

I am enclosing an Affidavit from Mr. Umbel affirming the existence of an independent third floor dwelling unit prior to April 1995. Your staff was unable to locate the building permit substantiating work done by Mr. Umbel, even after I gave them information concerning the 1994

Marge Schmuckal, Zoning Administrator
Re: 3rd Unit at 196 Dartmouth Street, Portland
September 14, 2004
Page 2

dormer permit referenced in the Assessor's records.

The Umbel Affidavit, together with the Assessor's record, noting an inspection made in May 1994 (triggered by issuance of a building permit for the third floor dormer, which was subsequently completed) is sufficient to show that the 3rd floor conversion to an independent living unit was made during 1994.

As the Affidavit and evidence submitted supports the existence of this Unit prior to April 1, 1995 we request that you now approve the application. Please advise if you have any questions.

Sincerely,


David A. Lourie

enclosures


cc: Paul Nealand

AFFIDAVIT

Now comes William R. Umbel, of 559 Congress Street, Portland, ME 04101 and deposes as follows:

1. I was the owner of 196 Dartmouth Street, Portland from 1981 through 1997.
2. In 1994 I took out a permits to convert the third floor into living space, including a dormer, plumbing and electricity.
3. I recall Michael Collins inspecting the electrical work at the time.
4. The work done at that time included installation of a gas line, private bathroom, and kitchen sink, a small refrigerator, and a microwave.
5. I proceeded rapidly after receiving permits in early 1994, and I am certain that I completed the work later that year.
6. I rented and occupied the third floor as an independent self-contained dwelling unit after selling it to Paul Nealand in 1997.

September 10,2004


William R. Umbel

State of Maine
Cumberland, ss

Personally appeared the above named William Umbel, and acknowledged the above instrument to be his free act and deed.

Before me,



Attorney at Law Bar #1041

Printed Name:

David A. Lourie

CHARTER	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
0	081	A	008	001	010F01	136	DARTMOUTH	101	0477	0196	12	74

OWNER & MAILING ADDRESS

1	UMBEL WILLIAM R											
2	196 DARTMOUTH ST											
3	PORTLAND MAINE											
4												

81-A-8
DARTMOUTH ST 196
6363 SF

DEED BOOK	DEED PAGE	DEED DATE	SALES DATA
114			
MO YR	TYPE	A ^U TIME	SOURCE
200			
201			
202			

LAND DATA & COMPUTATIONS

DEL	0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	INFLUENCE FACTOR	LAND VALUE
0	0 NONE	N							
1	1 st Regular Lot	L		6363		0.00		5403	
2	2 Apartment Site	L							
3		L							
4		L							
5	ACREAGE	A							
6	1 Primary Site	A							
7	2 Secondary Site	A							
8	3 Undeveloped	A							
9	4 Marshland	A							
10	5 Waterfront	A							
11	6 Acreage	A							
12	7 Primary Site	A							
13	8 Secondary Site	A							
14	9 Undeveloped	A							
15	10 Marshland	A							
16	11 Waterfront	A							
17	12 Acreage	A							
18	13 Primary Site	A							
19	14 Secondary Site	A							
20	15 Undeveloped	A							
21	16 Marshland	A							
22	17 Waterfront	A							
23	18 Acreage	A							
24	19 Primary Site	A							
25	20 Secondary Site	A							
26	21 Undeveloped	A							
27	22 Marshland	A							
28	23 Waterfront	A							
29	24 Acreage	A							
30	25 Primary Site	A							
31	26 Secondary Site	A							
32	27 Undeveloped	A							
33	28 Marshland	A							
34	29 Waterfront	A							
35	30 Acreage	A							
36	31 Primary Site	A							
37	32 Secondary Site	A							
38	33 Undeveloped	A							
39	34 Marshland	A							
40	35 Waterfront	A							
41	36 Acreage	A							
42	37 Primary Site	A							
43	38 Secondary Site	A							
44	39 Undeveloped	A							
45	40 Marshland	A							
46	41 Waterfront	A							
47	42 Acreage	A							
48	43 Primary Site	A							
49	44 Secondary Site	A							
50	45 Undeveloped	A							
51	46 Marshland	A							
52	47 Waterfront	A							
53	48 Acreage	A							
54	49 Primary Site	A							
55	50 Secondary Site	A							
56	51 Undeveloped	A							
57	52 Marshland	A							
58	53 Waterfront	A							
59	54 Acreage	A							
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63	58 Marshland	A							
64	59 Waterfront	A							
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68	63 Undeveloped	A							
69	64 Marshland	A							
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71	66 Acreage	A							
72	67 Primary Site	A							
73	68 Secondary Site	A							
74	69 Undeveloped	A							
75	70 Marshland	A							
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78	73 Primary Site	A							
79	74 Secondary Site	A							
80	75 Undeveloped	A							
81	76 Marshland	A							
82	77 Waterfront	A							
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84	79 Primary Site	A							
85	80 Secondary Site	A							
86	81 Undeveloped	A							
87	82 Marshland	A							
88	83 Waterfront	A							
89	84 Acreage	A							
90	85 Primary Site	A							
91	86 Secondary Site	A							
92	87 Undeveloped	A							
93	88 Marshland	A							
94	89 Waterfront	A							
95	90 Acreage	A							
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98	93 Undeveloped	A							
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101	96 Acreage	A							
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103	98 Secondary Site	A							
104	99 Undeveloped	A							
105	100 Marshland	A							
106	101 Waterfront	A							
107	102 Acreage	A							
108	103 Primary Site	A							
109	104 Secondary Site	A							
110	105 Undeveloped	A							
111	106 Marshland	A							
112	107 Waterfront	A							
113	108 Acreage	A							
114	109 Primary Site	A							
115	110 Secondary Site	A							
116	111 Undeveloped	A							
117	112 Marshland	A							
118	113 Waterfront	A							
119	114 Acreage	A							
120	115 Primary Site	A							
121	116 Secondary Site	A							
122	117 Undeveloped	A							
123	118 Marshland	A							
124	119 Waterfront	A							
125	120 Acreage	A							
126	121 Primary Site	A							
127	122 Secondary Site	A							
128	123 Undeveloped	A							
129	124 Marshland	A							
130	125 Waterfront	A							
131	126 Acreage	A							
132	127 Primary Site	A							
133	128 Secondary Site	A							
134	129 Undeveloped	A							
135	130 Marshland	A							
136	131 Waterfront	A							
137	132 Acreage	A							
138	133 Primary Site	A							
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140	135 Undeveloped	A							
141	136 Marshland	A							
142	137 Waterfront	A							
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145	140 Secondary Site	A							
146	141 Undeveloped	A							
147	142 Marshland	A							
148	143 Waterfront	A							
149	144 Acreage	A							
150	145 Primary Site	A							
151	146 Secondary Site	A							
152	147 Undeveloped	A							
153	148 Marshland	A							
154	149 Waterfront	A							
155	150 Acreage	A							
156	151 Primary Site	A							
157	152 Secondary Site	A							
158	153 Undeveloped	A							
159	154 Marshland	A							
160	155 Waterfront	A							
161	156 Acreage	A							
162	157 Primary Site	A							
163	158 Secondary Site	A							
164	159 Undeveloped	A							
165	160 Marshland	A							
166	161 Waterfront	A							

5-6-98

Permit for dinner - not started
Exterior needs some work - gutters have rotted in sections, porches
need repairs, trim around windows need work.
2nd fl. roof - avg condition - new throat.

NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
461							
462							
463							
464							
465							
599 DELETE 601-608 ADDITIONS							
ADD	CD	LWR	1ST	2ND	3RD	AREA	
601	A1		31				
602	A2		11	11			
603	A3			11			
604	A4						
605	A5						
606	A6						
607	A7						
608	A8						

NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
472							
473							
474							

NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
475							
476							
477							
478							
479							
480							

NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
481							
482							
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485							

NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
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NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
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NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
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NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
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NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
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507							
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NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
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512							
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515							

NO.	DESCRIPTION	DATE	AMOUNT	1ST	2ND	3RD	AREA
516							
517							
518							
519							
520							

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	081 A008001
Location	196 DARTMOUTH ST
Land Use	TWO FAMILY
 Owner Address	 NEALAND PAUL A 196 DARTMOUTH ST PORTLAND ME 04103
 Book/Page	 13413/283
Legal	81-A-8 DARTMOUTH ST 196 6363 SF

Valuation information

Land	Building	Total
\$29,610	\$107,000	\$136,610

Property Information

Year Built 1910	Style old style	Story Height 2	Sq. Ft. 2870	Total Acres 0.146	
Bedrooms 4	Full Baths 3	Half Bathe	Total Rooms 10	Attic Full Finsh	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1910	Size 20x22	Grade C	Condition F
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Sales Information

Date 11/01/1997	Type LAND + BLDING	Price \$156,500	Book/Page 13413-283
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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](#).



930920

City of Portland BUILDING PERMIT APPLICATION Fee \$35 Zone _____ Map # _____ Lot # _____

Permit # _____ Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William R. Umbel Phone # 772-4315

Address: 198 Dartmouth St - Ptd, WE 04102

LOCATION OF CONSTRUCTION: 198 Dartmouth St.

Contractor: OWNER Sub: _____ Phone # _____

Address: _____ Proposed Use: 2-fam w dormer

Est. Construction Cost: \$2500 Part Use: 2-fam

of Existing Res. Units: _____ # of New Res. Units: _____

Building Dimensions: L _____ W _____ Total Sq. Ft. _____

Bedrooms: _____ Lot Size: _____

Proposed Use: Seasonal Condominium Conversion

Expanded Construction: CONSTRUCT DORMER - 12' x 14' - 3 APPX

Expansion: _____

Foundation: _____

Roof: _____

Other: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

Notes: _____

For Official Use Only

Date: 10/4/93

Inside Fire Limits: _____

Bid Code: _____

Time Limit: 2500

Estimated Cost: 2500

City of Portland

Street Frontage Provided: _____

Provided Setback: Front _____ Back _____ Side _____

Review Required: _____

Zoning Board Approval: Yes _____ No _____

Planning Board Approval: Yes _____ No _____

Conditional Use: _____

Shoreland Zoning: Yes _____ No _____

Special Exceptions: _____

Other: _____

Collar: _____

1. Ceiling Joists Size: _____ Spacing: _____

2. Ceiling Strapping Size: _____

3. Type Ceiling: _____

4. Insulation Type: _____

5. Ceiling Height: _____

Roof: _____

1. Type or Rafter Size: _____

2. Sheathing Type: _____

3. Roof Covering Type: _____

4. Number of Fire Pipes: _____

Chimney: _____

1. Approval of soil test if required: _____

2. No. of Tubes or Showers: _____

3. No. of Flushes: _____

4. No. of Lavatories: _____

5. No. of Other Fixtures: _____

Swimming Pools: _____

1. Type: _____

2. No. of Tubs or Showers: _____

3. No. of Lavatories: _____

4. No. of Other Fixtures: _____

Electrical: _____

Service Entrance Size: _____

Smoke Detector Required: Yes _____ No _____

Heating: _____

Type of Heat: _____

Plumbing: _____

Service Entrance Size: _____

PERMIT ISSUED

10/14/93

City of Portland

White - Tax Assessor

Ivory Tag - CEO

CONTINUED TO REVERSE SIDE



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD (3D CLASS BUILDING)

Portland, Me., April 18, 1923-19

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

194-196
Location ~~126-128~~ Dartmouth Street Ward 8 Fire Limits? no
Name of owner is? Frank F Adams Address 14 Highland Avenue
Name of mechanic is? Charles Askov Address Washington Avenue
Name of architect is? _____ Address _____
Proposed occupancy of building (purpose)? dwelling
If a dwelling or tenement house, for how many families? 2
Are there to be stores in lower story? _____
Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
Size of building. So. of feet front? 26ft; No. of feet rear? 26ft; No. of feet deep? 46ft
No. of stories, front? 2 1/2; rear? _____
No. of feet in height from the mean grade of street to the highest part of the roof? 30ft
Distance from lot line, front? _____ feet; side? _____ feet; rear? _____ feet
Firestop to be UP? yes
Will the building be erected on solid or filled land? _____
Will the foundation be laid on earth, rock or piles? _____
If on piles, No. of rows? _____ distance on centres? _____ length of? _____
Diameter, top of? _____ diameter, bottom of? _____
Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rafters 2 x 6 24 O. C. Girders 6 x 8
Size of girts 4 x 4
Size of floor timbers? 1st floor 2x8, 2d _____, 3d _____, 4th _____
O. C. " " " " 16, 2d _____, 3d _____, 4th _____
Span " " " " not over 16 ft, 3d _____, 4th _____
Will the building be properly braced? _____
Building, how framed? _____
Material of foundation? concrete thickness of? 12in laid with mortar? _____
Underpinning, material of? concrete blocks height of? 5ft thickness of? 8in
Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt
Will the building be heated by steam, furnaces, stoves or grates? steam Will the flues be lined? yes
Will the building conform to the requirements of the law? yes
Means of egress? _____

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? _____
What will be the clear height of first story? _____ second? _____ third? _____
State what means of egress is to be provided _____
Scuttle and stepladder to roof? _____

Estimated Cost,

\$ 9,000.

Signature of owner or authorized representative,

Address, 14 Highland St.

Plans submitted? _____

Received by? _____

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc)

▶ Attach to Form 1040 or Form 1041.

▲ See instructions for Schedule E (Form 1040).

(e(s) Shown on Return

Your Social Security Number

Paul A Nealand

004-56-8391

or renting personal property on Schedule C or C-EZ. Report farm rental income or loss from Form 4835 on page 2, line 39.

1 Show the kind and location of each rental real estate property:		2 For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of:		Yes	No
A	3 family-- 2/3 rented	• 14 days, or	• 10% of the total days rented at fair rental value? (See instructions.)		X
B					X
C					X

Income:		A Properties		C	Totals	
					(Add columns A, B, and C)	
3	Rents received.....	3	2,624.	3	2,624.	
4	Royalties received.....	4		4		
Expenses:						
5	Advertising.....	5				
6	Auto and travel (see instructions).....	6				
7	Cleaning and maintenance.....	7				
8	Commissions.....	8				
9	Insurance.....	9	376.1			
10	Legal and other professional fees.....	10				
11	Management fees.....	11				
12	Mortgage interest paid to banks, etc (see instructions).....	12	786.	12	786.	
13	Other interest.....	13	469.			
14	Repairs.....	14	789.			
15	Supplies.....	15				
16	Taxes.....	16	363.			
17	Utilities.....	17	198.			
18	Other (list) .. ▶	18				
19	Add lines 5 through 18.....	19	2,981.	19	2,981.	
20	Depreciation expense or depletion (see instructions).....	20	679.	20	679.	
21	Total expenses. Add lines 19 and 20 ..	21	3,660.			
22	Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see instructions to find out if you must file Form 6198.....	22	-1,036.			
23	Deductible rental real estate loss. Caution: Your rental real estate loss on line 22 may be limited. See instructions to find out if you must file Form 8582. Real estate professionals must complete line 42 on page 2	23	-1,036.			
25	Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter total losses here	25		25	-1,036.	
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 39 on page 2 do not apply to you, also enter this amount on Form 1040, line 17. Otherwise, include this amount in the total on line 40 on page 2	26		26	-1,036.	

BAA For Paperwork Reduction Act Notice, see Form 1040 instructions.

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

August 17, 2004

Paul A. Nealand
196 Dartmouth Street
Portland, ME 04103

RE: 196 Dartmouth Street – 081-A-008 - R-5 Residential Zone

Dear Mr. Nealand,

I am in receipt of your application requesting to legalize one existing nonconforming dwelling unit on the third floor of **196** Dartmouth Street for a total of three dwelling units in this building.

Your submittals are deficient. Section **14-391** of the Land Use Ordinance requires that you submit competent evidence to show that this illegal unit existed prior to April 1, **1995**. You have not submitted such required evidence to show that this unit existed prior to April 1, **1995**. The ordinance suggests that competent evidence might include assessor's records, purchase and sale agreements (of a prior owner, perhaps, in your case), affidavits, or other public records. You have shown that you purchased this building with three dwelling units in **1997**, and that you have neither constructed, nor established the nonconforming dwelling unit.

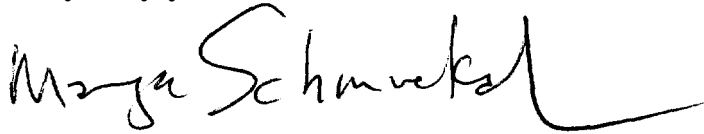
Your permit is denied based upon the lack of competent evidence to show that this unit existed prior to **4/1/95**. If you can not submit any such evidence as required, your permit will be denied.

Please note that this office has not yet advertised to owners of property within 300 feet. We are awaiting the required evidence needed. When such evidence is received, this office will begin the notification requirements. If we have not received any additional evidence within **30** days from the date of this letter, your permit will be deemed, fully denied.

You have the right to appeal this decision to the Zoning Board of Appeal under a conditional use appeal. If you wish to exercise your right to appeal, you must do so within thirty (**30**) days of the date of this letter. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

If the illegal **Unit** cannot or is not made legal, the unit shall be removed and reinspected by the Code Enforcement Officer to show compliance. It shall be **up** to you, as the owner, to contact the Code Enforcement Officer to set up a time for inspection.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish at the end.

Marge Schmuckal
Zoning Administrator

Cc: File
Code Enforcement Officer

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



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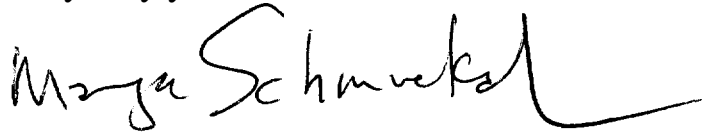
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Marge Schmuckal
Zoning Administrator

Cc: File
Code Enforcement Officer

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 19L-196 **STREET** Dartmouth **BLDG. NO.** 196
TAXPAYER ADDRESS AND DESCRIPTION **RECORD OF TAXPAYER** **DEVELOPMENT NO.** 6163 **AREA** 61 **DIST.** 7 **ZONE** 2558 **PAGE** 33
CHART 81 **BLOCK** A **CURR. DEPT.** 8

GENTILE ANTOINETTE M
16 POLAND ST.
CITY

LAND & BLDG. DARTMOUTHST, #194--
196 LOT 36 REC. PL. FESSENDEN PARK
ASSESSORS PLAN 81-A-8 AREA 6363
SQ. FT.

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951
52	122	30.00	1.06	31.80	1650

TOTAL VALUE LAND 1650

TOTAL VALUE BUILDINGS 6150

TOTAL VALUE LAND AND BUILDINGS 7800

SQ. FT. TO-FROM CH. BLK. LOT

SQ. FT. TO-FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE LAND AND BUILDINGS

SQ. FT. TO-FROM CH. BLK. LOT

SQ. FT. TO-FROM CH. BLK. LOT

ORIG. COST

RENTAL

SALE PRICE

EXPENSE

NET 7.00

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE LAND AND BUILDINGS

SQ. FT. TO-FROM CH. BLK. LOT

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LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE LAND AND BUILDINGS

SQ. FT. TO-FROM CH. BLK. LOT

SQ. FT. TO-FROM CH. BLK. LOT

ASSESSMENT RECORD INCREASE DECREASE

LAND	BLDG.	TOTAL	INCREASE	DECREASE
950	3275	4225		
1650	6150	7800		

TOTAL 4700

LAND 1650

BLDG. 3050

TOTAL 4700

SQ. FT. TO-FROM CH. BLK. LOT

SQ. FT. TO-FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE LAND AND BUILDINGS

SQ. FT. TO-FROM CH. BLK. LOT

SQ. FT. TO-FROM CH. BLK. LOT

PROPERTY FACTORS IMPROVEMENTS	
TOPOGRAPHY	
LEVEL	✓
HIGH	
LOW	
ROLLING	
SWAMPY	
PAVED	✓
SEMI-IMPROVED	
DIRT	
SIDEWALK	✓
TILLABLE	
PASTURE	
WOODED	
WASTE	

EXHIBIT "A"

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the southeasterly side of Dartmouth Street, bounded and described as follows: Beginning at a point in the southerly sideline of said Dartmouth Street in the northwesterly corner of lot of land conveyed by Nellie T. King to Francis P. King, et al by deed dated April 26, 1918, which point is in the division line between Lot #35 and Lot #36 as shown on plan of Fessenden Park recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 87;

Thence southerly at right angles to said Dartmouth Street and on the division line between said Lots #35 and #36, a distance of one hundred twenty-two and 45/100 (122.45) feet to the northeasterly corner of Lot #27 as shown on said plan;

Thence westerly by the division line between Lot #27 and Lot #36 as shown on said plan, a distance of fifty-two (52) feet to the southeasterly corner of Lot #37 on said plan;

Thence northerly on the division line between Lot #36 and Lot #37 as shown on said plan, a distance of one hundred twenty-two and 45/100 (122.45) feet to said southerly sideline of Dartmouth Street; Thence easterly by the southerly sideline of said Dartmouth Street, a distance of fifty-two (52) feet to the point of beginning.

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

Being the same premises conveyed to the Mortgagor herein by deed of William R. Umbel, dated October 23, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13413, Page 283.

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 196-198 Dartmouth St		Total Square Footage of Proposed Structure 630	Square Footage of Lot 6311/4
Tax Assessor's Chart, Block & Lot Chart# 01 Block# A Lot# 008		Owner: Paul Neeland	Telephone: 318-0425
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: Paul Neeland 196 Dartmouth St 318 0425	Cost of Work: \$ 0 Fee: \$ 30

Current use: _____
If the location is currently vacant, what was prior use: _____
Approximately how long has it been vacant: _____
Proposed use: Weight unit board and now making weight
Project description: Weight unit board and now making weight
When in which building in 1997 _____
Contractor's name, address & telephone: _____
Who should we contact when the permit is ready: Paul
Mailing address: _____
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.
PHONE: 318-0425

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the owner of record of the named 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: Paul Neeland
Date: 5-18-04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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 081 A008001
 Location 196 DARTMOUTH ST
 Land Use TWO FAMILY
 Owner Address NEALAND PAUL V
 196 DARTMOUTH ST
 PORTLAND ME 04103
 Book/Page 13413/283
 Legal 81-A-8
 DARTMOUTH ST 196
 6363 SF
Valuation Information
 Land \$29,610
 Building \$107,000
 Total \$136,610

Property Information

Year Built	Style	Old Style	Bedrooms	Full Baths	Half Baths	Total Rooms	Sq. Ft.	Total Acres	Attic	Basement	Condition
1910	Style	Old Style	4	3	2	10	2870	0.146	Full Finish	Full	F

Outbuildings

Type	Quantity	Year Built	Size	Grade
GARAGE-WD/CB	1	1910	20X22	C

Sales Information

Date	Type	Price	Book/Page
11/01/1997	LAND + BLDING	\$156,500	13413-283

Picture and Sketch

Picture [sketch](#)

[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!

