

Bianca Garber

Subject: FW: 202 Dartmouth

From: Ann Machado [mailto:amachado@portlandmaine.gov]
Sent: Tuesday, October 18, 2016 4:24 PM
To: Bianca Garber <bianca@portpropmgt.com>
Subject: Re: 202 Dartmouth

Bianca -

Sorry that it took me so long to try to look at the microfiche for this permit. I did find a microfiche sleeve for 198-208 Dartmouth Street that had all the plans and the application for the building permit applied for at the end of December in 1987 and issued in 1998 (#88-00167). Since we don't know if the work was ever completed for both units in the basement but there is proof that it existed as of 1995, submitting the Legalization of the Nonconforming Dwelling Unit Application is the best option. I would make it an application to legalize one nonconforming dwelling unit for a total of 12 units.

Let me know if you have any questions.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

On Fri, Oct 14, 2016 at 12:52 PM, Bianca Garber <bianca@portpropmgt.com> wrote:

Hi Ann. I can't even remember if I last spoke to you earlier this week or last week. It's been crazy busy; I'm sure you are in the same boat.

Did you come to conclusion regarding whether legalizing a 12th unit at 202 Dartmouth Street would require a change of use application or a legalization of a nonconforming unit application? Let me know. Thanks,

~ Bianca

From: Bianca Garber
Sent: Monday, October 03, 2016 11:57 AM
To: 'Ann Machado' <amachado@portlandmaine.gov>
Subject: RE: 202 Dartmouth

Hey Ann, sorry I missed you, just called and got your voicemail. There are 4 apartments on the first floor, four on the second floor, and two on the third floor. Basement has the one completed unit and another unit that was either never finished and or was in the middle of being remodeled.

I should be in my office for the next half hour or so, or try my cell, [207-699-8069](tel:207-699-8069). Thanks.

~ Bianca

From: Ann Machado [mailto:amachado@portlandmaine.gov]
Sent: Monday, October 03, 2016 10:51 AM
To: Bianca Garber <bianca@portpropmgt.com>
Subject: Re: 202 Dartmouth

Bianca -

I just left you a voicemail. It sounds like submitting a permit to legalize the 12th unit in the basement would be the best avenue to pursue, but I would like to talk to you about it first.

The letter from the applicant for the permit from 1987 talked about going from four units to two units on the third floor and adding two units in the basement. How many units are there on the third floor now?

Why don't you give me a call.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

On Fri, Sep 30, 2016 at 1:14 PM, Bianca Garber <bianca@portpropmgt.com> wrote:

Hi Ann,

I just spoke to someone down at the inspections office, didn't catch her name, but she said to just contact zoning directly about my question. Love seeing so many new faces down there, I'm guessing everyone is happy about having more staff.

202 Dartmouth Street is currently an 11-unit building. There is a 12th unit in the basement and we'd like to legalize it. I'm not sure if someone started building it and then stopped, or if someone started renovating it and then stopped. In the microfiche, there's a notice from 1982 referring to the building as having 12 dwelling units and another in 1996 (I know that's after the 1995 cut off, but indicates some degree of continuity for the building as a 12-unit). Also on the microfiche is an application in 1987 to build two new apartments in the basement, combine 4 other units, keeping the building as a 12 unit.

I understand the building is already over (as far as number of units) for its zone, but given the evidence it was a 12 unit prior to 1995, would I be okay to use the Legalization of a Non-Conforming Unit Application?

It does have proper egresses, FYI.

Let me know what you think. All the documents I referred to above are attached.

Thanks in advance for your help.

Bianca

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CBL 081 A010001
Land Use Type ELEVEN TO TWENTY FAMILY
 Verify legal use with Inspections Division
Property Location 202 DARTMOUTH ST
Owner Information FORTY NINE LLC
 104 GRANT ST
 PORTLAND ME 04102
Book and Page 31884/207
Legal Description 81-A-10
 DARTMOUTH ST 202
 17242 SF

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Current Rental Registration Yes

Acres 0.3958

Current Assessed Valuation:



TAX ACCT NO.	11690	OWNER OF RECORD AS OF APRIL 2016
LAND VALUE	\$116,000.00	FORTY NINE LLC
BUILDING VALUE	\$474,700.00	
NET TAXABLE - REAL ESTATE	\$590,700.00	104 GRANT ST PORTLAND ME 04102
TAX AMOUNT	\$12,469.68	

Best viewed at 800x600, with Internet Explorer

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

Building Information:

Building 1

Year Built 1910
Style/Structure Type
Units 12
Square Feet 10126

Exterior/Interior Information:

Building 1

Levels B1/B1
Size 720
Use SUPPORT AREA
Height 8
Heating ELECTRIC
A/C NONE

Building 1

Levels B1/B1
Size 1637
Use APARTMENT