

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 061461

This is to certify that TYSON PAUL G & KRISTINA A TYSON ITS/n/a NOV 17 2009  
 has permission to Legalization of one nonconforming unit  
 AT 26 HERSEY ST 129 G012001 City of Portland

provided that the person or persons in 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.

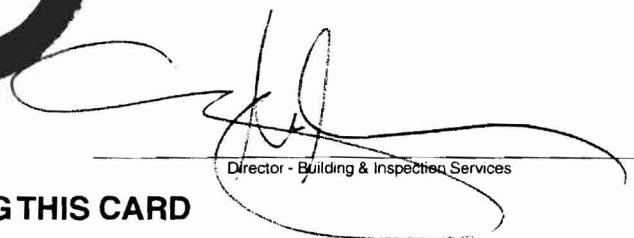
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is leased or otherwise 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. CRPT. R. Johnston  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name

  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-1461	Issue Date:	CBL: 129 G012001
-----------------------	-------------	---------------------

Location of Construction: 28 HERSEY ST	Owner Name: TYSON PAUL G & KRISTEN A T	Owner Address: 468 LUDLOW ST	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R3

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit. Legalization of one nonconforming unit	Permit Fee:	Cost of Work: \$300.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*see Conditions per Wallace</i>	INSPECTION: Use Group: <i>2-2</i> Type: <i>SB</i> <i>(Inspector - City Dept.)</i>	

Proposed Project Description: Legalization of one nonconforming unit	Signature: <i>(Signature)</i>	Signature: <i>(Signature)</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: dmartin	Date Applied For: 10/04/2006	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with condition</i> Date: <i>10/21/09 JRM</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 <i>AKM</i> Date:
	PERMIT ISSUED NOV 17 2009 City of Portland		

**CERTIFICATION**

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

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1461	<b>Date Applied For:</b> 10/04/2006	<b>CBL:</b> 129 G012001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 28 HERSEY ST	<b>Owner Name:</b> TYSON PAUL G & KRISTEN A T	<b>Owner Address:</b> 468 LUDLOW ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/ a	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Legalization of Non-Conforming Units	

<b>Proposed Use:</b> Residential 3 unit. Legalization of one nonconforming unit	<b>Proposed Project Description:</b> Legalization of one nonconforming unit
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/21/2009

**Note:** **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/03/2009

**Note:** **Ok to Issue:**

- 1) All violations cited during the inspections must be complied with.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 10/21/2009

**Note:** **Ok to Issue:**

- 1) Required 60-minute fire door assemblies shall be installed before 04/21/2009.  
2) The entire structure shall comply with NFPA 101 "Existing Apartments"  
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

**Comments:**

11/27/2006-mes: 10/13/06 - Abutter notices sent out - no written responses received within 10 days  
10/13/06 - forms given to housing and fire

8/17/2009-smh: 8/17/09 Contacted Paul, owner on phone and LM that moving we must forward on this legalization, Requested that he call me back. Smh

10/21/2009-amachado: Received life-safety sheet from Ben Wallace - approved with condition. Application meets the zoning requirements.

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-1461	Issue Date:	CBL: 129 G012001
-----------------------	-------------	---------------------

Location of Construction: 28 HERSEY ST	Owner Name: TYSON PAUL G & KRISTEN A T	Owner Address: 468 LUDLOW ST	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone:

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit. Legalization of one nonconforming unit	Permit Fee:	Cost of Work: \$300.00	CEO District: 4
Proposed Project Description: Legalization of one nonconforming unit		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*see Conditions per Wallace</i>	INSPECTION: Use Group: <i>2-2</i> Type: <i>SE</i> <i>Chapter 16 City Code</i>	
		Signature: <i>(Signature)</i>	Signature: <i>(Signature)</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 10/04/2006	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<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><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with condition</i> Date: <i>10/20/09</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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 <i>AKM</i> Date: _____
	<p><b>PERMIT ISSUED</b></p> <p><b>NOV 17 2009</b></p> <p><b>City of Portland</b></p>		

**CERTIFICATION**

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

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-1461	Issue Date:	CBL: 129 G012001
-----------------------	-------------	---------------------

Location of Construction: 28 HERSEY ST	Owner Name: TYSON PAUL G & KRISTEN A T	Owner Address: 468 LUDLOW ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R-2

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit. Legalization of one nonconforming unit	Permit Fee:	Cost of Work: \$300.00	CEO District: 4
Proposed Project Description: Legalization of one nonconforming unit		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*see Conditions per Wallace</i>	INSPECTION: Use Group: <i>2-2</i> Type: <i>SB</i> <i>Chapter 4 - City Code</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 10/04/2006	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>10/20/06 JRM</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>AKM</i> Date: _____
	<p><b>PERMIT ISSUED</b></p> <p><b>NOV 17 2009</b></p> <p><b>City of Portland</b></p>		

**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



# 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: 28 Hersey St. 129-6-012

Notices to owners of properties situated within 300 feet sent on: given to Boyle 10/13/06, notices sent 10/13/06

City Housing Ordinance compliance given on: 10/13/06 received: 12/1/06 lets of cond. from  
approved 4/12/07

City NFPA compliance given on: 10/13/06 received: list of conditions from  
Cap't Cass  
approved 10/21/06 - B.W.

Received any letters within 10 days from notices sent? no

Unit(s) existed prior to April 1, 1995? three (3)

Unit(s) shown to be established by different owner? ~~two~~ three (3)

Site plan included: yes

Floor plans included? yes

Is ZBA action required? \_\_\_\_\_



**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:** 28 Hershey St. 129-G-012

**Owner:** Paul & Krista Tyson

**Address of Owner:** 468 Ludlow St., Portland 04102 **Telephone:** 773-5507

**Applicant information if different than above:**

**Current number of legal units:** two (2)

**Number of units to be legalized:** one (1)

for a total of: three (3)

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

Required 60-minute fire door assemblies shall be installed before 04/21/2009.

**Signature:** [Signature] **Date:** 10/21/09



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b> 6-1461	<b>Applicant:</b> TYSON PAUL G & KRISTEN A T
<b>Project Name:</b> Legalization of one nonconforming	<b>Location:</b> 28 HERSEY ST
<b>CBL:</b> 129 G012001	<b>Development Type:</b>
<b>Invoice Date:</b> 10/04/2006	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$375.00		\$300.00		\$75.00	On Receipt

**Final Notice - Application Status Under Review Pending Payment**

**Previous Balance**

**\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Legalization of Non-Conforming Units	1	\$300.00
		\$375.00
<b>Total Current Fees:</b>	<b>+</b>	<b>\$375.00</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$300.00</b>
<b>Amount Due Now:</b>		<b>\$75.00</b>

-----  
 Detach and remit with payment

**Bill to:** TYSON PAUL G & KRISTEN A TYSON JTS  
 468 LUDLOW ST  
 PORTLAND, ME 04102

CBL 129 G012001  
**Application No:** 6-1461  
**Invoice Date:** 10/04/2006  
**Invoice No:** 25290  
**Total Amt Due:** \$75.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



**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:** 28 Hershey St.

129-6-012

**Owner:** Paul & Kristin Tyson

671-2874 C

**Address of Owner:** 468 Ludlow St., Portland

04102

**Telephone:**

773-5507

**Applicant information if different than above:**

**Current number of legal units:** two (2)

**Number of units to be legalized:** one (1)

for a total of: three (3)

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

SEE 2 ATTACHED sheets

one from Fire Department

one from Squibn Building Inspectors

**Signature:** Suzanne Hous

**Date:** 12/11/06

1. Repoint (2) chimneys.
2. Repair exterior exposed wire on ceiling back porch./ missing fixture
3. Repoint/ repair foundation in various locations of disrepair.
4. Repair/ replace broken/missing shingles and siding / various locations.
5. Scrape peeling paint front porch.
6. Spot prime and paint front porch.
7. Repair fascia board front porch.
8. Unit 1, repair wall and ceiling in bathroom.
9. Basement to Unit 1 to Unit 2, fire stop between each floor, /opening/chase in bathroom.
10. Secure railing front hallway second floor.
11. Install continual railing 3<sup>rd</sup> floor down second egress
12. Install railing both sides front porch stairway/ exterior.

Suzanne Hunt 12/11/06

(Attachments 1)

**From:** Suzanne Hunt  
**To:** Wallace, Benjamin  
**Date:** 4/14/2009 1:44:01 PM  
**Subject:** 28 Hersey/ Paul Tyson legalization

I have completed my violation list for legalization, I did not include the NFPA violations, egress stairway hand rails, or the fire doors. I gave him 30 days to correct.  
FYI, .. Suzanne

Suzanne Hunt Code Enforcement, 874-8707

**CC:** Machado, Ann; Munson, Tammy

*inspection scheduled 6/10/09*

*fire inspected w/ Suzanne - 4/14/09*

**Ann Machado - 28 - Hersey - Legaliztion of illegal dwelling unit**

**From:** Ann Machado  
**To:** Benjamin Wallace  
**Date:** 7/22/2009 1:26 PM  
**Subject:** 28 - Hersey - Legaliztion of illegal dwelling unit  
**CC:** Keith Gautreau; Suzanne Hunt

Ben -

Captain Cass did the lifesafety inspection for this legalization application (2units to 3 units). I have a copy of his list of violations (inspection was 12/5/06), but we never got the lifesafety sheet back saying whether is was approved with conditions or disapproved. The inspections schedule shows an inspection on 04/08/09. I need the lifesafety sheet to be signed off on either approved or disapproved.

Can you please check in with me about this?

Thanks,

Ann

Zoning Division  
Marge Schmuckal  
Zoning Administrator

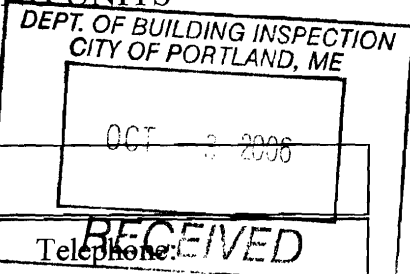


Department of Planning & Development  
Lee Urban, Director

## CITY OF PORTLAND

### APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS

Section 14-391 – In effect March 24, 2004



Location/Address of Legalization: <u>28 Hershey Street, Portland</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>129</u> Block# <u>G</u> Lot# <u>12</u>	Owner: <u>Paul G. Tyson</u> Address: <u>468 Ludlow Street</u> <u>Portland, ME 04102</u>
Contact name, address & telephone if different than above:	Telephone: <u>773-5507</u>
Cost of Work: \$ _____ Fee: \$ _____ \$300 per legalized unit & \$75 per C of O	
Current # of legal D.U. <u>2</u>	Requested # of units To be legalized: <u>1</u> Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Apartment listing sheet that shows there were 3 units under</u> <u>lease at the time it was listed. I bought the building from F+M</u> <u>Partly Partnership on 7/18/89</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>Apartment listing sheet showing the non conforming unit #3, existed</u> <u>before I owned the building.</u>	
<i>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.</i>	
Signature of applicant: <u>Paul G. Tyson</u>	Date: <u>6/17/04</u>
<b>This is NOT a permit, you may not commence ANY work until the permit is issued.</b>	

**From:** Marge Schmuckal  
**To:** David Silk  
**Date:** 11/27/2006 11:13:16 AM  
**Subject:** Re: Paul G Tyson, 28 Hersey St (129-G-12)

David,

The notices went out on 10/13/06 and this office has not received any written responses within 10 days. I am still waiting for Housing and Fire Depts to return their sign off sheets to me so that I know that housing and fire codes are being met.

I hope this helps you.

Marge

>>> "David Silk" <dave@curtisthaxter.com> 11/27/2006 10:39:00 AM >>>  
Ms. Schmuckal: I am following up on my letter to you dated October 2, 2006 that included my client, Paul Tyson's Application for Legalization of Non-Conforming Dwelling Units at 28 Hersey Street, Portland. I understand notices were sent to abutters. Were there any objections made by any abutters to you acting on the application? Have the necessary inspections been conducted? If you could let me know where the application stands I would appreciate it. Thank you.

David

David P. Silk  
Curtis Thaxter Stevens Broder & Micoleau LLC  
One Canal Plaza, Suite 1000 / Portland, Maine 04101  
P.O. Box 7320 / Portland, Maine 04112-7320  
Tel: 207-774-9000  
Fax: 207-775-0612  
[dave@curtisthaxter.com](mailto:dave@curtisthaxter.com)

**NOTICE:** This e-mail message and any attachment to this e-mail message contain confidential information that may be legally privileged. If you are not the intended recipient, you must not review, transmit, convert to hard copy, copy, use or disseminate this e-mail or any attachments to it. If you have received this e-mail in error, please immediately notify us by return e-mail or by telephone at (207) 774-9000 and delete this message. Please note that if this e-mail message contains a forwarded message or is a reply to a prior message, some or all of the contents of this message or any attachments may not have been produced by Curtis Thaxter Stevens Broder & Micoleau LLC. Although Curtis Thaxter Stevens Broder & Micoleau LLC attempts to sweep e-mail and attachments for viruses, it does not guarantee that either are virus-free and accepts no liability for any damage sustained as a result of viruses. This notice is automatically appended to each e-mail message leaving Curtis Thaxter Stevens Broder & Micoleau LLC. Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to

**CURTIS THAXTER STEVENS BRODER & MICOLEAU** LLC  
ATTORNEYS AT LAW

ONE CANAL PLAZA, P.O. BOX 7320, PORTLAND, ME 04112-7320/TEL: 207-774-9000 FAX: 207-775-0612/www.curtthax.com

David P. Silk  
dps@curtisthaxter.com

October 2, 2006

Ms. Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04102

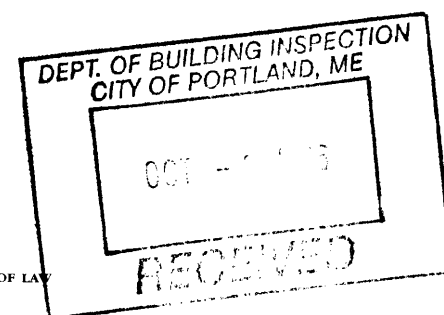
RE: Application for Legalization of Non-Conforming Dwelling Units  
Paul G. Tyson, 28 Hersey Street, Portland (129-G-12)

Dear Ms. Schmuckal:

Enclosed is my client, Paul Tyson's, application for legalization of a non-conforming dwelling unit located at 28 Hersey Street in Portland. There are currently two legal dwelling units - one on the first floor and one on the second floor - and he wishes to have the third floor unit legalized. Enclosed also is my client's check for \$300 for the application fee.

Also enclosed is an affidavit establishing that when my client purchased the property in July, 1989, it had three units and also establishing that the three units were in existence on April 1, 1995. Also enclosed is a plot plan, drawn to scale and a dimension floor plan for each unit in the dwelling.

I am aware that in January, 1996, you and the Code Enforcement Officer insisted that the property be converted from a three-unit to a two-unit and in fact issued a notice of violation dated January 4, 1996. Section 14-391(j) makes clear that decisions of any court or administrative body, including the Zoning Administrator, made at any time prior to February 23, 2004 which addressed the number of nonconforming dwelling units "will not bar relief under this section." As a result, the Code Enforcement Officer and your earlier determination, made prior to February 23, 2004, that the property was only eligible for two units does not bar this application provided my client otherwise meets the eligibility requirements. He clearly does since the property was used as a three-unit as of April 1, 1995 and my client neither constructed nor established the non-conforming dwelling unit. I believe my client meets the remaining requirements of Section 14-391(c).






Ms. Marge Schmuckal  
October 2, 2006  
Page 2

Consequently, I request you act formally on the application and approve legalization of the third unit. If you need additional information, please advise.

Sincerely,

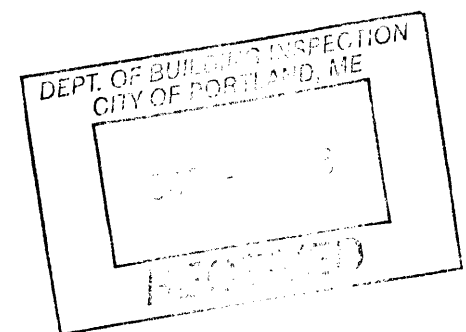


David P. Silk

DPS/mlb  
Enclosures

cc: Mr. Paul G. Tyson (w/encl.)

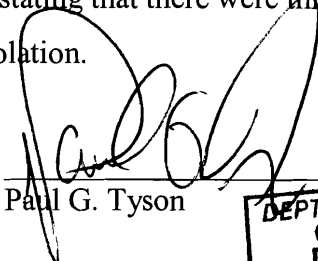
O:\DPS\91273-001\Ltr Zoning Admin.doc

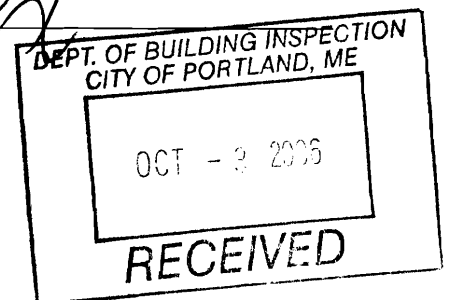


**AFFIDAVIT OF PAUL G. TYSON**

1. My name is Paul G. Tyson and I am a resident of Portland, Maine. I presently reside at 468 Ludlow Street. My wife and I own property at 28 Hersey Street (129-9-12).
2. On July 18, 1989, I purchased the multi-unit building located at 28 Hersey Street from F&M Realty Partnership. The property is located in the R-3 zone. Attached hereto as Exhibit A is a true copy of the MLS sheet for the property that was provided to me in connection with my purchase of the property. The MLS listing sheet shows that there were three (3) units under lease when it was listed (see top of second page). In addition, from my own personal knowledge, at the time we placed the property under contract and at the time we closed on the property, the property had three (3) separate rental units; one on the first floor, one on the second floor, and one on the third floor.
3. From when I purchased the property in 1989 continuing through April 1, 1995, all three apartments were rented out, with the exception that until October 31, 1992, my wife and I resided in the third floor unit and from November 1, 1992 until May 31, 1995 my wife and I resided in the second floor unit.
4. Based on a review of my rent records, as of April 1, 1995, the first floor unit was rented to Marnee Robinson, the second floor unit was used by my wife and I, and the third floor unit was rented to Kim Filippoe.
5. Sometime in the fall of 1995, I had a rental dispute with a third floor tenant which resulted in a visit from Arthur Rowe, the Code Enforcement Officer. He told me that the property could not be legally used as a three-unit dwelling and that I had to cease using the third unit as a stand-alone rental unit. Attached hereto as Exhibit B is a letter I received from Mr. Rowe and Marge Schmuckal dated January 4, 1996 stating that there were three dwelling units in the building and giving me 10 days to correct the violation.

Dated: 9/29/06

  
Paul G. Tyson

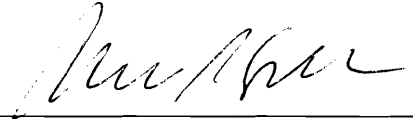


STATE OF MAINE  
Leah Lambert, SS

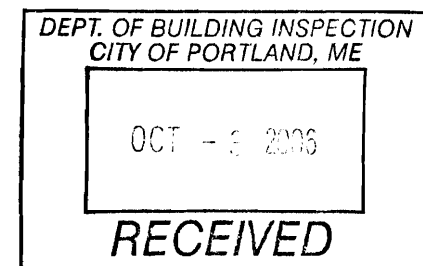
9/29, 2006

Personally appeared the above-named Paul G. Tyson on this date before me and affirmed under penalty of perjury that the facts in the foregoing affidavit are true of his own knowledge and that his signature thereon is genuine and was executed as his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public Dawn P. Silk  
Attorney at Law

O:\DPS\91273-001\Tyson Aff.doc



**RESIDENTIAL INCOME**  
#20.2 THRU 4 UNITS

**COMMERCIAL INVESTMENT**  
#21 OVER 4 UNITS

EX A

Date

Listing # 7589

Listing Broker <b>NAN SAWYER (NCS)</b>	Broker's Home Phone <b>781-3937</b>	Price \$ <b>144,500</b>
Name <b>F&amp;M REALTY PARTNERSHIP #2</b>	Poss: <b>TBA</b>	Showing Instructions: <b>CALL L. B.</b>
Address <b>28 HERSEY STREET, PORTLAND</b>		
Dir: <b>BETWEEN OCEAN &amp; CLIFTON</b>		
Area <b>01</b>	KEYS: BA P SP F G W	
Excl. of <b>NCS-333</b>	CO <b>3.25</b>	Current Use: <b>APARTMENTS</b>

**SITE DATA**

Map/Lot # **129/G-12** BK/pg # **6428/266**

Lot: Dimen **60' x 92'** Acres **-** SF **5474**

Frontage: Rd. **60'** Wtr. **-**

Part of subdivision **NO** Subdividable **NO**

Survey date: **-** Soil test date: **-**

Zoning: **R-3** Permitted use: **2 FAMILY**

Elect: Amps **2 - 100** C.B. **YES**

Gas: Natural **YES** Bottled **NO**

Parking: Owned **YES** Leased **-** Paved **YES** # **4+**

Sidewalk **YES** Curb **YES** St. Surface **-**

**1 CAR GARAGE**

**Water Source:** Please state how you know what type of system you have:

public **BILLS** Problems with present system (pump, supply, quality)?

drilled yes **-** no **X** If yes, explain:

dug Installed by **-** date **-** results **-**

driven pt water tested by **-** date **-** results **-**

spring  Satisfactory  Satis. w/notation  Unsatisfactory

other # of people presently using this water supply? **6**

Is a filter system being used and/or needed on present water supply?  
yes **-** no **X**

If yes, state purpose and annual cost.

**Waste Disposal System:** Have you ever experienced any malfunction in any part of the system during your ownership of this property?  
yes **-** no **X** If yes, explain:

Type **SEWER**

Size **-**

Age **-**

Date Last Served **-** If yes, explain: **-**

Service Co. **-**

Date Installed **-**

Yearly Cost **-** # of people presently using this system? **6**

Sketch showing approximate location of septic system and well in relation to buildings. Is the system located in a Shoreland Zone?  
yes **-** no **X**

Has the system malfunctioned at any time in the last 180 days?  
yes **-** no **X**

**HAZARDOUS MATERIALS**

Is there now, or has there been, asbestos on the heating plant, pipes, ductwork exterior siding, or elsewhere? yes **-** no **-** unknown **X**

Has this property ever been tested for RADON gas?  
AIR yes **-** no **X** WATER yes **-** no **X**

If yes, what were the results:

Do you know of any other hazardous materials in, or about the property such as:  
Lead base paint yes **-** no **X** unknown **-**

Underground storage tank yes **-** no **X** unknown **-**

Other yes **-** no **X**

Dump Sites yes **-** no **X**

**BUILDING DATA**

Type: **2 FAMILY** Dimen. **-** SF **3988+-**

Construction **-** Stories **3** Age **85+-**

Siding **-** Color **RED** Roof **ASPHALT 12+**

Found. Size: **29x55+-** Type **BRICK**

Floors: **HRDW/LINO** SF: **-** Toilets: **3**

Heat/Fuel **FHA-2 SPACE HEATER** w/ **ELEC/OIL**

**NO** Sprinkler System: **-** wet **-** dry

**NO** O/H Doors (# **-** size **-**)

Elevator **NO** S&S **YES-MOST**

AC **NO** Chimney **-**

F/Escape: **2 EXITS EACH UNIT** Bulkhead **YES**

S/Alarms: **YES** Bsmt: **-**

Common Walls: **NO** Other: **-**

Are you aware of any structural defects or needed repairs? **X** Yes **-** No

If yes, explain: **GEN. DEFERRED MAIN. i.e. PORCHES, STORMS**

Insulation:	Yes No Unknown			Type	Viewed by Agent	
	Yes	No	Unknown		Yes	No
Attic or cap	<b>X</b>			<b>FIBERGLASS</b>	<b>SOME</b>	
Wall cavities			<b>X</b>			
Crawl space			<b>X</b>	<b>DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</b>		
Floors			<b>X</b>			
Exterior Walls			<b>X</b>			

Heating Type **2FHA** Age **20+**

System Fuel Dealer **C. CHURCHILL**

Yearly Cost **UNK** Zones **-**

Date Last Served **SEPT. 88**



**APARTMENT DETAIL**

Unit	Flr	Rms	Br	Rent	Elec	Heat	HW	Stove	Ref	Gross Inc	
1	1	6+	3	550	PBT	PBT	PBT	0	0		\$ 18,660
2	2	6+	3	565	PBT	PBT	PBT	0	0	EXPENSES	
3	3	3+	2	440	PBL	PBT	L (GAS)	0	0	Heat	\$ -
										Taxes	\$ 1,875.
										Insurance	\$ 672.
										Elec	\$ -
										Wtr/Sew	\$ 992.
										Hot Water	\$ -
										Maint	\$ 604.
										Mgmt	\$ -
										Rubb Rem	\$ N/A
										Snow Rem	\$ 212.
										Other	\$ UNK
										TOTAL	\$ 4,355.

**LEASES:**  
~~#1 5/31/89 (VACATING)~~  
~~#2 6/30/89~~  
~~#3 5/31/89~~

PBL -- Paid by landlord  
PBT -- Paid by tenant

Financing terms: \_\_\_\_\_

**INVESTMENT DATA**

Income Type: 2 UNIT + 3RD UNIT ON 3RD FLOOR # Legal Units: 2  
Studios #: \_\_\_\_\_ 1 BR # \_\_\_\_\_ 2 BRs # 1 3 BRs # 2  
Gross Leasable SF: \_\_\_\_\_ Usable SF: \_\_\_\_\_ Rent Roll Attached? Yes  No \_\_\_\_\_  
ABOVE

**ADDITIONAL REMARKS**

VERY SPACIOUS 2 FAMILY IN EXCELLENT BACK COVE NEIGHBORHOOD. SOME DEFERRED MAINTENANCE NEEDED. FEATURES INCLUDE FIREPLACES, STAINED GLASS, HARDWOOD FLOORS.

*1st floor paper and paint*  
*2nd floor stable*  
*yard*

*COPIES*

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
RECEIVED

**READ SELLER'S STATEMENT CAREFULLY BEFORE SIGNING**

I am the owner of the property described herein. I have supplied all the information which is contained on this form. I know the information will be communicated to prospective buyers and will be relied upon by them in their decision to purchase the property. I have read the above data sheet and the information contained thereon, and I hereby represent that all statements and information are correct. The electrical system, plumbing system, heating system, waste disposal system and included appliances are adequate and in good working order to the best of my knowledge, except as noted above. There are no defects or hazardous conditions known to me on the property, except as described herein.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_

**BUYER'S STATEMENT**

The broker, whether a listing broker or potential selling broker, hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation and sale of this property. The information on this sheet is provided by the seller. The broker believes the information to be accurate but does not warrant the statements made here. The buyer should seek information from professionals regarding any specific issue or concern pertaining to hazardous materials or other aspects of the property.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Inspection Services  
P. Samuel Hoffses  
Chief



EX B  
Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

January 04, 1996

Mr. Paul Tyson  
468 Ludlow St.  
Portland ME 04102


re: 28-30 Hersey St (129-G-12)

It has come to our attention that there are three dwelling units in the building that you own at 28 Hersey St. in Portland. Our files indicate that only two dwelling units have been authorized. This is in violation of Section 14-463 of the Portland Land Use Code and Chapter 1, Section 107.0 of the City's Building Code; and may also violate other sections of these and other codes.

You are hereby required to correct these violations within ten days from the date of this letter. Failure to do so will result in legal action.

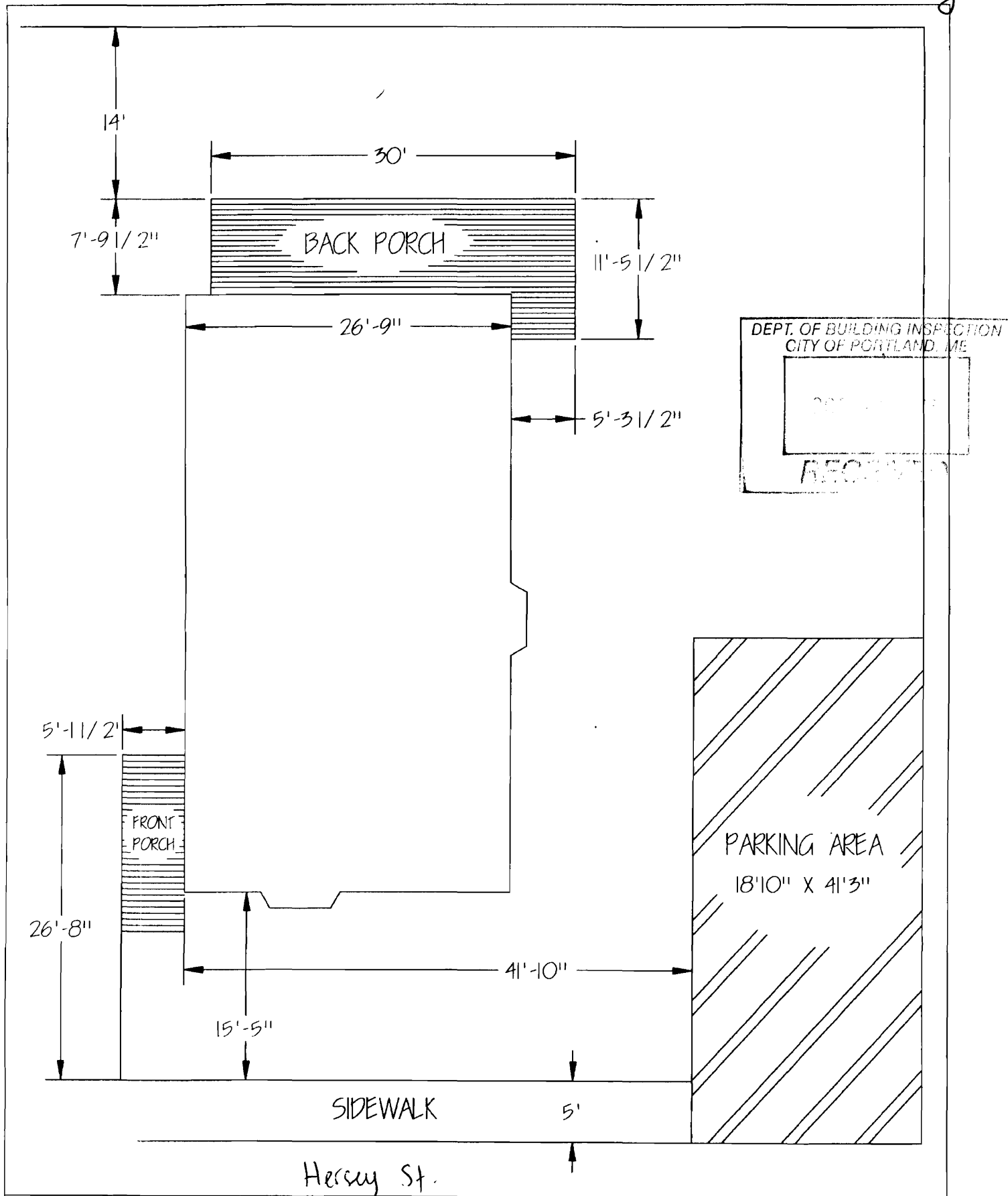
Copies of the above-noted code sections are attached.

  
Code Enforcement Officer

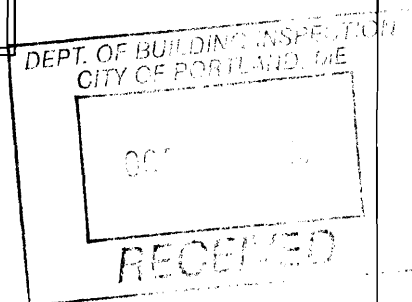
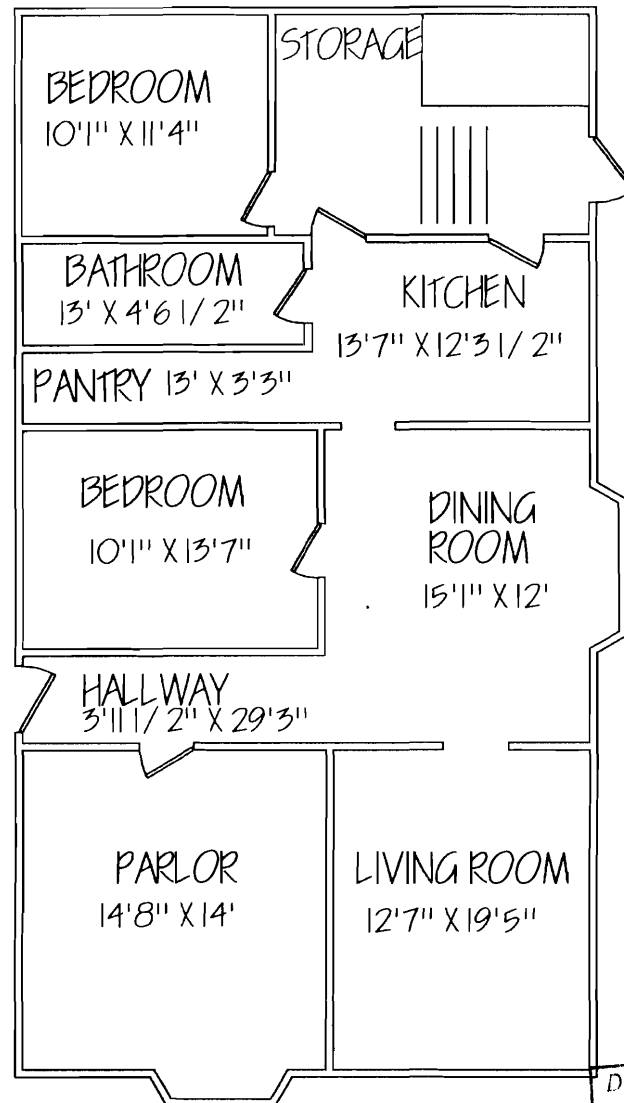
  
Zoning Administrator 1/8/96

Marge Schmittal

room land use ordinance & zoning

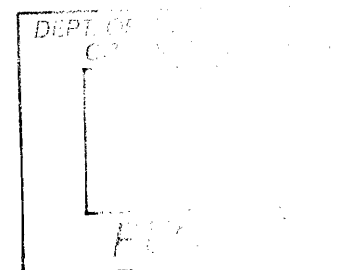
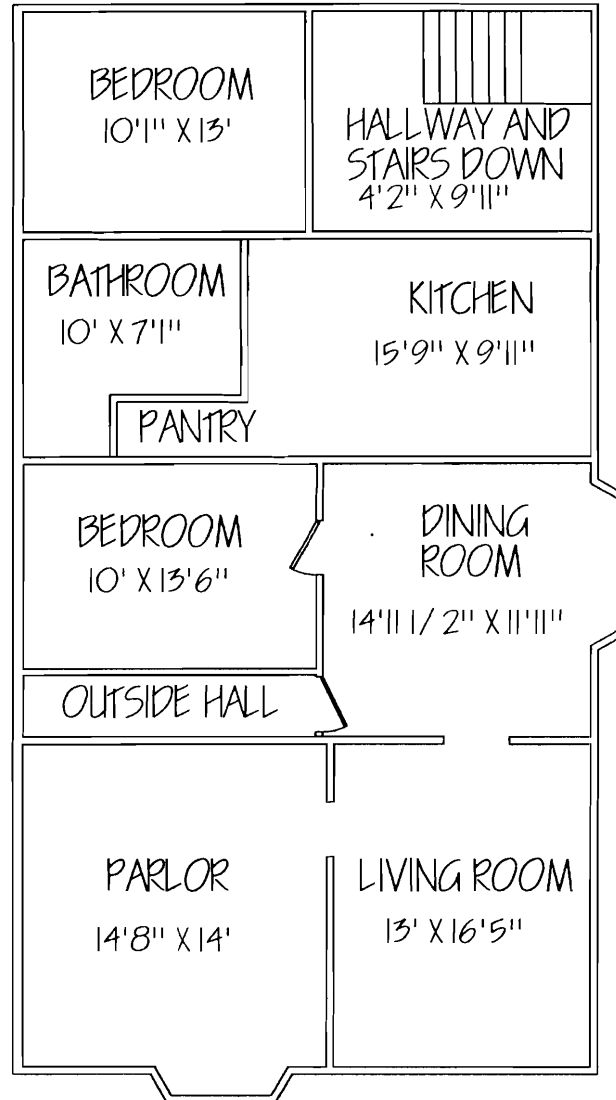


PROPRIETARY AND CONFIDENTIAL		DO NOT SCALE DRAWING	SCALE: 1/20	PLOT
		DRAWN BY: DM	COMMENTS:	
				SIZE <b>A</b>
				REV. <b>1</b>

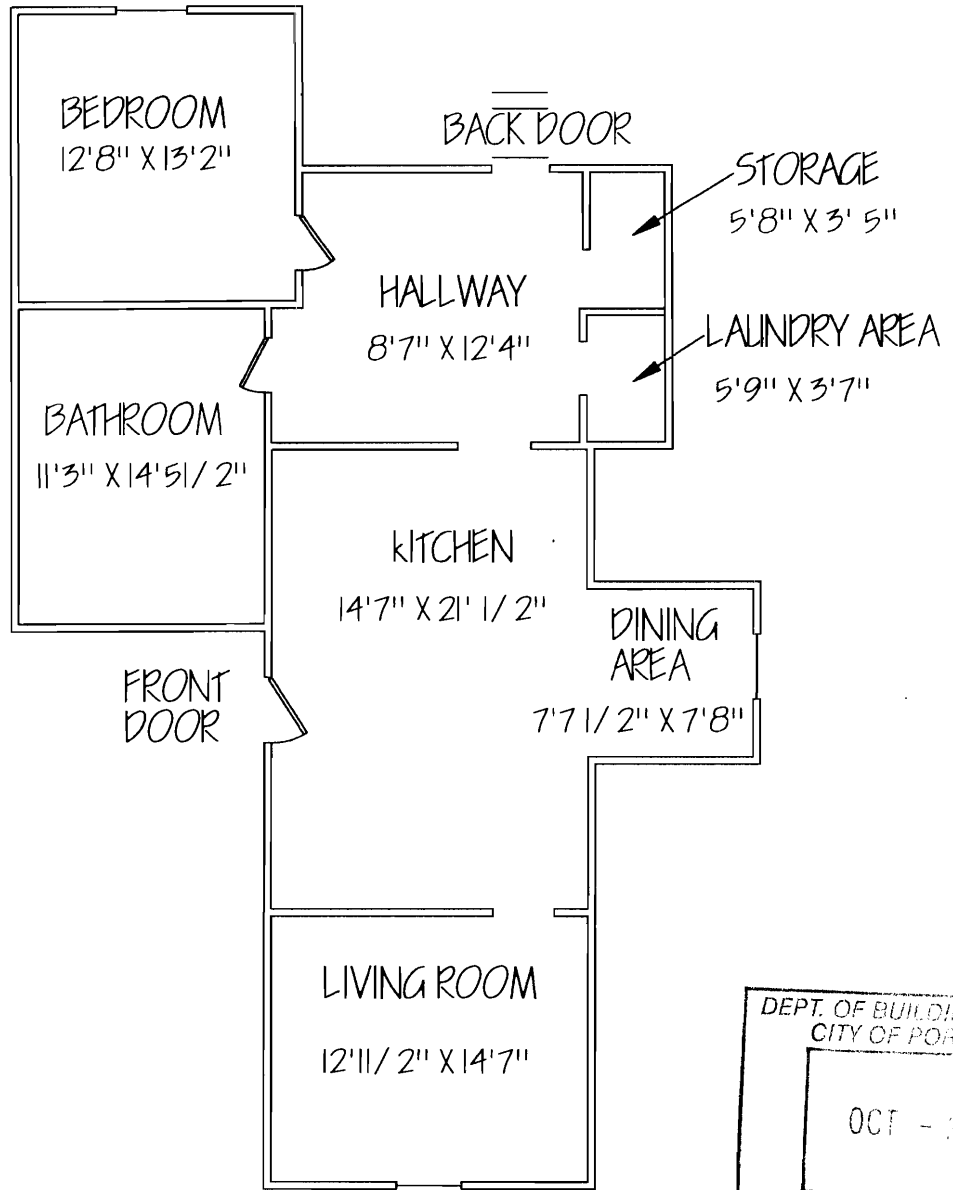


PROPRIETARY AND CONFIDENTIAL		DO NOT SCALE DRAWING	SCALE: 1:100	FIRST FLOOR
		DRAWN BY: DM	COMMENTS:	
			SIZE <b>A</b>	REV. <b>1</b>





PROPRIETARY AND CONFIDENTIAL			DO NOT SCALE DRAWING	SCALE: 1:100	SECOND FLOOR
			DRAWN BY: DM	COMMENTS:	
				SIZE <b>A</b>	REV. <b>1</b>



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 OCT - 6 - 2015  
 RECEIVED

PROPRIETARY AND CONFIDENTIAL			DO NOT SCALE DRAWING	COMMENTS:	THIRD FLOOR		
			DRAWN BY: DM		SIZE <b>A</b>	REV.	
					SCALE: 1:100		

**MORTGAGE LOAN INSPECTION****Bruce W. Goodwin P.L.S.****P.O. Box 2314****So. Portland, ME 04116-2314**

1-207-828-0754

Borrower(S): Paul G. Tyson

St. No.: 00028

Street: Hersey St.

Town: Portland, ME

Source Deed Bk. 06428 Pg. 00266

Job No.: M20-24.

CL No.: 10158

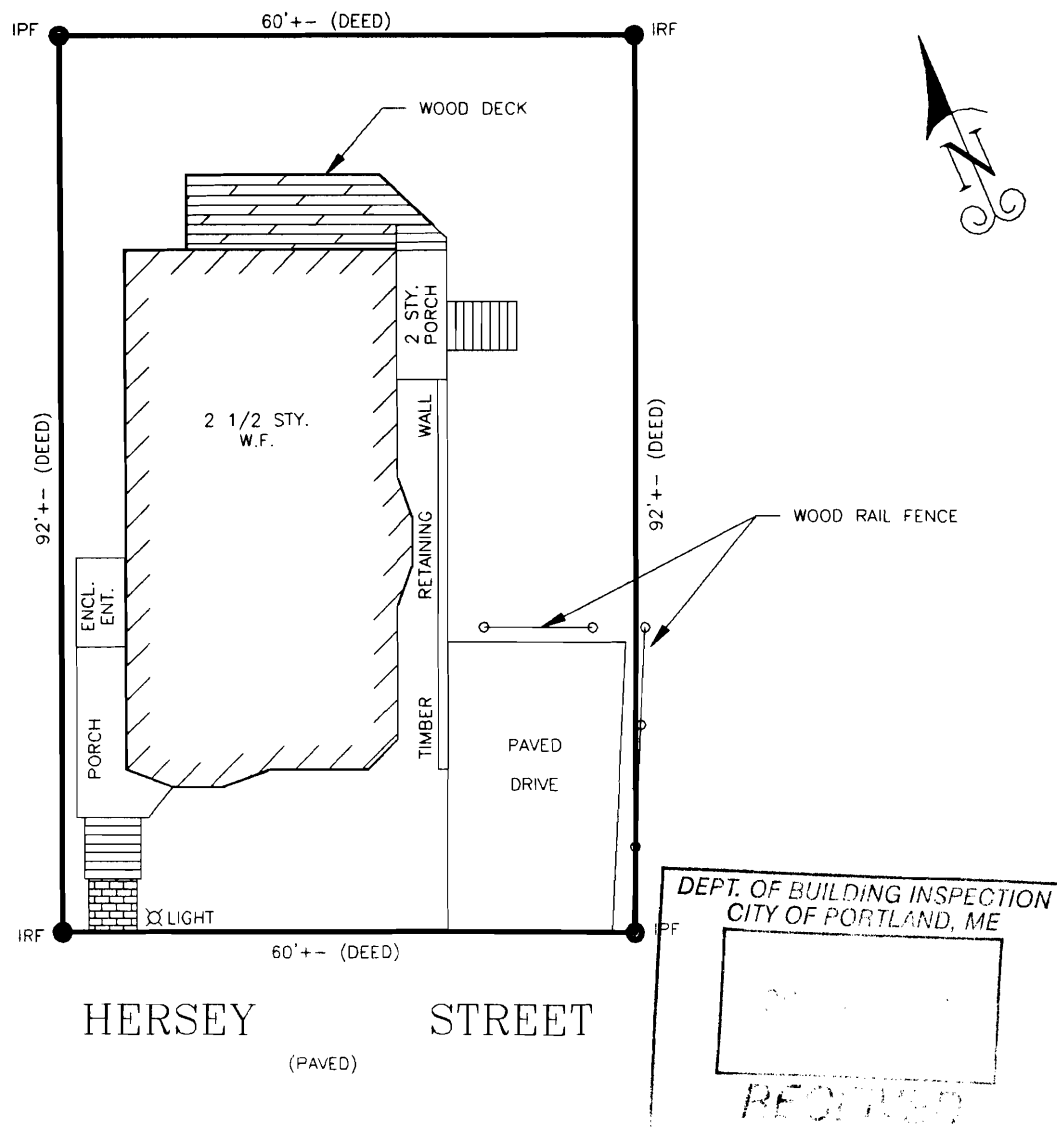
Date: 8/1/95

County: Cumberland

Plan Bk. Pg.

Lot(S):

Scale: 1" = 20'



**NOTE: THIS IS NOT A BOUNDARY SURVEY.** This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

**CERTIFICATON:** I hereby certify to **PEOPLES HERITAGE SAVINGS BANK** and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- c) the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

*Bruce W. Goodwin*

**From:** Gayle Guertin  
**To:** Jeanie Bourke  
**Date:** 10/13/2006 1:02:38 PM  
**Subject:** 28 Hershey Street

28 Hershey Street  
Owner: Paul and Kristen Tyson  
CBL: 129 G012

Sent out Abutters notice as of 10/13/06

**CC:** Ann Machado; Gayle Guertin; Marge Schmuckal

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

**ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 28 HERSHEY STREET**

**Issues:** Tyson Paul G &, owners of the property located at 28 Hershey Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

**FOR MORE INFORMATION**

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

**ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 28 HERSHEY STREET**

**Issues:** Tyson Paul G &, owners of the property located at 28 Hershey Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

**FOR MORE INFORMATION**

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

**ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 28 HERSHEY STREET**

**Issues:** Tyson Paul G &, owners of the property located at 28 Hershey Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

**FOR MORE INFORMATION**

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

**ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 28 HERSHEY STREET**

**Issues:** Tyson Paul G &, owners of the property located at 28 Hershey Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

**FOR MORE INFORMATION**

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

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

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

**Issues:** Paul and Kristen Tyson, owners of the property located at 28 Hersey Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of thru dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-3695. The office hours are 8:00am to 4:00pm weekdays.

Siven 10/13/06

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
128 B002001	RUBINOFF DANIEL G	53 CODMAN ST PORTLAND, ME 04103	53 CODMAN ST	1
128 B003001	MICHAELSON ANDREW M S & KATHLEEN E SULLIVAN JTS	59 CODMAN ST PORTLAND, ME 04103	59 CODMAN ST	1
128 B020001	SOUZA STEVEN M & SHERRI L SOUZA JTS	64 HERSEY ST PORTLAND, ME 04103	64 HERSEY ST	1
128 B021001	CATIR ELEANOR	70 HERSEY ST PORTLAND, ME 04103	70 HERSEY ST	1
128 C013001	SINNETT CLIFFORD H WWII VET & CHARLOTTE M JTS	64 VANNAH AVE PORTLAND, ME 04103	64 VANNAH AVE	1
128 C014001	COUGH ELIZABETH ANN	4334 HUNTERS PASS BROOKSVILLE, FL 34609	72 VANNAH AVE	1
128 C029001	SINNETT CLIFFORD H & CHARLOTTE M OR SUR	64 VANNAH AVE PORTLAND, ME 04103	62 VANNAH AVE	0
129 B003001	WEC 98G-16 LLC	PO BOX 3165 HARRISBURG, PA 17105	701 FOREST AVE	1
129 B005001	MACLEARN THERESA A	38 OCEAN AVE # 1 PORTLAND, ME 04103	38 OCEAN AVE	3
129 B005002	POOR ROBERT J & DARCY M POOR JTS	38 OCEAN AVE # 2 PORTLAND, ME 04103	38 OCEAN AVE	3
129 B005003	SWEGART CONSTANCE G	38 OCEAN AVE # 3 PORTLAND, ME 04103	38 OCEAN AVE	3
129 B006001	CONDOS BY CYNTHIA LLC	10 OAK ST KENNEBUNK, ME 04043	44 OCEAN AVE	3
129 E013001	TIMOTHY S DARLING PLUMBING & HEATING INC	27 VANNAH AVE PORTLAND, ME 04103	29 VANNAH AVE	1
129 E020001	SMITH MICHELLE R	43 VANNAH AVE PORTLAND, ME 04103	43 VANNAH AVE	1
129 E036001	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	57 VANNAH AVE	0
129 E037001	BRITTON MEGAN R PUTNAM & DANIEL J BRITTON JTS	63 VANNAH AVE PORTLAND, ME 04103	63 VANNAH AVE	1
129 F001001	THURSTON FAMILY LIMITED PARTNERSHIP	PO BOX 500 NEW GLOUCESTER, ME 04260	699 FOREST AVE	1
129 F003001	FREME CHRISTINE M	9 HERSEY ST PORTLAND, ME 04103	9 HERSEY ST	1
129 F004001	TIMM PROPERTIES LLC	5 DEPOT ST STE 24 FREEPORT, ME 04032	10 VANNAH AVE	1
129 F008001	HANG SOPHY & MONY H KETH JTS	15 HERSEY ST PORTLAND, ME 04103	15 HERSEY ST	1
129 F009001	SMAHA DAVID B & FRANCIS J WATSON JTS	927 FOREST AVE PORTLAND, ME 04103	22 VANNAH AVE	0
129 F010001	HOYE ANNE O & BRIEN G JTS	19 HERSEY ST PORTLAND, ME 04103	19 HERSEY ST	1
129 F011001	SMAHA DAVID B & FRANCIS J WATSON JTS	927 FOREST AVE PORTLAND, ME 04103	28 VANNAH AVE	1
129 F012001	CONROY JOHN R HEIRS	23 HERSEY ST PORTLAND, ME 04103	23 HERSEY ST	1
129 F013001	GELLER LOUIS A	27 CLEMONS ST SOUTH PORTLAND, ME 04106	34 VANNAH AVE	1
129 F014001	GELLER LOUIS A	27 CLEMONS ST SOUTH PORTLAND, ME 04106	31 HERSEY ST	0
129 F015001	WILLIAMS CLARA	38 VANNAH AVE PORTLAND, ME 04103	38 VANNAH AVE	1
129 F016001	MCGONAGLE FREDERICK H & CATHERINE M JTS	33 HERSEY ST PORTLAND, ME 04103	33 HERSEY ST	1
129 F017001	BREWER SUSAN A	44 VANNAH AVE PORTLAND, ME 04103	44 VANNAH AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
129 F018001	MCGONAGLE FREDERICK H	33 HERSEY ST PORTLAND, ME 04103	37 HERSEY ST	0
129 F019001	BOYLE MARY E	48 VANNAH AVE PORTLAND, ME 04103	48 VANNAH AVE	1
129 F020001	TONE JEFFERSON WOLFE	43 HERSEY ST PORTLAND, ME 04103	43 HERSEY ST	1
129 F021001	MELLADY SUSAN G	54 VANNAH AVE PORTLAND, ME 04103	54 VANNAH AVE	1
129 F022001	TIDD CONSTANCE A	47 HERSEY ST PORTLAND, ME 04103	47 HERSEY ST	1
129 F023001	DORBACKER BEATRICE M	58 VANNAH AVE PORTLAND, ME 04103	58 VANNAH AVE	1
129 F024001	COLTON JOHN M & JANNA R VESEY JTS	55 HERSEY ST PORTLAND, ME 04103	55 HERSEY ST	1
129 F025001	DORBACKER BEATRICE M	58 VANNAH AVE PORTLAND, ME 04103	60 VANNAH AVE	0
129 G001001	SEWALL STEPHEN D	P.O.BOX 6610 PORTLAND, ME 04103	23 OCEAN AVE	1
129 G002001	WILLIAMS WALTER S III & KELLY A WILLIAMS JTS	29 OCEAN AVE PORTLAND, ME 04103	29 OCEAN AVE	2
129 G004001	MACK HONOUR D & DAVID S MARSDEN JTS	14 HERSEY ST PORTLAND, ME 04103	14 HERSEY ST	2
129 G006001	ROBB MARILYN OWEN	118 GREEN ST WOBURN, MA 01801	5 CODMAN ST	1
129 G007001	CICCOMANCINI NICOLINO & PATRICIA ANN JTS	43 WALTON ST PORTLAND, ME 04103	24 HERSEY ST	2
129 G008001	MCGONAGLE PETER D	7 CODMAN ST PORTLAND, ME 04103	9 CODMAN ST	2
129 G010001	PALERMO MARY ANNE WID WWII	11 CODMAN ST PORTLAND, ME 04103	11 CODMAN ST	3
129 G012001	TYSON PAUL G & KRISTEN A TYSON JTS	468 LUDLOW ST PORTLAND, ME 04102	28 HERSEY ST	2
129 G013001	THOMPSON MARY ANNE	21 CODMAN ST PORTLAND, ME 04103	19 CODMAN ST	2
129 G014001	URQUHART JOHN R & BRYONY M URQUHART JTS	34 HERSEY ST PORTLAND, ME 04103	34 HERSEY ST	2
129 G015001	ORLANDO MARK G	25 CODMAN ST PORTLAND, ME 04103	25 CODMAN ST	2
129 G016001	BENNETT KATHLEEN S	40 HERSEY ST PORTLAND, ME 04103	38 HERSEY ST	1
129 G017001	SMITH CATHERINE HOUSTON & ERIC MICHAEL TOPPER	29 CODMAN ST PORTLAND, ME 04103	29 CODMAN ST	1
129 G018001	DINAN MICHAEL D	44 HERSEY ST PORTLAND, ME 04103	44 HERSEY ST	2
129 G019001	JOHNSON ARTHUR & DEBORAH	37 CODMAN ST PORTLAND, ME 04103	37 CODMAN ST	1
129 G020001	GLYNN ROBERT W KW VET & LOUISE M JTS	48 HERSEY ST PORTLAND, ME 04103	48 HERSEY ST	1
129 G022001	FISHER MICHAEL D & KATHLEEN T JTS	41 CODMAN ST PORTLAND, ME 04103	41 CODMAN ST	1
129 G023001	HIGGINS PETER T & TINA J HIGGINS JTS	54 HERSEY ST PORTLAND, ME 04103	54 HERSEY ST	1
129 G024001	BOWMAN JOHN E JR & SHELIA M JTS	45 CODMAN ST PORTLAND, ME 04103	45 CODMAN ST	1
129 G025001	KATSEKAS BETTE S & DIANE Y LEMAY JTS	9 HIGHLAND ST PORTLAND, ME 04103	60 HERSEY ST	1
129 H001001	KAPLAN 47 LLC	49 OCEAN AVE PORTLAND, ME 04103	51 OCEAN AVE	1



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
129 H002001	BROENE RICHARD D & RUTH L BITHER JTS	14 CODMAN ST PORTLAND, ME 04103	14 CODMAN ST	1
129 H003001	FINN BARBARA J	18 CODMAN ST PORTLAND, ME 04103	18 CODMAN ST	2
129 H004001	KELLEY PROPERTIES LLC	12 KELLY RD FALMOUTH, ME 04105	59 OCEAN AVE	5
129 H005001	BLAKE SCOTT S & ELIZABETH A RETTENMAIER JTS	22 CODMAN ST PORTLAND, ME 04103	22 CODMAN ST	1
129 H006001	COYNE ALICIA M & PETER A JTS	24 CODMAN ST PORTLAND, ME 04103	24 CODMAN ST	2
129 H007001	KNIGHTLY HELENE ANN & LINWOOD L KNIGHTLY JTS	17 CHENERY ST PORTLAND, ME 04103	17 CHENERY ST	1
129 H008001	ROBERTS CHRISTOPHER A	30 CODMAN ST PORTLAND, ME 04103	30 CODMAN ST	2
129 H009001	KOPELMAN ALISON H & ROBERT C KOPELMAN &	25 CHENERY ST PORTLAND, ME 04103	27 CHENERY ST	1
129 H010001	BUTTERFIELD LOUIS B & MICHELE I JTS	34 CODMAN ST PORTLAND, ME 04101	34 CODMAN ST	1
129 H012001	FRENCH-COOK JOAN V LIFE	38 CODMAN ST PORTLAND, ME 04102	38 CODMAN ST	2
129 H014001	MASON AUDREY F	42 CODMAN ST PORTLAND, ME 04103	42 CODMAN ST	2
129 H018001	PARLIN PROPERTY GROUP	12 CODMAN ST PORTLAND, ME 04103	10 CODMAN ST	2
129 H022001	GARDNER TOBIN T & MICHELLE A HARRIS JTS	15 CHENERY ST PORTLAND, ME 04103	15 CHENERY ST	1
129 L005001	VETERANS OF FOREIGN WARS DEERING MEMORIAL POST 6895	687 FOREST AVE PORTLAND, ME 04103	687 FOREST AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	72			

129 G012

11

112112

28 Newbury St

PLANCBL

City of Portland, Maine

04 FEB 91

KCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '\*' for all

C - Chart 1 - Chart letter B - Block L - Lot

129--F-023 129--B-006 129--G-009 129--G-018 129--G-024

129--F-024 129--G-001 129--G-010 129--G-027 129--G-026

129--F-025 129--G-002 129--G-012 129--G-019 129--H-001

129--F-026 129--G-003 129--G-013 129--G-021 129--H-018

129--B-011 129--G-004 129--G-014 129--G-020 129--H-002

129--B-003 129--G-006 129--G-015 129--G-023 129--H-003

129--B-004 129--G-007 129--G-016 129--G-025 129--H-005

129--B-005 129--G-008 129--G-017 129--G-022 129--H-006

Continue [ ]

Cancel [ ]

Done [ ]

ML 189 5012

11

112111- 88 Newbury St

FLANCBL

City of Portland, Maine

04 FEB 91

KCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '\*' for all

C - Chart 1 - Chart letter B - Block L - Lot

128-B-002 128-C-013 129-E-034 129-F-004 129-F-015  
128-B-003 128-C-014 129-E-033 129-F-008 129-F-016  
128-B-020 129-K-005 129-E-024 129-F-009 129-F-017  
128-B-021 129-E-010 129-E-036 129-F-010 129-F-018  
128-C-008 129-E-013 129-E-037 129-F-011 129-F-019  
128-C-001 129-E-014 129-F-001 129-F-012 129-F-020  
128-C-002 129-E-018 129-F-002 129-F-013 129-F-021  
128-C-009 129-E-020 129-F-003 129-F-014 129-F-022

Continue [ ]

Cancel [ ]

Done [ ]

ML 129 6012

11

11111111 28 Hester

PLANCBL  
KCOTE

City of Portland, Maine  
Department of Planning & Urban Development  
INVALID CURSOR POSITION

04 FEB 91  
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)  
Fill with '\*' for all C - Chart I - Chart letter B - Block L - Lot

129--H-008	129--H-020	129--H-017	---	---
129--H-010	129--H-007	---	---	---
129--H-012	129--H-009	---	---	---
129--H-014	129--H-011	---	---	---
129--H-016	129--H-021	---	---	---
129--H-019	129--H-013	---	---	---
129--H-004	129--H-015	---	---	---
129--H-022	129--H-023	---	---	---

Continue [ ]

Cancel [ ]

Done [ ]

**From:** Gayle Guertin  
**To:** Jeanie Bourke  
**Date:** 10/13/2006 1:02:39 PM  
**Subject:** 28 Hershey Street

28 Hershey Street  
Owner: Paul and Kristen Tyson  
CBL: 129 G012

Sent out Abutters notice as of 10/13/06

**CC:** Ann Machado; Gayle Guertin; Marge Schmuckal

SHEET 130-C

SHEET 130-C

SHEET 130-D

SHEET 130-D

SHEET 130-D

PORTLAND TERMINAL

SAUNDERS STREET COMPANY

LOCATION

HESELTINE PARK

FOREST

OCEAN AVENUE

AVENUE

GRACE STREET

GRACE ST. PLACE

VANNAH AVENUE

HERSEY STREET

GODMAN STREET

CHENERY STREET

WOODFORD STREET

WOODFORD STREET

WOODFORD STREET

WOODFORD STREET

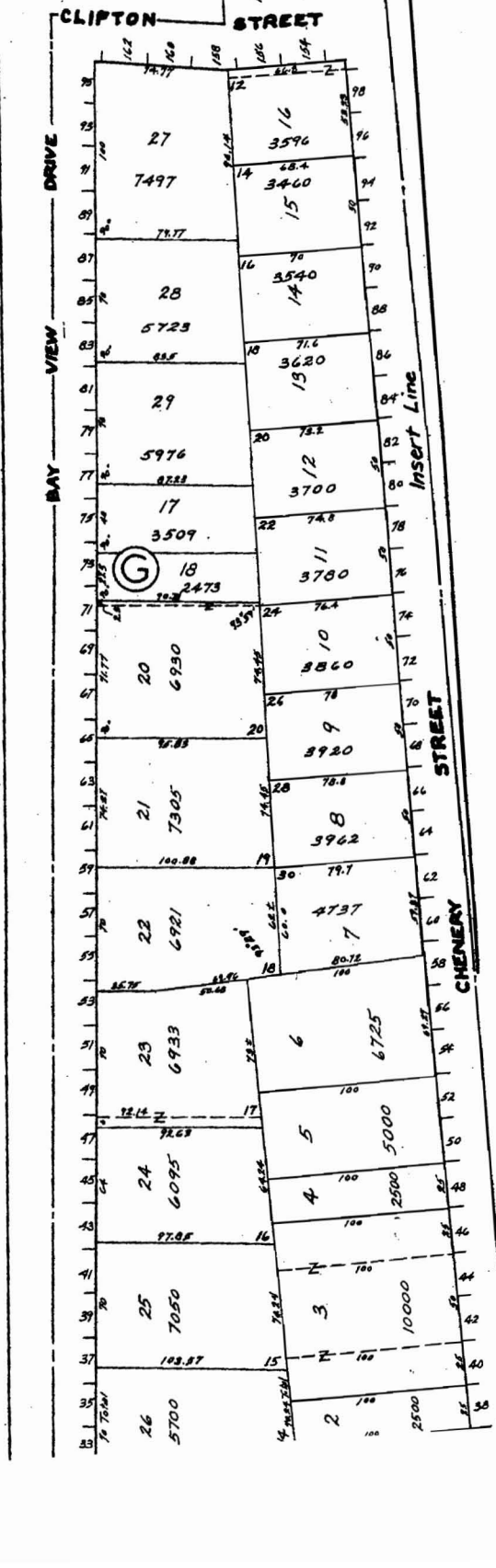
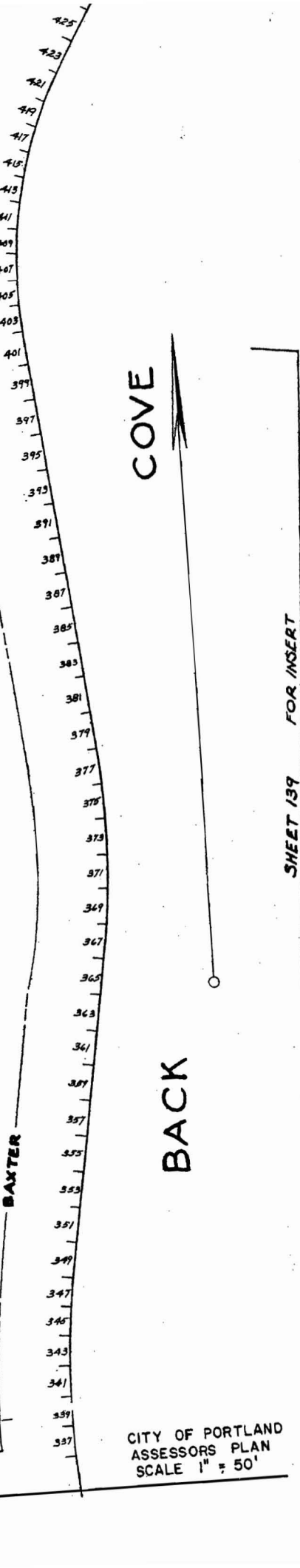
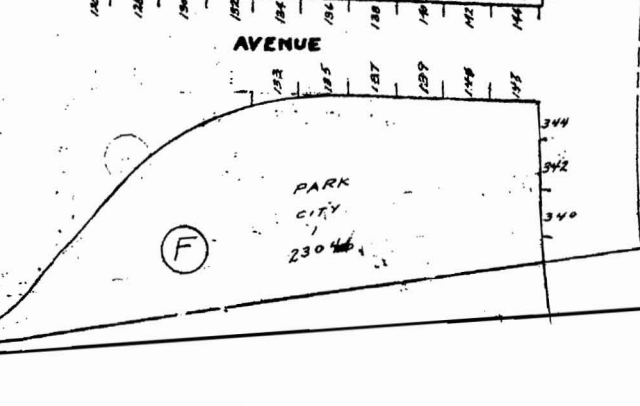
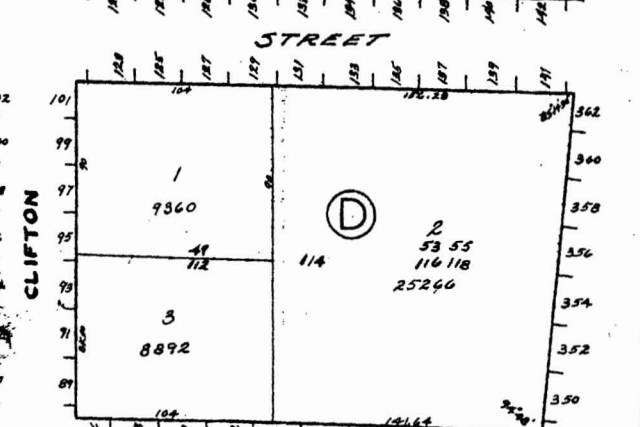
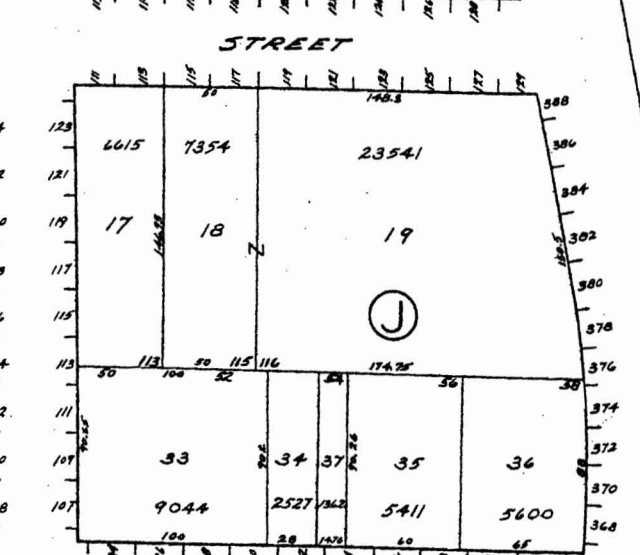
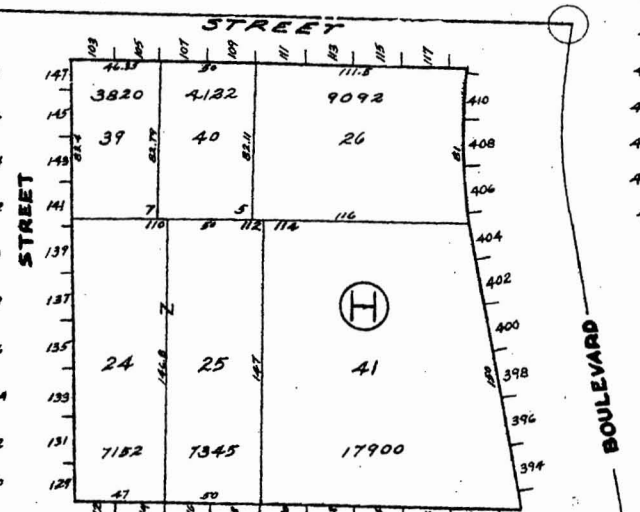
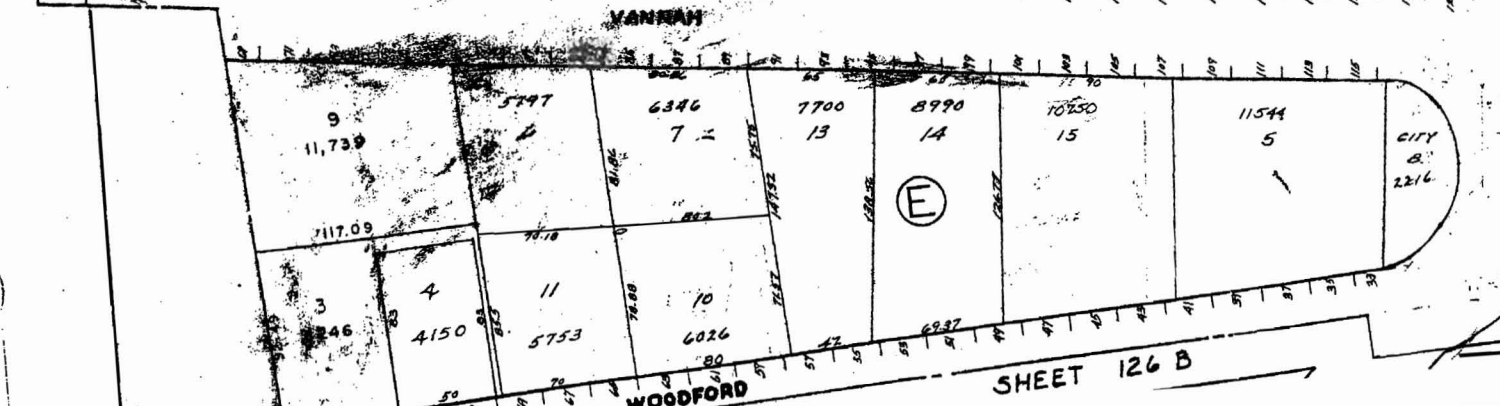
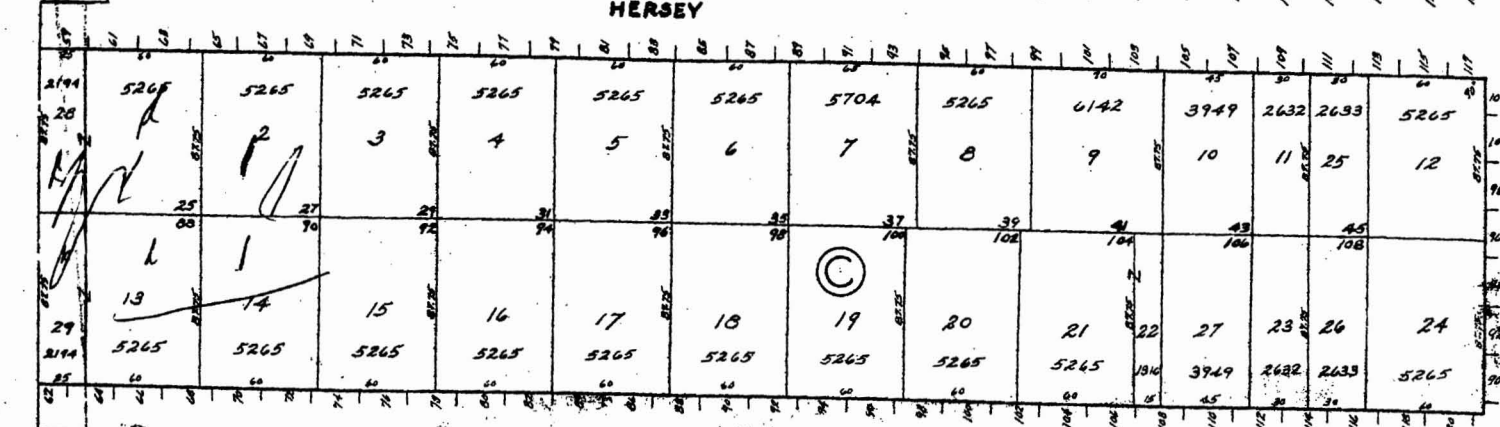
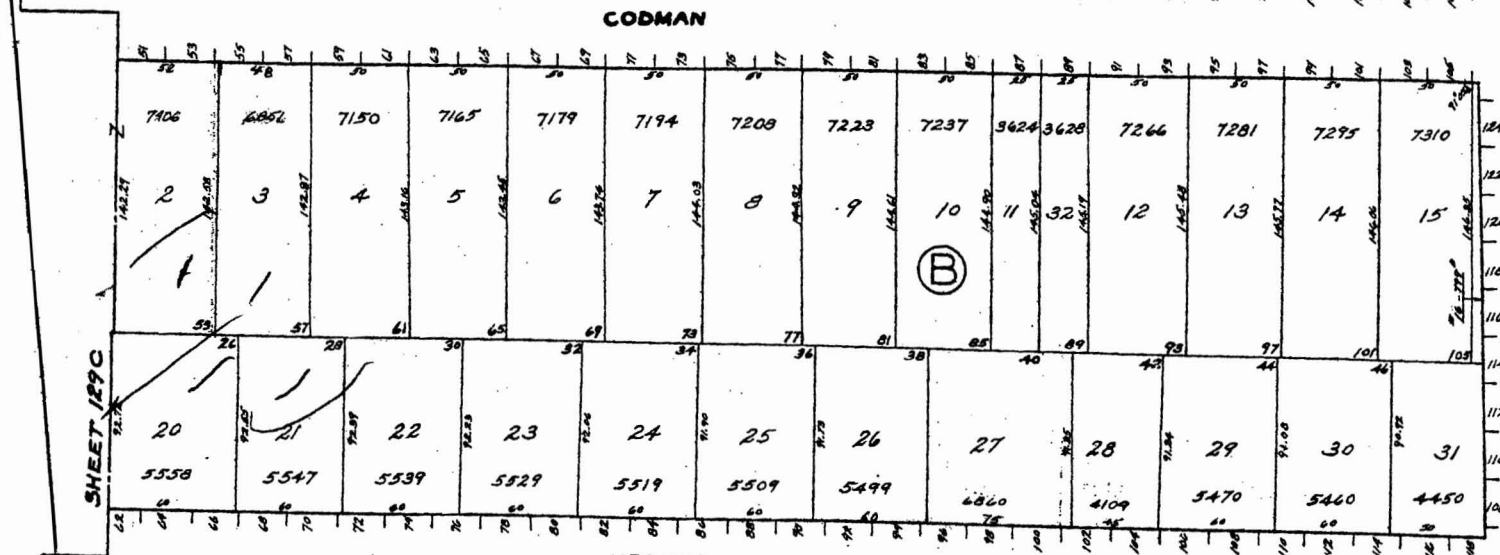
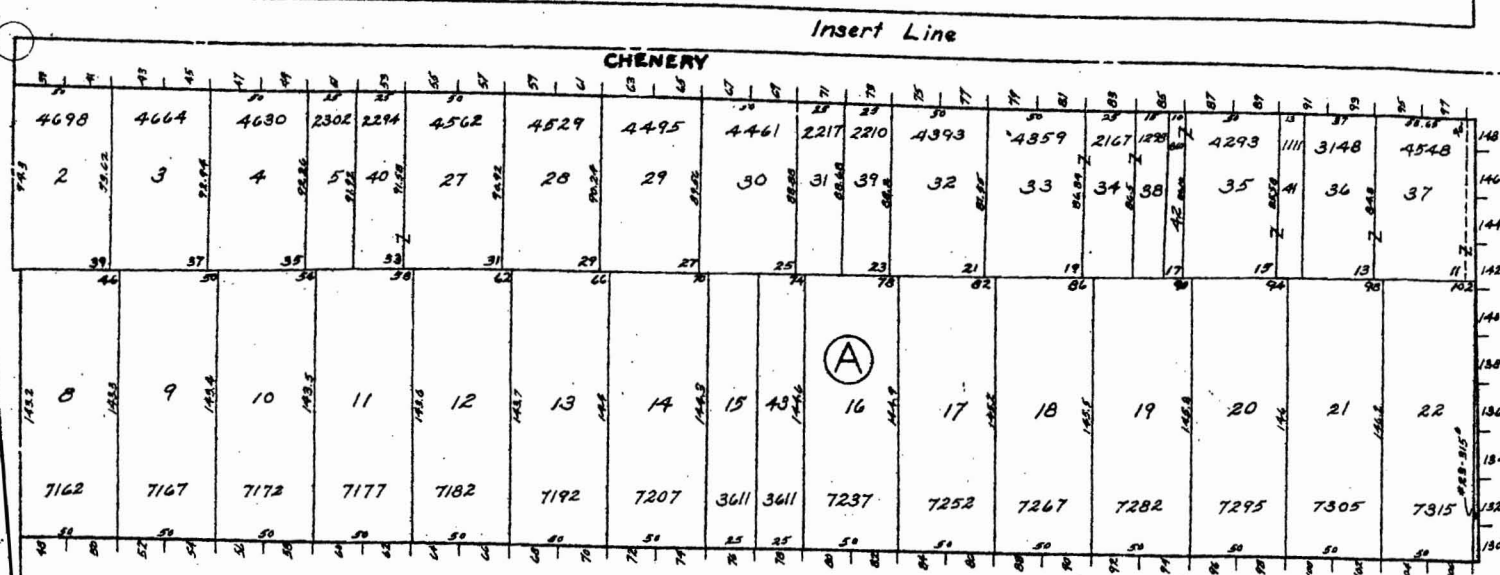
WOODFORD STREET

WOODFORD STREET



CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

RETRACTED FFR 23 1967



COVE

BACK

CITY OF PORTLAND ASSESSORS PLAN SCALE 1" = 50'

SHEET 139 FOR INSERT

SHEET 126 B