



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

*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

December 3, 2010

Kevin P. & Jill A. Wyman
70 Lawn Avenue
Portland, ME 04103

RE: 70 Lawn Avenue – 132-G-21 – R-5 Zone

Dear Mr. & Mrs. Wyman,

It has come to our attention that you have recently added a third dwelling unit to your building located at 70 Lawn Avenue. Our records indicate that you did not apply for any of the required building, plumbing or electrical permits for the change of use. The last approved use of your building was a two (2) unit residential structure. A review of the Land Use Zoning Ordinance in relation to your property, indicates that your property size will not support the land area per dwelling unit requirement for three dwelling units [section 14-120(a)b and 14-118(a)5].

It will be necessary to remove this illegal dwelling unit immediately. This office will reschedule a re-inspection An inspection within 30 days of the date of this letter to confirm compliance.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. 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 you have any questions, please do not hesitate to contact me at 874-8695.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: file



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

Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

December 3, 2010

Kevin P. & Jill A. Wyman
70 Lawn Avenue
Portland, ME 04103

Certified Letter 7010 0780 0001 1493 1080

RE: 70 Lawn Avenue – 132-G-21 – R-5 Zone

Dear Mr. & Mrs. Wyman,

It has come to our attention that you have recently added a building located at 70 Lawn Avenue. Our records indicate that the required building, plumbing or electrical permits for the approved use of your building was a two (2) unit residential Land Use Zoning Ordinance in relation to your property, and will not support the land area per dwelling unit requirement [section 14-120(a)b and 14-118(a)5].

It will be necessary to remove this illegal dwelling unit immediately. An inspection within 30 days of t

CERTIFIED MAIL

Strengthening a Remarkable City,
Building a Community for Life
**PORTLAND
MAINE**



101 1493 1080
101 1493 1080

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

| | |
|--|----------------|
| OFFICIAL USE | |
| Postage | \$ 0.44 |
| Certified Fee | \$ 2.80 |
| Return Receipt Fee (Endorsement Required) | \$ 2.30 |
| Restricted Delivery Fee (Endorsement Required) | \$ 0.00 |
| Total Postage & Fees | \$ 5.54 |

Sent To Kevin & Jill Wyman
Street, Apt. No.; or PO Box No. 70 Lawn Ave
City, State, ZIP+4 Portland, ME 04103

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

2. Article Number (Transfer from service label) **7010 0780 0001 1493 1080**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

1. Article Addressed to:
**Kevin P. & Jill A. Wyman
70 Lawn Avenue
Portland, Maine 04103**

3. Service Type
 Certified Mail
 Registered Mail
 Insured Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee)
 Yes
 No

A. Signature X
 Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

0901 E64T T000 0920 0T02

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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.

*Nothing recant
w/ "G" Drive*

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 132 G021001
Land Use Type TWO FAMILY
Property Location 70 LAWN AVE
Owner Information WYMAN KEVIN P & JILL A JTS
70 LAWN AVE
PORTLAND ME 04103
Book and Page 12655/105
Legal Description 132-G-21
LAWN AVE 70
TREMONT ST
2600 SE
Acres 0.06

R-S

Current Assessed Valuation:

TAX ACCT NO. 19476 **OWNER OF RECORD AS OF APRIL 2010**
WYMAN KEVIN P & JILL A JTS
LAND VALUE \$92,500.00 **70 LAWN AVE**
BUILDING VALUE \$187,000.00 **PORTLAND ME 04103**
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$259,500.00
TAX AMOUNT \$4,650.24

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

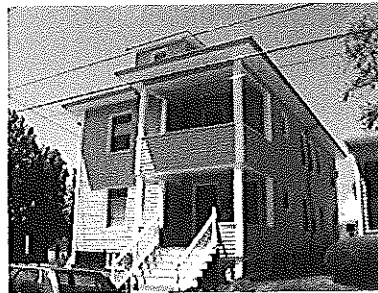
Building Information:



Best viewed at 800x600, with Internet Explorer

Card 1 of 1
Year Built 1906
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 6
Full Baths 2
Total Rooms 17
Attic FULL FINISH
Basement FULL
Square Feet 2662

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



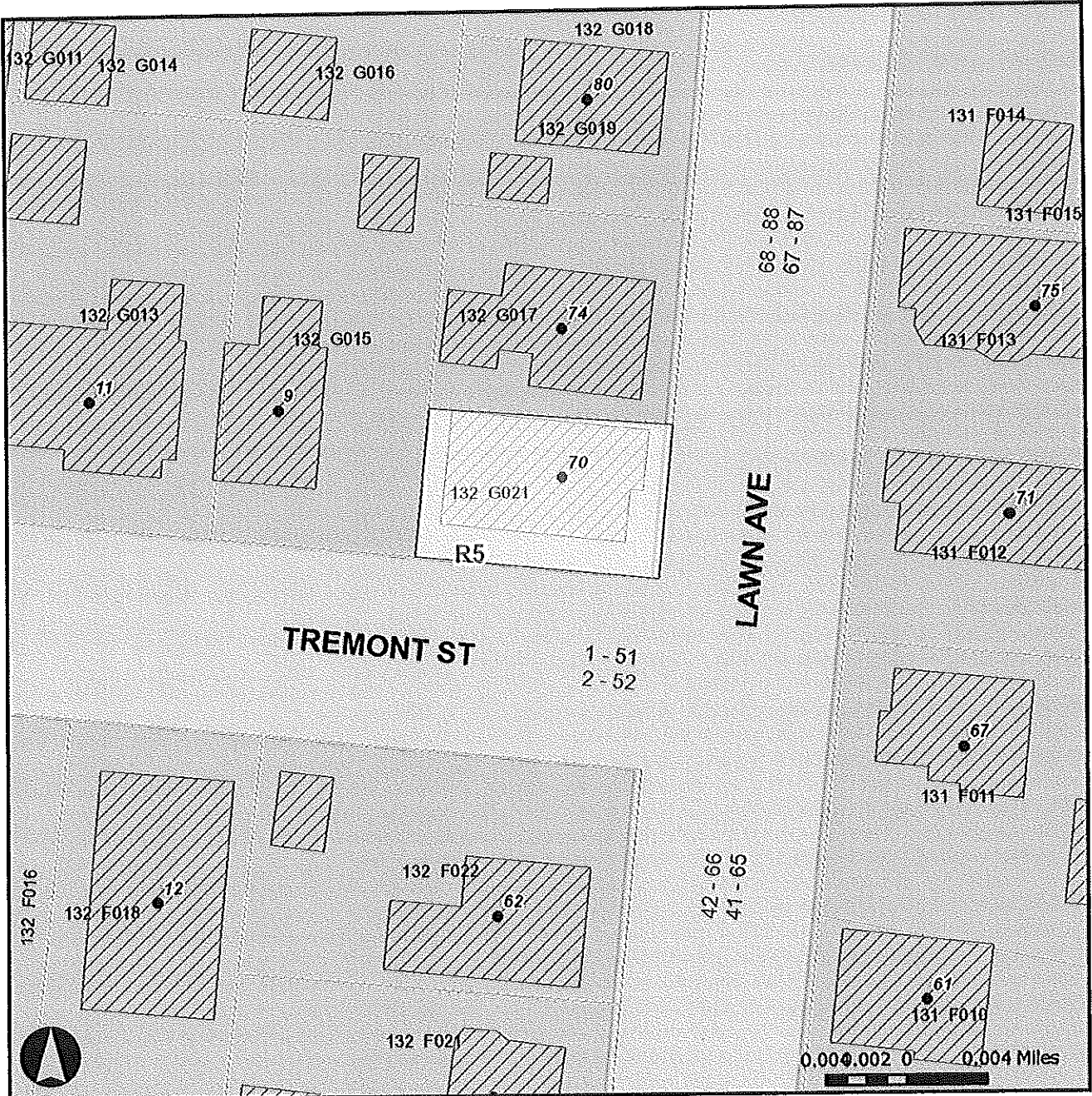
*12/1/10 - Nick -
confirmed although
could not gain
entry to the 3rd
floor unit - but
A tenant on 1st floor
verified there was a
sep. unit up there*

Sales Information:

Sale Date 8/1/1996 **Type** LAND + BUILDING **Price** \$96,700.00 **Book/Page** 12655/105

[New Search!](#)

Map



| | | | |
|--|---|--|------------------------------|
| Parcels | Stream Overlay Zone | Zoning (continued) | Zoning (continued) |
| <input type="checkbox"/> Parcel | <input checked="" type="checkbox"/> Stream_protection | <input type="checkbox"/> R2 Residential | <input type="checkbox"/> C25 |
| Interstate | Island Zoning | <input type="checkbox"/> R3 Residential | <input type="checkbox"/> C26 |
| <input type="checkbox"/> Interstate | <input type="checkbox"/> C43 | <input type="checkbox"/> R4 Residential | <input type="checkbox"/> C27 |
| Streets | <input type="checkbox"/> I-B | <input type="checkbox"/> R5 Residential | <input type="checkbox"/> C28 |
| <input type="checkbox"/> Street | <input type="checkbox"/> I-TS | <input checked="" type="checkbox"/> R6 Residential | <input type="checkbox"/> C29 |
| Buildings | <input type="checkbox"/> I-R1 | <input type="checkbox"/> ROS Recreation Open | <input type="checkbox"/> C30 |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> I-R2 | Space | <input type="checkbox"/> C31 |
| <input checked="" type="checkbox"/> Out Building | | | |



940591

Permit # 940591 City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____

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

Owner: Terry Burns Phone # 773-6038

Address: 72 Lawn Ave - Ptd, ME 04103

LOCATION OF CONSTRUCTION 72 Lawn Ave -

Contractor: _____ Sub: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: 2-fam w home OCCP

Part Use: 2-fam

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

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

Stories: _____ # Bedrooms: _____ Lot Size: _____

Is Proposed Use Seasonal? _____ Condominium? _____ Conversion? _____

Explain Conversion: change of use - from 2-fam

Foundation: 132-A-21 to 2-fam w home occupation (accountant)

1. Type of Soil: _____
2. Set Backs - Front: _____ Rear: _____ Sides: _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

1. Sills Size: _____
2. Stud Size: _____
3. Lally Column Spacing: _____
4. Joists Size: _____
5. Bracing Type: _____
6. Floor Sheathing Type: _____
7. Other Material: _____

Exterior Walls: 1. Studding Size: _____ Spacing: _____
2. No. Windows: _____
3. No. Doors: _____
4. Header Size: _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size: _____
7. Insulation Type: _____
8. Sheathing Type: _____
9. Siding Type: _____
10. Masonry Materials: _____
11. Steel Materials: _____

Interior Walls: 1. Studding Size: _____ Spacing: _____
2. Header Size: _____
3. Wall Covering Type: _____
4. Fire Wall if required: _____

For Official Use Only
Date: 6/15/94
Bid Code: _____
Type Label: _____
Estimated Cost: _____
Name: _____
Address: _____
City of Portland
Permit Issued JUN 17 1994

Street Frontage Provided: _____
Provided Setback Front: _____ Back: _____ Side: _____
Review Required: _____
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance: _____
Special Occupancy: _____
Other (Specify): _____

Roof: 1. Truss or Rafter Size: _____
2. Sheathing Type: _____
3. Roof Covering Type: _____
4. Insulation Type: _____
5. Ceiling Height: _____

Chimneys: _____
Heating: _____
Type of Heat: _____
Service Entrance Size: _____
Smoke Detector Required: Yes _____ No _____

Swimming Pools: _____
1. Type: _____
2. Pool Size: _____ Square Footage: _____
3. Must conform to _____ Electrical Code and State Law.

Permit Received By: _____
Signature of Applicant: Terry Burns
Date: 6/15/94

PERMIT ISSUED WITH REQUIREMENTS

White - Tax Assessor

Ivory - Tax - CEO

CONTINUED TO REVERSE SIDE

APPLICATION FOR PERMIT

PERMIT ISSUED JUN 22 1983 CITY of PORTLAND

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION ZONING LOCATION PORTLAND, MAINE June 21, 1983

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

Form with fields for LOCATION, Owner's name and address, Lessee's name and address, Contractor's name and address, Proposed use of building, Last use, Material, No. stories, Heat, Style of roof, Roofing, Estimated contractual cost, Appeal Fees, Base Fee, Late Fee, TOTAL.

To remove 1st floor porch and to construct set of stairs, (1 floor) to be used for replacement of porch as per p. 2 sheets of plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Form with multiple rows of questions regarding plumbing, electrical work, foundation, roof, chimneys, framing, and studs.

IF A GARAGE

Form with questions about garage capacity and automobile repairs.

APPROVALS BY: BUILDING INSPECTION-PLAN EXAMINER, ZONING, BUILDING CODE, Fire Dept., Health Dept., Others. Includes MISCELLANEOUS section.

Signature of Applicant Michael A. Glen Phone # same

Marge Schmuckal - 70 Lawn Street - 132-G-21

From: Marge Schmuckal
To: Gayle Guertin; Lannie Dobson
Date: 11/24/2010 11:07 AM
Subject: 70 Lawn Street - 132-G-21
CC: Tammy Munson

I received a complaint concerning this property. The complainant stated that last year the owner put in a third unit without permits.

I have checked our microfiche (nothing in the "G" drive) - This property is a legal 2 family dwelling unit. If there are three units, then the recent third unit is illegal. I see no plumbing or electric permits either.

Can an inspector be scheduled to go out and confirm this complaint?

Thanks,
Marge