



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 132 Ocean Ave CBL 138 D014001

Issued to Rouleau Ernest J

Date of Issue 06/08/2006

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-1262, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

Three residential Dwelling units
Use Group R2/Type 5B Construction
2003 IBC

Limiting Conditions:

This permit authorizes use for zoning purposes, it does not certify building code compliance.

This certificate supersedes
certificate issued

Approved:

6/9/06

(Date)

James Bonke
Inspector

Chris Plouffe
Inspector of Buildings

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 05-1262 | Issue Date: | CBL: 138_D014001 |
|-----------------------|-------------|---------------------|

| | |
|--|---------------------------------|
| Location of Construction: 132 Ocean Ave | Owner Name: Rouleau Ernest J |
| Business Name: | Contractor Name: |
| Lessee/Buyer's Name | Phone: |

| | |
|---|-------------|
| Owner Address: 132 Ocean Ave | Phone: |
| Contractor Address: | Phone: |
| Permit Type: Legalization of Non-Conforming Uses | Zone: R5 |

| | |
|---------------------------------|---|
| Past Use: Residential 2 unit | Proposed Use: Residential 2 unit to 3 legal units no construction |
|---------------------------------|---|

| | | |
|-------------|---------------|---------------|
| Permit Fee: | Cost of Work: | CEO District: |
|-------------|---------------|---------------|

Proposed Project Description:
2 unit to legal 3 unit no construction

| | |
|--|---|
| FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: 32 Type 5B 6/8/05 Signature: <i>[Signature]</i> |
| Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | |
| Signature: _____ Date: _____ | |

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: dmartin | Date Applied For: 09/01/2005 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|--|--|---|---|
| 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 conditions</i> Date: <i>9/6/05</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____ | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i> |
|--|--|---|---|

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 |

4

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>132 OCEAN AVE PORTLAND, ME. 04103</u> | |
| Tax Assessor's Chart, Block & Lot | Owner: | ERNEST ROULEAU Telephone: 7720370 H | |
| Chart# Block# Lot# | Address: | <u>132 OCEAN AVE</u> <u>PORTLAND, ME. 04103</u> 8389220 C | |
| 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. <u>2</u> | Requested # of units To be legalized: <u>1</u> | Total bldg. units: _____ | |
| Attach evidence that each requested unit to be legalized existed as of <u>4/1/95</u> : List evidence that you are submitting: <u>BUILDING PERMIT (COPY) MARCH 1986</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: | | | |
| <p>Thereby 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.</p> | | | |
| Signature of applicant: <u>Ernest Rouleau</u> | | Date: <u>7/27/05</u> | |
| This is NOT a permit, you may not commence ANY work until the permit is issued. | | | |

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

ERECTOR PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 051262

PERMIT ISSUED
JUN - 8 2006
CITY OF PORTLAND

This is to certify that Rouleau Ernest J
has permission to 2 unit to legal 3 unit no construction
AT 132 Ocean Ave City ID 138 D014001

provided that the person or persons, firm or corporation 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 work on permit in progress before this building or part thereof is leased or occupied. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 05-1262 | Date Applied For: 09/01/2005 | CBL: 138 D014001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|---|---------------|
| Location of Construction: 132 Ocean Ave | Owner Name: Rouleau Ernest J | Owner Address: 132 Ocean Ave | Phone: |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Legalization of Non-Conforming Units | |

| | |
|---|--|
| Proposed Use: Residential 2 unit to 3 legal units no construction | Proposed Project Description: 2 unit to legal 3 unit no construction |
|---|--|

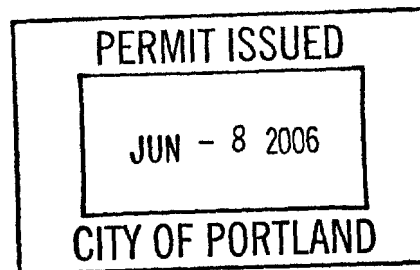
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/02/2006

Note: 10/13/05 spoke with owner - he has not shown evidence that this unit existed as of 4/1/05 and has not shown evidence that he did not create the 3rd unit - he also needs to revise his floor plans to show the third unit; currently it is not shown - in M's hold area
 3/21/06 received an affidavit that the previous owner installed the 3rd unit in 1986 - still has not submitted floor plans showing the third unit. - will write letter
 4/6/06 received more information
 5/18/06 notifications for notices and Housing & Fire distributed
 5/30/06 received housing compliance letter back - all ok
 5/31/06 received fire compliance letter back - all ok
 6/2/06 no written notices received - 11 days are up

1) This property shall remain a three (3) family dwelling with the issuance of this permit and the subsequent issuance of certificate(s) of occupancy. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/08/2006**Note:** **Ok to Issue:**

1) This approval recognizes a pre-existing nonconforming condition, it authorizes no construction or alteration to the property.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 06/05/2006**Note:** **Ok to Issue:** 



PORTLAND MAINE

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

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

2-5 Ene
05-12

Address & CBL: 132 Ocean Ave - 138-D-014

Notices to owners of properties situated within 300 feet sent on: to City 5/18/06 - mailed 5/22/06

City Housing Ordinance compliance given on: 5/18/06 received: 5/30/06 J.B - OK

City NFPA compliance given on: 5/18/06 received: 5/31/06

Received any letters within 10 days from notices sent? 6/2/06 - 11 DAYS PASSED - No written letters

Unit(s) existed prior to April 1, 1995? Affidavit stating that previous owner (Nicholas Dipietro) installed the 3rd unit to the rear of the 1st floor

Unit(s) shown to be established by different owner? current owner (Ernest Roulean) purchased from Nicholas Dipietro in Sept, 1998

Site plan included: copy of old site plan

Floor plans included? received 4/6/06

Is ZBA action required? 6/2/06 - 11 DAYS PASSED - No written letters



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.

RS Zone

Location: 132 Ocean Ave - 138-D-014 #05-1262

Owner: Ernest Rouleau

Address of Owner: 132 Ocean Ave **Telephone:** 772-0370 (h)
Portland, ME 04103 838-9220 (c)

Applicant information if different than above: _____

Current number of legal units: two (2)

Number of units to be legalized: one (1)
total: Three (3)

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

OK

Signature: Jay Kelley **Date:** 5/25/06

5/18/06

*received
5/31/06*



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 fill out this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 132 Ocean Ave - 138-D-014 # 05-1262
R-5-

Owner: Ernest Rouleau

Address of Owner: 132 Ocean Ave **Telephone:** 772-0370 (h)
Portland, ME 04103 838-9220 (c)

Applicant information if different than above: _____

Current number of legal units: two (2)

Number of units to be legalized: one (1)
TOTAL: Three (3)

Comments of approval or disapproval (list any and all):
Very small 1st Floor Rear unit
OK by code (housing)

Signature: Jeannie Bonke **Date:** 5/25/06

5/18/06

From: Gayle Guertin
To: Mike Nugent
Date: 5/22/2006 10:37:21 AM
Subject: 132 Ocean Ave.

132 Ocean Ave
CBL: 138 D014
Owner: Ernest Rouleau

Sent out abutters notice as of 5/22/06

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

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

TO RESIDENTS AND PROPERTY OWNERS

IN THE VICINITY OF 132 Ocean Avenue

Issues: Ernest J. Rowley, owner of the property located at 132 Ocean Avenue, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization may be 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) 874-695. The office hours are 8:00am to 4:00pm weekdays.

5/19/06

5/18/06

Signature: _____

Date: _____

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

total: three (3)

Number of units to be legalized: one (1)

Current number of legal units: two (2)

Applicant information if different than above:

Portland, ME 04103

Address of Owner: 132 Ocean Ave
Telephone: 838-9220 (C)
772-0370 (A)

Owner: Ernest Rouleau

Location: 132 Ocean Ave - 138-D-014 #05-1262

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

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.

NFPA LIFE SAFETY CODE - FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

CITY OF PORTLAND



Department of Planning & Development
Lee Urban, Director

Zoning Division
Marge Schmuckal
Zoning Administrator

5/18/06

Signature:

Date:

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

Number of units to be legalized: one (1)
TOTAL: three (3)

Current number of legal units: two (2)

Applicant information if different than above:

Address of Owner: 132 Ocean Ave
Portland, ME 04103

Telephone: 838-9220 (C)
772-0370 (H)

Owner: Ernest Rouleau

Location: 132 Ocean Ave - 138-D-014
05-1262 R-5-

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

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.

CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE

CITY OF PORTLAND



Ernie

Cell 838-9220 / Home 772 0370



PORTLAND MAINE

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

March 30, 2006

Ernest Rouleau
132 Ocean Avenue
Portland, ME 04103

RE: 132 Ocean Avenue - 138-D-014-R-5 Zone - #05-1262

Dear Mr. Rouleau,

Thank you for your recent submittal of an affidavit for your permit application to legalize one nonconforming dwelling unit. Please note that when I spoke with you last October, I also requested that you submit revised floor plans denoting where the 3rd unit is located along with the other two dwelling units. Your permit application is still on hold until I receive these complete floor plans in which to begin the required advertising.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

WKS AGO submitted what you requested. letter from previous owner Floor Plan.



PORTLAND MAINE

Strengthen

Unity for Life • www.portlandmaine.gov

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

March 30, 2006

Ernest Rouleau
132 Ocean Avenue
Portland, ME 04103

RE: 132 Ocean Ave

Dear Mr. Rouleau,

Thank you for your recent submittal of an affidavit for your permit application to legalize one nonconforming dwelling unit. Please note that when I spoke with you last October, I also requested that you submit revised floor plans denoting where the 3rd unit is located along with the other two dwelling units. Your permit application is still on hold until I receive these complete floor plans in which to begin the required advertising.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

*Marge -
Mr. Rouleau brought
this in which you were at
lunch. I told him that
you would call him if
you needed more information*

Am

1100 LINDEN / - 5 CAROL MUE / EAST END WFE



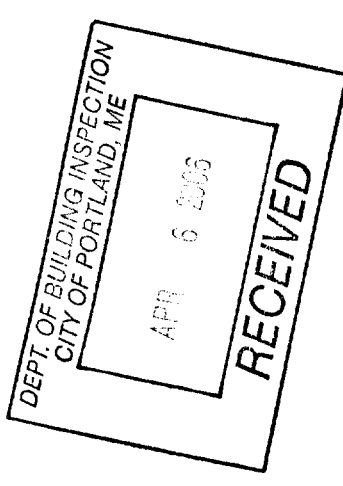
6-2

B.R.

HALF BATH

B.A.

L.R.

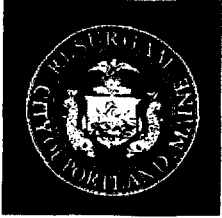


KIT

6-2

25'

THE NONCONFORMING DWELLING UNIT IS LOCATED ON THE FIRST FLOOR. ON THE FLOOR PLAN I SENT TO YOU IT IS MARKED AS A FAMILY ROOM. DIRECTLY BEHIND THE KITCHEN ON THE FIRST FLOOR,



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*

March 30, 2006

Ernest Rouleau
132 Ocean Avenue
Portland, ME 04103

RE: 132 Ocean Avenue – 138-D-014 – R-5 Zone - #05-1262

Dear Mr. Rouleau,

Thank you for your recent submittal of an affidavit for your permit application to legalize one nonconforming dwelling unit. Please note that when I spoke with you last October, I also requested that you submit revised floor plans denoting where the 3rd unit is located along with the other two dwelling units. Your permit application is still on hold until I receive these completed floor plans in which to begin the required advertising.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Owners' Affidavit

On oath, the undersigned depose and state that in connection with the premises located at 132 Ocean Avenue, Portland, County of Cumberland and State of Maine, which I sold to Ernest Rouleau in September, 1998, that I hereby certify that a permit was issued on March 11, 1986 to built an addition to the rear of the existing building. This addition consisted of a family room on the second floor and an inlaw apartment to the rear of the first floor.

Dated at Portland, Maine this 22 day of March, 2006.

By: Nicholas DiPietro
Nicholas DiPietro

STATE OF MAINE
CUMBERLAND, ss

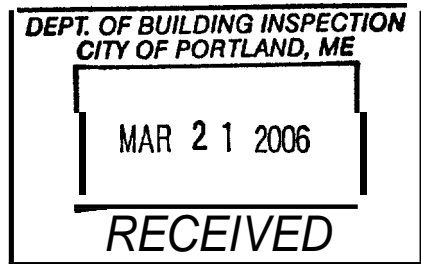
March 21, 2006

Then personally appeared NICHOLAS DIPIETRO, who acknowledged his execution of the foregoing instrument to be his free act and deed.

Before me,

Susan Starr
Notary Public/Attorney at Law

Printed Name **SUSAN R. STARR**
Notary Public, Maine
My Commission Expires July 30, 2009
Commission Expires:



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 | 138 D014001 |
| Location | 132 OCEAN AVE |
| Land Use | TWO FAMILY |
| Owner Address | ROULEAU ERNEST J 132 OCEAN AVE PORTLAND ME 04103 |
| Book/Page | 14176/58 |
| Legal | 138-D-14 OCEAN AVE 128-132 15668 SF |

Current Assessed Valuation For Fiscal Year 2006

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$55,010 | \$142,690 | \$197,700 |

Estimated Assessed Valuation For Fiscal Year 2007"

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$76,300 | \$176,800 | \$253,100 |

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

Property Information

| | | | | | | |
|---------------------------|---------------------------|----------------------------|--------------------------|----------------------------|-------------------------|--|
| Year Built 1900 | Style Old Style | story Height 1.5 | Sq. Ft. 2506 | Total Acres 0.36 | | |
| Bedrooms 5 | Full Baths 2 | Half Baths | Total Rooms 10 | Attic None | Basement Full | |

Outbuildings

| | | | | | |
|---------------------------|----------------------|---------------------------|--------------------|-------------------|-----------------------|
| Type SHED-FRAME | Quantity 1 | Year Built 1980 | Size 6X8 | Grade C | Condition A |
|---------------------------|----------------------|---------------------------|--------------------|-------------------|-----------------------|

Sales Information

| | | | |
|---------------------------|------------------------------|---------------------------|-------------------------------|
| Date 09/01/1998 | Type LAND + BLDING | Price \$155,000 | Book/Page 14176-058 |
|---------------------------|------------------------------|---------------------------|-------------------------------|

Picture and Sketch

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

[Click here to view Tax Roll Information.](#)



CITY OF PORTLAND

PAGE 2

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? _____

10/13/05 - talked to owner - ① is not showing any proof THAT the 3rd unit existed as of April 1, 1995

② IS NOT showing that he did NOT put in the 3rd unit -

Denied/hold until all info is submitted

③ need to give a 4.50 floor plan. Showing where the 3rd unit is. Currently not shown

#122
received
an aff. unit
on 3/21/06

→
see letter

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG 29 2005

RECEIVED

CITY OF PORTLAND

APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS
Section 14-391 - In effect March 24, 2004

| | | | |
|--|----------------------|------------------|--|
| Tax Assessor's Chart, Block & Lot | | | Owner: ERNEST ROULLEAU Telephone: 7920370 H |
| Chart# | Block# | Lot# | Address: 132 OCEAN AVE PORTLAND ME, 04103 |
| 138 | D | 014 | 8389220 C |
| \$300 Der legalized unit & \$75 Der C of O | | | |
| Current # of legal D.U. | Requested # of Units | To be legalized: | Total bldg. Units: |
| 2 | | 1 | |
| Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>BUILDING PERMIT (COPY) MARCH 1986</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:

I hereby certify that I am the Owner of record of the above proper &, 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: Ernest Rouleau Date: 7/27/05

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

2900

after

forming

1/2

1/2

Dwg. 8

B. M. Parker

132 Ocean Ave

100

Ocean Ave

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 | 138 D014001 |
| Location | 132 OCEAN AVE |
| Land Use | TWO FAMILY |
| | |
| Owner Address | ROULEAU ERNEST J 132 OCEAN AVE PORTLAND ME 04103 |
| | |
| Book/Page | 14176/58 |
| Legal | 138-D-14 OCEAN AVE 128-132 15668 SF |

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The **tax** rate will be determined by City Council in May 2006.

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|---------------------------|---------------------------|----------------------------|--------------------------|----------------------------|-------------------------|
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| Bedrooms 5 | Full Bath. 2 | Half Bath. | Total Rooms 10 | Attia None | Basement Full |

Outbuildings

| | | | | | |
|---------------------------|----------------------|---------------------------|--------------------|-------------------|-----------------------|
| Type SHED-FRAME | Quantity 1 | Year Built 1980 | Size 6X8 | Grade C | Condition A |
|---------------------------|----------------------|---------------------------|--------------------|-------------------|-----------------------|

Sales Information

| | | | |
|---------------------------|------------------------------|---------------------------|-------------------------------|
| Date 09/01/1998 | Type LAND & BLDING | Price \$155,000 | Book/Page 14176-058 |
|---------------------------|------------------------------|---------------------------|-------------------------------|

Picture and Sketch

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

[Click here](#) to view Tax Roll Information.



Date: *March 6, 1956*

Applicant: *William Lewis, Jr.*

*4 Willow
Mackley's Park
Spencer, Mass.*

Address: *54 Harris Ave.
Portland, Maine*

CHECK LIST - ACADAMIC ZONING ORDINANCE

Site: *235 Rindler St.
Portland, Me.*

Use: *Residential - Single-Family*

Area: *65 sq. ft.*

Site Area: *22,748 sq. ft.*

Front Yard: *35'*

Height: *15,668 sq. ft.*

Building Area - *3,000 sq. ft.*

Area per Family - *74'*

Width of Lot - *74'*

Lot Frontage - *74'*

Off-street Parking -

Loading Bays -

Matching Address:
*William Lewis
54 Harris Ave.
Portland, Maine 04103*

Site Plan -
Stoneland Zoning -
Flood Plains -

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

PERMIT ISSUED
MAY 1986

ZONING LOCATION: PORTLAND, MAINE

To the CHIEF OF BUILDING & INSPECTION SERVICES

City of Portland

The undersigned hereby applies for a permit to erect, alter, repair, demolish, or remove any building, structure, equipment or change use in accordance with the Law of the State of Maine and the City of Portland with plans and specifications as shown on the following specification:

LOCATION: 132 Ocean Avenue
1. Owner's name and address: Nick DiPietro, 132 Ocean Avenue
2. Lessee's name and address
3. Contractor's name and address: William Lewis, 59 Morris Avenue
Proposed use of building: dwelling
Last use: same
Material: No. stories: Heat: SWB
Other buildings on same lot
Estimated contractual cost \$: 15,000

Fire District: #2
Telephone: 772-9576
Telephone:
Telephone: 774-0149
No. of sheets
No. families
No. families
Roofing
Appeal Fee
Base Fee: 95.00
Late Fee
TOTAL

FIELD INSPECTOR—Mr. @ 775-5431

To construct 16' x 18' den on rear of existing building as per plans, 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04103

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is any electric work involved in this work? yes
Is connection to be made to public sewer? no
Has septic tank notice been sent?
Height average grade to top of plate
Size front depth
Material of foundation
Kind of roof
No. of chimneys
Material of chimney
Framing Lumber—Kind
Size Girder
Studs (outside walls and carrying partitions) 2x4-16' O.C. Bridging
Joists and rafters: 1st floor
On centers: 1st floor
Maximum span: 1st floor
If one story building with masonry walls, thickness of walls

IF A GARAGE

No. cars now accommodated on same lot to be accommodated
Will automobile repairing be done other than minor repairs

APPROVALS BY: BUILDING INSPECTION—PLAN EXAMINED
ZONING
BUILDING CODE
Fire Dept.
Health Dept.
Others

Signature of Applicant

Type Name of above



APPLICATION FOR PERMIT

Permit No. 1158

Class of Building or Type of Structure raised class

Portland, Maine, November 5, 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 132 Ocean Avenue Within Fire Limits? no Dist. No. _____
 Owner's or lessee's name and address Mary G. Parker, 132 Ocean Ave. Telephone 3-3466
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use dwelling house No. families 1

General Description of New Work

To demolish one story frame addition app. 10' x 12' on rear of building

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of ft _____
 Size: front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

WIL 138 7 014

112

112URS-139 0000

FRANCHISE
RCOTE

City of Portland, Maine
Department of Planning & Urban Development

04 FEB 91
09:24

INVALID CURSOR POSITION

CUL Listing For Post Cards: Format - (CCC-1-BU-LLL)
Fill with '*' For all C - Chart 1 - Chart letter D - Block L - Lot

- 138--C-004 138--C-012 138--C-021 138--D-014 139--D-028
- 13** 138--C-005 138--C-014 138--C-022 138--D-028 139--D-040
- 138--C-006 138--C-015 138--D-020 138--D-002 139--D-003
- 138--C-007 138--C-016 138--D-021 138--D-025 139--D-004
- 138--C-008 138--C-012 138--D-022 138--D-013 139--D-005
- 138--C-009 138--C-018 138--D-023 138--D-026 139--D-031
- 138--C-010 138--C-019 138--D-021 139--D-001 139--D-019
- 138--C-023 138--C-020 138--D-025 139--D-037 139--D-038

Continue

Cancel

B ne

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

TO RESIDENTS AND PROPERTY OWNERS

IN THE VICINITY OF 132 OCEAN AVENUE

Issues: ERNEST J. Rowland, owner of the property located at 132 Ocean Avenue ~~Street~~ have submitted an application to legalize ~~an~~ existing non-conforming dwelling unit for a total of ~~two~~ 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.

5/19/05

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|---------------------------------------|-------------------|-------|
| 138 C004001 | SCANNELL MICHAEL A | 37 SAWYER ST PORTLAND, ME 04103 | 37 SAWYER ST | 3 |
| 138 C005001 | BERNER DOUGLAS R & CAMILLE SCATTOLONI JTS | 33 SAWYER ST PORTLAND, ME 04103 | 31 SAWYER ST | 1 |
| 138 C006001 | LASHIN BONNIE | 29 SAWYER ST PORTLAND, ME 04103 | 29 SAWYER ST | 2 |
| 138 C007001 | NEMEROFF CAROL J | 25 SAWYER ST PORTLAND, ME 04103 | 25 SAWYER ST | 1 |
| 138 C008001 | DELPAL1 LLC | PO BOX 7032 PORTLAND, ME 04112 | 21 SAWYER ST | 3 |
| 138 C009001 | BARTLETT NANCY W | 11 SAWYER ST PORTLAND, ME 04103 | 11 SAWYER ST | 2 |
| 138 C010001 | BOBBITT VIRGINIA & MARIDETH BEALS | 108 OCEAN AVE PORTLAND, ME 04103 | 108 OCEAN AVE | 2 |
| 138 C012001 | PAQUIN JOHN R | 38 MAYLAND ST PORTLAND, ME 04103 | 38 MAYLAND ST | 1 |
| 138 C014001 | HOWLAND ETHAN J & DAPHNE R | 28 MAYLAND ST PORTLAND, ME 04103 | 28 MAYLAND ST | 1 |
| 138 C016001 | FLAHERTY HELEN J | 24 MAYLAND ST PORTLAND, ME 04103 | 24 MAYLAND ST | 1 |
| 138 C017001 | WOODWARD DONALD E | 18 MAYLAND ST PORTLAND, ME 04103 | 18 MAYLAND ST | 1 |
| 138 C019001 | JURGELEVICH KARLA A | 12 MAYLAND ST PORTLAND, ME 04103 | 12 MAYLAND ST | 1 |
| 138 C023001 | HILL TRACY D | 110 OCEAN AVE PORTLAND, ME 04103 | 110 OCEAN AVE | 2 |
| 138 D001001 | CURRIE KENDRICK A & AMY M CURRIE JTS | 23 MAYLAND ST PORTLAND, ME 04103 | 23 MAYLAND ST | 1 |
| 138 D002001 | GULLICKSON DIANE M | 35 BAY ST PORTLAND, ME 04103 | 144 OCEAN AVE | 2 |
| 138 D013001 | MARIA ARTHUR J & MARIE COR SURV | 160 OCEAN AVE PORTLAND, ME 04103 | 160 OCEAN AVE | 3 |
| 138 D014001 | ROULEAU ERNEST J | 132 OCEAN AVE PORTLAND, ME 04103 | 132 OCEAN AVE | 2 |
| 138 D015001 | CONE ELIZABETH H | 124 OCEAN AVE PORTLAND, ME 04103 | 124 OCEAN AVE | 2 |
| 138 D020001 | LARSEN DALE A & PATRICIA S JTS | 33 MAYLAND ST PORTLAND, ME 04103 | 33 MAYLAND ST | 1 |
| 138 D022001 | HERELL GEORGE T | 31 MAYLAND ST PORTLAND, ME 04103 | 31 MAYLAND ST | 1 |
| 138 D023001 | PESCE CARMINE III | 27 MAYLAND ST PORTLAND, ME 04103 | 27 MAYLAND ST | 1 |
| 138 D028001 | GULLICKSON DIANE M | 35 BAY ST PORTLAND, ME 04103 | 136 OCEAN AVE | 1 |
| 139 D001001 | BECOTTE CLAIRE E & WILLIAM W HARRISON JTS | 21 MACKWORTH ST PORTLAND, ME 04103 | 21 MACKWORTH ST | 1 |
| 139 D004001 | RUBIN RITA ELLEN & JOHN ROBERT LONG JTS | 121 OCEAN AVE PORTLAND, ME 04103 | 121 OCEAN AVE | 2 |
| 139 D019001 | MARTIN SUSAN E | 10 PARSONS RD PORTLAND, ME 04103 | 10 PARSONS RD | 1 |
| 139 D031001 | BROWN MICHAEL D & CAROL M BROWN JTS | 4 PARSONS RD PORTLAND, ME 04103 | 4 PARSONS RD | 1 |
| 139 D032001 | ZIPPER JESSICA R | 16 PARSONS RD PORTLAND, ME 04103 | 16 PARSONS RD | 1 |
| 139 D033001 | DAVIDSON GAIL P | 20 PARSONS RD PORTLAND, ME 04103 | 20 PARSONS RD | 1 |
| 139 D037001 | JASONIDES CHRISTOPHER & MARGARET F HANDLIN JTS | 15 MACKWORTH ST PORTLAND, ME 04103 | 15 MACKWORTH ST | 1 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|--------------------------------------|--------------------------|--------------|
| 139 D038001 | ZITO RAYMOND C & MARINA A ZITO JTS | 7 MACKWORTH ST PORTLAND, ME 04103 | 7 MACKWORTH ST | 1 |
| 139 D040001 | SKERRITT DOROTHY L | 131 OCEANAVE PORTLAND, ME 04103 | 131 OCEAN AVE | 1 |
| 139 F018001 | DEAN TIMOTHY S & NANCY E JTS | 3 PARSONS RD PORTLAND, ME 04103 | 3 PARSONS RD | 1 |
| 139 F025001 | MACINNIS CYNTHIA L & PAUL J HIBLER JTS | 9 PARSONS RD PORTLAND, ME 04103 | 9 PARSONS RD | 1 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-----|-------|-----------------------|-------------------|-------|
|-----|-------|-----------------------|-------------------|-------|

Total Listed: 33