

City of Portland, Maine - Building or Use Permit Application

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

Permit No: (2012-11-544) 201250540	Issue Date:	CBL: 150 C009001
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Location of Construction: 78 BELL ST (80)	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone: 2078318762
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Legalization	Zone:

Past Use: Manufacturing, Commercial Laundry & Dog Training	Proposed Use: Legalize four dwelling units	Permit Fee:	Cost of Work:	CEO District:
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: Type:	

Proposed Project Description: Legalize four existing dwelling units for a total of 4 residential units	Signature:	Signature:
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: Service_User - Brad	Date Applied For: 11/27/2012	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: ABM</p>
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EXPIRED

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

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Jeff Levine
Director, Planning & Urban Development

B-2

2012-50540

B 2012-11-5461-COV



Entered 11/27/12

(189)

CITY OF PORTLAND

Application for Legalization of Nonconforming Dwelling Units

Section 14-391 - In effect March 24, 2004

RECEIVED

NOV 27 2012

Dept. of Building Inspections
City of Portland Maine

Location/Address of Legalization: 78 So. Bell St / 180 Bell St	
Tax Assessor's Chart/Block/Lot: 150, C 1009	
Owner: STEPHEN E. MARDIGAN	Telephone: 207-831-8762
Contact Name, address & telephone (if different than above):	Cost of Work: \$
ROBERT T. GREENLAW	
134 PORTLAND AVE	
OLD ORCHARD BEACH ME 04064	
207-749-9471	
(\$300 per legalized unit & \$75 per C of O)	
Requested # of Units to be legalized: 3 (THREE) 4 (FOUR)	Total bldg. units: 3 4
Current # of Legal D.U.: 0	
Attach evidence that each requested unit to be legalized existed as of 04/01/95:	
LIST evidence that you are submitting: CONTRACT FOR SALE DATED 12/4/1982 FLOOR PLANS, SITE PLAN ASSESSORS ONLINE DATABASE PRINT	
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: CONTRACT FOR SALE,	
I hereby certify that I am the Owner of Record of the above property, or that the Owner of Record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.	
Signature of Applicant:	Date: 11/24/2012
This is NOT a permit; you may NOT commence ANY work until the permit is issued.	



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 3548\$1,200.00

Tender Amount: 1200.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/27/2012

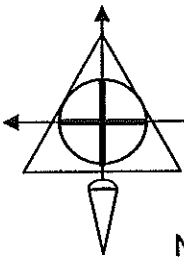
Receipt Number: 50541

Receipt Details:

Referance ID:	8857	Fee Type:	BP-LNDU
Receipt Number:	0	Payment Date:	
Transaction Amount:	1200.00	Charge Amount:	1500.00
Job ID: Job ID: 2012-11-5461-CH OF USE - Legalization of Nonconform; 0 to 4 units			
Additional Comments:			

Thank You for your Payment!

ROBERT T. GREENLAW, PLS



November 22, 2012

Mr. Jonathan Rioux
Code Enforcement officer/Plan Reviewer
City of Portland
385 Congress Street
Portland, Maine 04101-0509

EXPIRED

Subject: 4 existing apartments located at 80 Bell Street.

Dear Jonathan,

I have attached a set of plans and a completed application for the four "non-conforming" units located at 80 Bell Street.



The subject building, 80 Bell Street is shown on the City tax maps as part of 150 C 009.

The property was purchased by Stephen E. Mardigan from Bell Street Co. on May 9, 2012 via a quit-claim deed recorded in the Cumberland County Registry of Deeds in Deed Book 29573, Page 246. At the time of the conveyance, the four units existed. As the city references the units in a letter dated May 25, 2012 it is clear these units were not created by the current owner.

The units in question have been in existence for at least 30 years according to a contract, which is dated December 6, 1982, I have attached.

134 Portland Ave.
Old Orchard Beach, Maine 04064
Bobgreenlaw@myfairpoint.net
207-749-9471

ROBERT T. GREENLAW, PLS

As the building was originally the Coke and Cola bottling plant there is more than enough space for more than the four apartments that exist. The remaining space in the building is occupied by a cleaning company and boat storage.

I have also attached a site plan that demonstrates there are more than enough parking spaces for the four apartments.

The entire building is protected by a recently inspected wet pipe fire sprinkler system (Fig.2). Hard wired smoke detectors are also installed in every room, hall and utilized space. As is shown on Sheet A-1.2, a fire escape for the second floor exists on the roof of the first floor spaces.

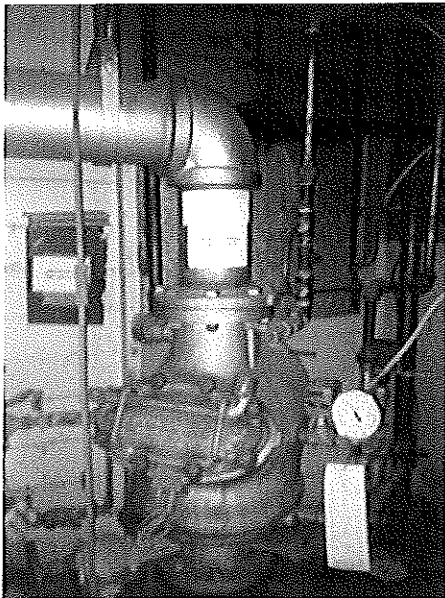


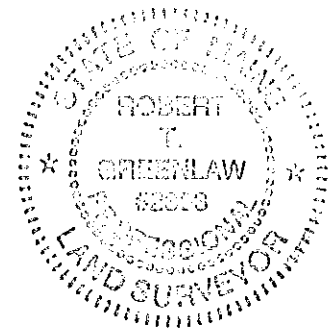
Fig. 2

EXPIRED

It is our opinion the dwelling units comply with National Fire Protection Association Code-Fire Prevention Code and the City of Portland Housing Code as of the date of this letter.

Sincerely,

Robert T. Greenlaw, PLS #2303



134 Portland Ave.
Old Orchard Beach, Maine 04064
Bobgreenlaw@myfairpoint.net
207-749-9471

RECEIVED

DEC 11 2012

Dept. of Building Inspections
City of Portland Maine



POLK

1994

**GREATER
PORTLAND**

MAINE

CITY DIRECTORY

Including: Cape Elizabeth, Portland Islands,
S. Portland and Westbrook

PUBLICATION SUMMARY

BUSINESS LISTINGS	6,957
HOUSEHOLD LISTINGS	44,221
RESIDER LISTINGS	20,987
TOTAL LISTINGS	72,165
TOTAL NEW OR UPDATED LISTINGS	32,199

Published Since 1988

Your New City Directory
Contains **4**
Major Directories
In One Volume

- 1** Classified Business Directory (Yellow Pages)
- 2** Alphabetical Directory (White Pages)
- 3** Street Address Directory (Green Pages)
- 4** Numerical Telephone Directory (Blue Pages)

AREA CODE 207

PRICE \$205.00

A Library Of
Out Of Town
City Directories
Available At
The Chamber
Of Commerce



POLK, R. L. POLK & CO. 2910 W. CLAY ST., BOX 27546, RICHMOND, VA 23261
PHONE (804) 359-6001 FAX (804) 359-1209
CUSTOMER SERVICE (9 A.M. 5 P.M. EASTERN)
PHONE: (804) 353-0361 FAX: (804) 342-4295

RECEIVED

DEC 11 2012

Dept. of Building Inspections
City of Portland Maine



646 CONGRESS ST.

Vose-Smith Florist

FRUIT BASKETS

773-6436 or 773-4511

PORTLAND

• HOMEOWNER

22

BELL ST -Contd
4 PRATT-ABBOTT CORP dry cns & Indry alterations 797-8674
• MORRILL ST INTERSECTS

• READ ST INTERSECTS
49 Lowery James T & Patricia A [] •
797-7170

53-55 Vacant (2 Hses)
• ADELAIDE ST ENDS

73 Vacant
80 Apartments

1 Hodgdon Debbie [] 797-0944
2 Stover Mary []
3 Not Verified
4 Stover Maria [] 878-2591
90 S D R SERVICES auto-mechanical servs
792-2334
98*Stanton Laurie
100*Dyer Tena J 878-0089
102*Rolls Birchetto Jr
104 Not Verified
106 Annott Truman B [] 878-2443
Hing Chanthay 878-2443
Vann Sinath 878-2443
108 Vacant

• MORRILL ST INTERSECTS
10 HOUSEHOLDS
2 BUSINESSES

**BELL ST (WESTBROOK)-FROM 50
MAYBERRY RD NORTH** 82

• ZIP CODE 04092
• MAYBERRY RD INTERSECTS
9 Coulombe Brendan J & Barbara L [] •
864-4322
• DEAD END
1 HOUSEHOLD

**BELLAIRE RD (SOUTH PORTLAND)
FROM 30 FESSENDEN ST SOUTHWEST** 41

• ZIP CODE 04108
• FESSENDEN ST INTERSECTS
10 Small Robert A Jr & Susan M [] •
799-2141
Small Robt 799-2141
15 Bissonnette Yves L & Geraldine A [] •
Bissonnette Wayne
18 Malorano James A [] • 799-3291
Malorano Concetta L 799-3291
19 Keaney John C Jr & Mary P [] •
Keaney Christine M
Keaney John G III
Keaney Mary Beth
22 Musselman Marilyn L [] • 799-2361
Kearin Janet E 799-2361
23 Costa Louise P [] • 799-7544
28 Hill Thomas S Jr & Margo S [] •
787-5724
29 Mc Elroy James E & Mary I [] •
799-5652
34 O Shea Patrick J [] • 767-0719
36 Chronister Doris Y [] • 799-6380
40 Mac Arthur Kenneth C III & Susanne
G [] • 767-3350
41 Palfrey S T [] 799-0430
*Boykin Mark S carp
44 Palanza Emidio J & Helen S [] •
799-7103
47 Dancoes Dehuls G J [] • 799-3731
48 Frederick Leon H & Anne M [] •
799-6689
52 Libby Lucinda [] • 799-8607
53 Le Tourneau Richard P & Margaret Y [] •
799-7678
Le Tourneau Sarah D 799-7678
65 Vacant
• OCEAN ST INTERSECTS
17 HOUSEHOLDS
1 BUSINESS

**BELLEVUE AV (SOUTH PORTLAND)
FROM 53 CHASE ST NORTH** 31

• ZIP CODE 04106
• CHASE ST INTERSECTS
14*Segal Richard & Joleen • 797-8877
17 Kint Thomas M & Ruth M [] • 799-3150

276 RAINBOW KIDS DAYCARE
28*Weimer Robert J •
Robison Collin A
30 Foley Thomas S & Elsie D [] • 787-3626
Foley Keith A 787-3626

50 31 Doughty Daniel F & Ruth E [] •
767-5583
34 Gray Walter & Julia [] • 799-4518
37 Gott Edward J III & Deborah D [] •
767-4445
38 Maloney Edw F & Alice F [] • 799-2638
41 Violette Joseph W [] • 799-7970
42 Evans Leslie E & Sheila B [] • 767-3537
• OCEAN VEW AV INTERSECTS
46 Leighton Virginia E [] • 799-5752
48 O'Connor Catherine [] 799-5529
Kelly John C 799-5529
50 Gillis Mark K & Kathy S [] •
52 Macklin Christopher G & Colleen A [] •
789-4955
• DEAD END
15 HOUSEHOLDS
1 BUSINESS

**BELMEADE RD -FROM 146 BAXTER
BLVD SOUTH** 2

• ZIP CODE 04101
• BAXTER BLVD INTERSECTS
4 Scott Norman E & Ann L [] • 773-0338
Quigley Rowena R 773-0338
10 Fisher Gregory J [] • 774-7744
Fontaine-Fisher Ann M [] • 774-7744
14*Campbell Sarah J
15 Foss Walter E Jr & Mildred C [] •
774-2876
• DEERFIELD RD INTERSECTS
26 Stevens Earl G & Linda S [] • 774-7063
28*Itterly M 879-0882
30 Peterson Brian D [] • 775-3694
Davidson Mary Beth 775-3694
31 Waterman Harriett W [] • 774-1037
32 Farrington Melanie A [] 879-9135
Corey Kristen 879-9135
Kezal Pamela 879-9135
34 Vrba Michl J & Elizabeth A [] •
774-1560
• FOREST AV INTERSECTS
11 HOUSEHOLDS

**BELMONT ST -FROM 549 FOREST AV
NORTH** 2

• ZIP CODE 04101
• FOREST AV INTERSECTS
11 Marr Timothy C & Jamie M [] •
871-1301
12 Parker Paul A & Sheila J [] • 772-3050
15 Not Verified
17 Eddy Harry B & Helen B [] • 773-3129
18 Mathias []
20 Not Verified
21 Kelly David M & Debbyrae [] 773-3443
ALOE GRAPHICS 772-5637
28 Glasscock Franklin R [] • 773-8691
27 Greene Priscilla B [] • 772-7109
• MELROSE ST INTERSECTS
40*Sawyer Nan C •
45 Miller Chas E & Elinor G [] • 772-8427
Miller Ellz 772-8427
48 Ginsburg Freida [] • 874-4980
49 PORTLAND CITY PARKING LOT
52*Trynor Mary F •
• DEAD END
13 HOUSEHOLDS
2 BUSINESSES

**BELVIDERE RD (PEAKS ISLAND)
FROM ISLAND AV EAST** 70

• ZIP CODE 04108
• ISLAND AV INTERSECTS
• PLEASANT AV INTERSECTS

**BENNETT ST (SOUTH PORTLAND)
FROM 67 OSBORNE AV WEST** 45

• ZIP CODE 04106
• OSBORNE AV INTERSECTS
1 Stokes Thornton L & Paulette J [] •

1-4 Vacant
5 Towle
6 Vacant
7 Kennedy
8 Kennedy
9 Ducale
15 Brise
Equib
16 Not Ver
20 Brad
23 Foyler
29 Haskell
• DEAD
9 HOUSE

BERKLEY ST-NORTH

• ZIP CODE
• WOODB
11*Schoelle
12*Mahana
18 Lyden
775-3000
20 Foley
21 Church
773-5000
22 Vacant
27 Buckingham
Zollo
30 Moore
31 Hopkins
774-2200
34 Wilson
775-3000
Wilson
37 Rose
Rose
Rose
40 Poulos
773-5300
41 Dillhunt
773-1212
Dillhunt
Dillhunt
44 Quinn
44a Wilsch
48 Not Ver
52 Lovely
775-0680
55 Weeks
773-3458
Weeks
58 Not Ver
• AMHER
60 Mc Car
Mc Car
Mc Car
65 Anania
68 Buxton
78 Stern
Stein
79 Quatrano
775-1954
Hodgson
• CONCOR
24 HOUSE

BERKLEY ST-SOUTH

202 MAIN
• ZIP CODE
• MAIN ST
12 Robbins
Goodwin
Heald
Aceto
13 Girard
14 Patten
17 Colby
Colby
22 Emery
Emery
Lowell
28 Peavy
30 Briz
• OAK ST
36 Marsters
854-2120
Marsters
40 Farlin

SUBJECT
4-11-12

EXHIBIT A

Parcel One

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in said Portland, bounded and described as follows:

Beginning at an iron stake in the westerly side line of Bell Street at the southeasterly corner of a lot of land which Clough and Maxim Company sold to Alton T. Maxim March 29, 1921, the deed recorded in Cumberland County Registry of Deeds in Book 1071, Page 433;

Thence south fourteen degrees and fifteen minutes east by said Bell Street seventy-four and fifty-five hundredths (74.55) feet to a stake at a small angle in said Bell Street;

Thence south five degrees and twenty-five minutes east by said Bell Street twenty-five and forty-five hundredths (25.45) feet to a point making a total frontage on Bell Street of one hundred feet;

Thence westerly ninety-nine (99) feet and ten inches to a point in the fence erected by the late F.O.J. Bodge along what he claimed to be the easterly line of his property and accepted by said Clough and Maxim as such, which said point is distant southerly eighty-one (81) feet and six and three-quarters ($6 \frac{3}{4}$) inches to said southwesterly corner of said land conveyed as aforesaid to the said Alton T. Maxim; thence northerly by said fence eighty-one (81) feet and six and three-quarters ($6 \frac{3}{4}$) inches to said southwesterly corner of said land conveyed as aforesaid to the said Alton T. Maxim; thence northerly seventy-four degrees and thirty-six minutes east by land now or formerly of said Maxim ninety-nine and five-tenths (99.5) feet to the point of beginning.

Also a certain triangular piece of rear land situated on the westerly side of the lot above described in said Portland and bounded and described as follows:

Beginning at the northwesterly corner of a parcel of land conveyed by Clough and Maxim Company to Isalah Hawkes dated September 29, 1926, recorded in said Registry of Deeds in Book 1246, Page 332, said point being ninety-nine and five tenths (99.5) feet westerly of Bell Street;

Thence southerly by the westerly side of the premises above described and by land now or formerly of the Portland Coca Cola Bottling Works one hundred forty (140) feet, more or less, to the most southerly corner of land formerly of Peter Neilson;

Thence northwesterly by land formerly of Mary S. Hill eighty-five (85) feet to a point;

Thence northerly on a straight line by land of said Neilson ninety-two feet (92 ft.) more or less, to the point of beginning.

Parcel Two

Also another certain lot or parcel of land, together with any buildings or improvements thereon, situated on the easterly side of Forest Avenue in said Portland and bounded and described as follows:

Beginning at a point on the easterly side of said Forest Avenue at the northwesterly corner of land now or formerly of one John J. Morgan;

Thence easterly by said Morgan land one hundred (100) feet more or less to land of Manuel Levi;

Thence northerly along land of said Levi twenty-six (26) feet to a stake;

Thence westerly parallel to said Morgan land one hundred (100) feet more or less to the easterly side line of said Forest Avenue;

Thence southerly along the easterly side line of Forest Avenue twenty-six (26) feet to the point of beginning.

Parcel Three

Also another certain lot or parcel of land, together with any buildings or improvements thereon, situated in said Portland on the easterly side of Forest Avenue, bounded and described as follows:

Beginning at a point on said easterly side of Forest Avenue, sixty (60) feet northerly from the northerly side line of land now or formerly of one Morgan and the northerly side line of land now or formerly of one Philbrick;

Thence easterly along a line parallel with said Morgan land and holding a width of sixty (60) feet therefrom one hundred (100) feet to a stake;

Thence South 6° 39' East along said Philbrick land and said Morgan land to a corner of said Morgan land;

Thence North 75° 32' East twenty-six and sixty-five one hundredths (26.65) feet to a point and an iron fence;

Thence South 59° 22' East eighty-four and eight tenths (84.8) feet, more or less, to land now or formerly owned by the Casco Bottling Co.;

Thence northerly along said Casco Bottling Co.'s land ninety-two (92) feet to a stake;

Thence North 19° 52' West to an iron hub;

Thence North 75° 46' East nineteen and two-tenths (19.2) feet to an iron stake;

Thence North 8° 22' West thirty-seven and three tenths (37.3) feet to a stake;

Thence North 68° 22' West one hundred ten (110) feet, more or less, to a stake;

Thence southerly parallel with Forest Avenue thirty (30) feet more or less, to a stake;

Thence South 75° 55' West along a line at right angles to said Forest Avenue and parallel with and holding a distance of fourteen (14) feet from said Philbrick land to said Forest Avenue;

Thence southerly by said Forest Avenue fourteen (14) feet to the point of beginning.

Excepting that portion of the above as conveyed to Antonio Marabito by deed dated November 15, 1945 and recorded in said Registry of Deeds in Book 1800, Page ~~208~~ 209 *DM*

Parcel Four

Also another certain lot or parcel of land, together with any buildings or improvements thereon, situated between Forest Avenue and Bell Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the northeast corner of a lot of land conveyed by Guy E. Hill to Raffaele Leo by deed dated July 13, 1923 and recorded in Cumberland County Registry of Deeds in Book 1143, Page 131, said point being distant one hundred twenty-six and sixty-five hundredths (126.65) feet easterly from Forest Avenue;

Thence southerly by other land now or formerly of Casco Mercantile Trust Company and on a line parallel with Forest Avenue one hundred twenty-six (126) feet, more or less, to the property line established by deeds between Martin Curran, Jr. and Mary S.S. Hill dated April 19, 1901, and recorded in said Registry in Book 698, Pages 245 and 246;

Thence easterly by land formerly owned by said Martin Curran, Jr. one hundred eleven (111) feet, more or less, to the lot of land conveyed by Falmouth Loan & Building Association to Portland Coca Cola Bottling Works by deed dated August 31, 1933, and recorded in said Registry of Deeds in Book 1425, Page 409;

Thence northeasterly by land formerly of said Portland Coca Cola Bottling Works twenty and fifty-four hundredths (20.54) feet to a point;

Thence northwesterly by land formerly of said Coca Cola Bottling Works and by land conveyed by Peter Neilson to Manuel Levi by deed dated February 10, 1938 and recorded in said Registry in Book 1543, Page 189 and by land conveyed by Charles W. Smith to Manuel Levi by deed dated March 17, 1942, and recorded in said Registry in Book 1671, Page 94, a distance of one hundred seventy-eight (178) feet, more or less, to the point of beginning.

Parcel Five

Also a certain lot or parcel of land, with any buildings or improvements thereon situated on the westerly side of Bell Street bound and described as follows:

Beginning at a point on the westerly side of Bell Street (formerly Cedar Street) at the southeasterly corner of a lot of land conveyed by Clough and Maxim Company to Isalah Hawkes, September 29, 1926, the deed of which is recorded in Cumberland County Registry of Deeds in Book 1246, Page 332;

Thence southerly by said westerly side of Bell Street eighty-seven and fourteen hundredths (87.14) feet to a point of land formerly of John Robertson;

Thence westerly by said Robertson line one hundred three (103) feet to a point;

Thence northeasterly twenty and fifty-four one hundredths (20.54) feet to a point;

Thence northwesterly nine (9) feet to a point;

Thence northerly along the line of land formerly of F.O.J. Bodge to the southwesterly corner of land sold to Hawkes aforesaid;

Thence easterly by the southerly line of Hawkes' land ninety-nine feet and ten inches (99'10") to the point of beginning.

Parcel Six

A certain lot or parcel of land situated in Portland, in the County of Cumberland and State of Maine, in that part formerly Deering, and bounded and described as follows:

Commencing on the Westerly side of Bell Street, formerly known as Cedar Street, at a stone set in the ground at the southeasterly corner of the land now or formerly of William E. Jordan;

Thence southerly fifty (50) feet along the line of said Bell Street to a point;

Thence Westerly on a line parallel with the Southerly line of said Jordan land one hundred (100) feet to land now or formerly of one Bodge;

Thence Northerly on a line parallel with said Bell Street fifty (50) feet to land now or formerly of Mattie D. Woodman;

Thence easterly along the line of said land of said Mattie D. Woodman and said land of said William E. Jordan one hundred (100) feet to the point of beginning.

Received
Recorded Register of Deeds
May 09, 2012 03:10:34P
Cumberland County
Pamela E. Lovley

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

The Bell Street Company, a Maine corporation, for consideration paid, grants to Stephen E. Mardigan, whose mailing address is 460 Baxter Blvd., Portland, Maine 04103, with quitclaim covenant, the land and buildings thereon in the City of Portland, County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Dated: 5-8-12

WITNESS:

[Signature]

The Bell Street Company
by: [Signature]
its President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 8, 2012

Then personally appeared the above named David A. Smith, President of The Bell Street Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]

Notary Public/Attorney at Law

Print Name: James A. Hoffmann

Commission expires: _____

MAINE REAL ESTATE TAX PAID

RECEIVED

DEC 20 2012

Dept. of Building Inspections
City of Portland Maine

Contract for Sale of Real Estate

Portland, Maine, December 6 19 82

RECEIVED of David A. Smith, 3 Fern Ave., Falmouth, Maine 04105
hereinafter called the Purchaser, the sum of (\$ 5,000.00)

Five Thousand-----00/100----- DOLLARS

as earnest money and in part payment on account of the purchase price of the following described real estate
situated in Portland County of Cumberland State of Maine to wit:

That certain lot of land containing approximately 53,013 square feet as shown on City of Portland Tax Assessor's Map 150-C-9 together with five commercial buildings, as shown on attached diagram, situated thereon and located at 90 Bell Street, Portland, Maine. Said property owned by Delta Realty, 999 Forest Avenue, Portland, Maine.

the TOTAL purchase price being (\$ 250,000.00)

Two Hundred Fifty Thousand-----00/100----- DOLLARS

payment to be made as follows:

\$5,000.00 earnest money deposit paid herewith, \$20,000.00 to be paid in cash at closing, \$187,500.00 to be financed through a first mortgage, \$37,500.00 to be financed through a second mortgage.

Said deposit is received and held by the broker, subject to the following conditions:

1. T. M. Leighton Co., shall hold said earnest money or deposit and act as escrow agent until transfer of title; that one (1) days shall be given for obtaining the owner's acceptance; and, in the event of the owner's non-acceptance, this deposit shall be promptly returned to the Purchaser.
2. That a good and sufficient deed, showing good and merchantable title, shall be delivered to the Purchaser or his nominee; and it is agreed that this transaction shall be closed and the Purchaser shall pay the balance due and execute all papers necessary for the completion of his purchase within 45 days from the date hereof. However, should the title prove defective, then the seller shall have a reasonable time, after due notice of such defect or defects, to remedy the title, after which time, if such defect or defects are not corrected so that there is a merchantable title, then the Purchaser may, at his option, withdraw said deposit and be relieved from all obligations hereunder.
3. That the property shall be conveyed by a good and sufficient warranty deed, with rights by descent released, and shall be free and clear of all encumbrances except building and zoning restrictions and usual public utilities servicing the property.

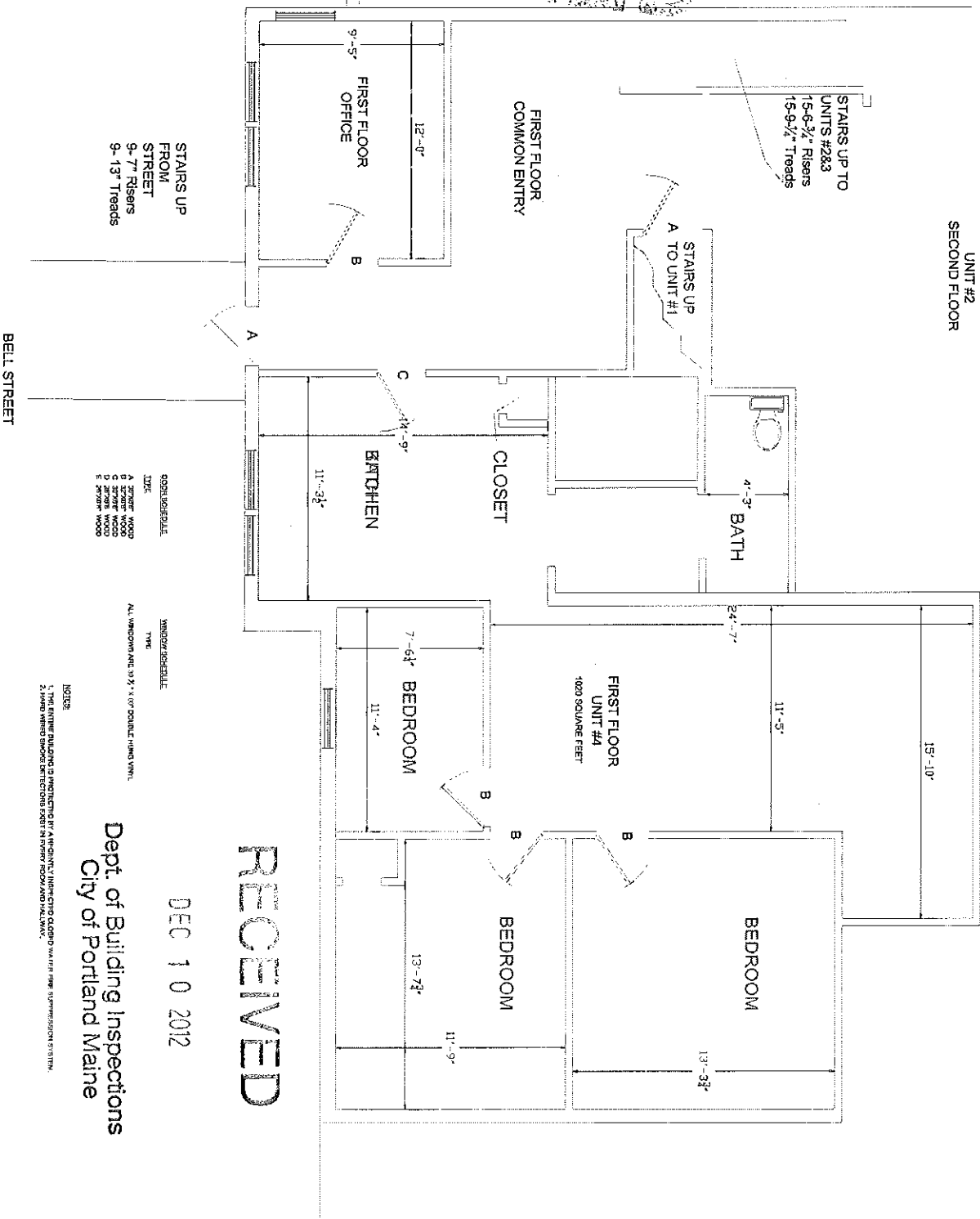
That possession will be given at time of closing
and that the following items shall be pro-rated as of the closing date: 19 . . .

- 1) Real Estate Taxes " 2) Rental Income 3) Oil for three apartments
4. The risk of loss or damage to said premises by fire or otherwise, until the exchange of deeds, is assumed by the Seller.
 5. That in case of the failure of the Purchaser to make either of the payments, or any part thereof, or to perform any of the covenants on his part made or entered into, this contract shall, ~~at the option of the Seller~~, be terminated and the Purchaser shall forfeit said earnest money or deposit; and the same shall be retained by the Seller as liquidated damages, and the escrow agent is hereby authorized by the Purchaser to pay over to the Seller the earnest money or deposit.
 6. That time is an essential part of this agreement, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective

SITE MAP
NOT TO SCALE

EXPIRED

UNIT #2
SECOND FLOOR



ROUNDER/BUILD TYPE

A	STRIP WOOD
B	STRIP WOOD
C	STRIP WOOD
D	STRIP WOOD
E	STRIP WOOD

WINDOW/BUILD TYPE

A	1/2" x 6" DOUBLE HUNG WIND.
B	1/2" x 6" DOUBLE HUNG WIND.
C	1/2" x 6" DOUBLE HUNG WIND.
D	1/2" x 6" DOUBLE HUNG WIND.
E	1/2" x 6" DOUBLE HUNG WIND.

NOTES
1. THE ENTIRE BUILDING IS PROTECTED BY A PERMITS, INSPECTION BOARD AND IS IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
2. HARD WARE SHOWS DEFECTS IN KITCHEN ROOM AND HALLWAY.

Dept. of Building Inspections
City of Portland Maine

DEC 10 2012

RECEIVED

PERSON: JF
2-09-12 LWB/ELB
ROOMS:
TOWN: PORTLAND
DATE: 11-15-12
SCALE: 1/8" = 1'-0"
DRAWN: R.T.G.
REVIEWED: KCC
FLOOR PLAN
JOB # 2012091
SHEET: A-13

80 BELL STREET
PORTLAND, MAINE

ROBERT R. CASSELLA PLS
25 PORTLAND AVE.
NEW BEDFORD, MA 01945
8581 8222222222222222

PREPARED BY

24" WOOD
FIRE ESCAPE
FLAT ON ROOF

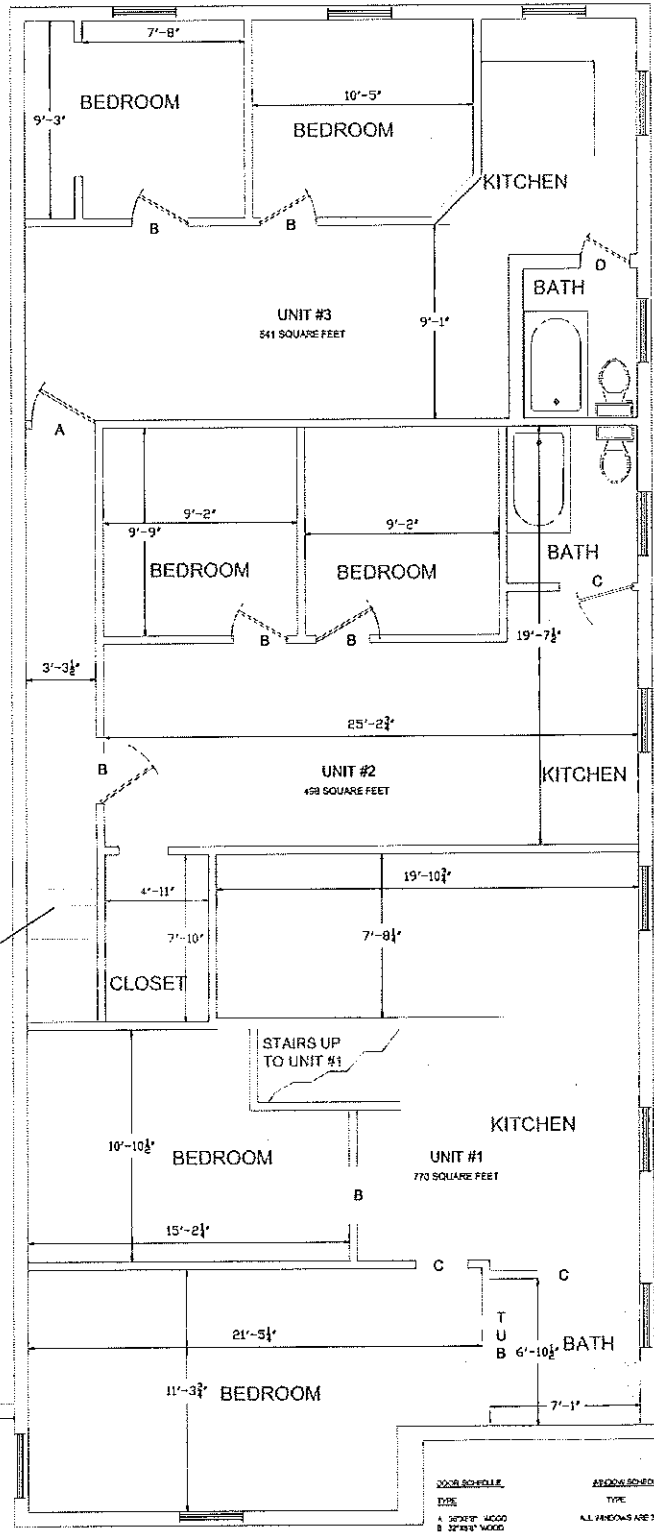
RECEIVED

DEC 10 2010

Dept. of Building Inspections

EXPIRED

STAIRS UP TO
UNITS #2&3 -
15-8-3/4" Risers
15-9-3/4" Treads



DOOR SCHEDULE

TYPE
A 30"x78" WOOD
B 32"x81" WOOD
C 20"x28" WOOD
D 20"x28" WOOD
E 20"x28" WOOD

WINDOW SCHEDULE

TYPE
ALL WINDOWS ARE 20" X 64" DOUBLE HUNG VINYL

NOTES

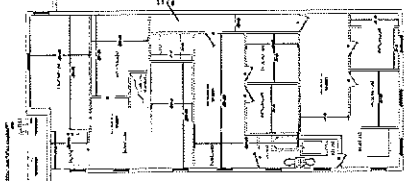
1. THE ENTIRE BUILDING IS PROTECTED BY A RECENTLY INSPECTED CLOSED WATER FIRE SLUR
2. HARD WIRED SMOKE DETECTORS EXIST IN EVERY ROOM AND HALLWAY.

WOOD
FIRE ESCAPE
FLAT ON ROOF

RECEIVED

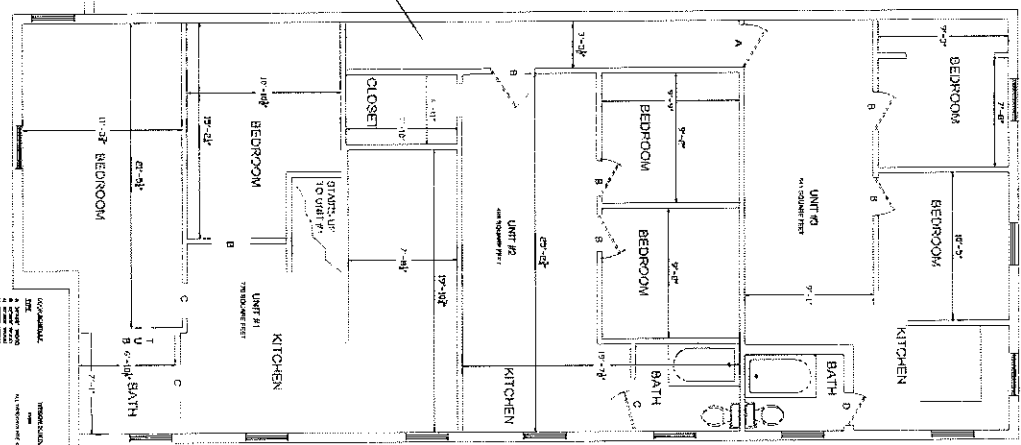
DEC 10 2012

Dept. of Building Inspections
City of Portland Maine



EXPIRED

24" WOOD
FIRE ESCAPE
FLAT ON ROOF



LEGEND
DIMENSIONS
NOTES

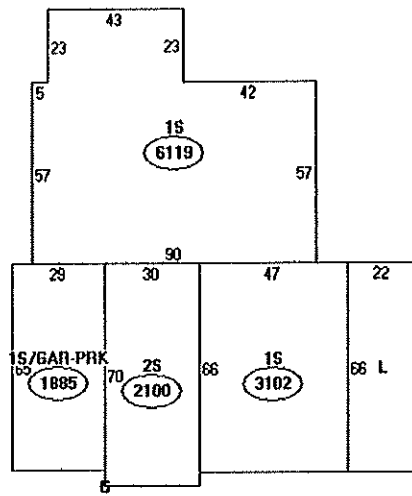
80 BELL STREET
PORTLAND, MAINE

KIM T. GIBLIN, P.E.
134 PORTLAND AVE.
OLD GORHAM SEASHORE, ME 04064
E-Mail: kgiblin@kimt.com

PREPARED BY

SECTION #1:
2-09-12 LABELLED
ROWS FOR LIND
DATE: 11-25-12
SCALE: 1/8" = 1'-0"
DRAWN: R.L.G.
REVIEWED: KOS

SHEET: A-12



Descriptor/Area
A:086 5202 sqft
B:011 5202 sqft
C:011 2100 sqft
D:084 6119 sqft
E:GARAGE ATTACHED FRM 1452 sqft
F:GARAGE ATTACHED FRM 1885 sqft
G:OVERHEAD DR-WOOD/MTL 100 sqft
H:2S 2100 sqft
I:1S/GAR-PRK 1885 sqft
J:1S 6119 sqft
K:1S 3102 sqft

1924 Portland Tax Records: 78-90 Bell Street, Portland, ME



Owner: Clough & Maxim Co.
Address: 78-90 Bell Street, Morrill's Corner, Portland, Maine
Use: Storage

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.

Current Owner Information:

CBL 150 C009001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 78 BELL ST
Owner Information MARDIGAN STEPHEN E
 460 BAXTER BLVD
 PORTLAND ME 04103
Book and Page 29573/246
Legal Description 150-C-9
 BELL ST 78-96
 FOREST AVE 1123
 57718
Acres 1.325

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

Current Assessed Valuation:

TAX ACCT NO.	21654	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$169,400.00	MARDIGAN STEPHEN E
BUILDING VALUE	\$725,100.00	460 BAXTER BLVD
NET TAXABLE - REAL ESTATE	\$894,500.00	PORTLAND ME 04103
TAX AMOUNT	\$16,834.50	

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

Building Information:

Building 1

Year Built 1905
Style/Structure Type MIXED RES/COMM
Units 4
Building Num/Name 1 - 4 APARTMENTS
Square Feet 18623

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

Building 2

Year Built 1975
Style/Structure Type AUTO SERVICE
Building Num/Name 1 - DE PETERS AUTO BODY
Square Feet 10504

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

Exterior/Interior Information:

Building 1

Levels B1/B1
Size 5202
Use SUPPORT AREA
Height 8

Heating NONE
A/C NONE

Building 1

Levels 01/01
Size 5202
Use APARTMENT
Height 8
Walls FRAME
Heating HW/STEAM
A/C NONE

Building 1

Levels 02/02
Size 2100
Use APARTMENT
Height 8
Walls FRAME
Heating HW/STEAM
A/C NONE

Building 1

Levels 01/01
Size 6119
Use MULTI-USE STORAGE
Height 10
Walls FRAME
Heating UNIT HEAT
A/C NONE

Building 2

Levels 01/01
Size 4371
Use AUTO PARTS/SERVICE
Height 16
Walls CONC. BLOCK
Heating UNIT HEAT
A/C NONE

Building 2

Levels 01/01
Size 3096
Use AUTO PARTS/SERVICE
Height 16
Walls CONC. BLOCK
Heating UNIT HEAT
A/C NONE

Building 2

Levels 01/01
Size 3037
Use AUTO PARTS/SERVICE
Height 14
Walls CONC. BLOCK
Heating UNIT HEAT
A/C NONE

Other Features:**Building 1**

Structure GARAGE - FRAME
Size 29X65

	Building 1
Structure	GARAGE - FRAME
Size	22X66
	Building 1
Structure	OVERHEAD DOOR - WD/MT
Size	10X10
	Building 2
Structure	OVERHEAD DOOR - WD/MT
Size	10X10
	Building 2
Structure	OVERHEAD DOOR - WD/MT
Size	10X10
	Building 2
Structure	OVERHEAD DOOR - WD/MT
Size	10X12
	Building 2
Structure	OVERHEAD DOOR - WD/MT
Size	10X10

Outbuildings/Yard Improvements:

	Building 2
Year Built	1960
Structure	ASPHALT PARKING
Size	20000
Units	1
Grade	C
Condition	2

	Building 2
Year Built	1960
Size	1X720
Units	1
Grade	C
Condition	2

Sales Information:

Sale Date	Type	Price	Book/Page
5/9/2012	LAND + BUILDING	\$500,000.00	29573/246
5/1/1993	LAND + BUILDING	\$0.00	10704/124

[New Search!](#)

Ann Machado - 78-80 Bell Street. Legalization Inspection

From: Jonathan Rioux
To: Munson, Tammy
Date: 1/2/2013 2:29 PM
Subject: 78-80 Bell Street. Legalization Inspection
CC: John Martell; Laflamme, Brian; Machado, Ann; Pirone, Chris

RECEIVED

JAN - 2 2013

Dept. of Building Inspections
City of Portland Maine

Tammy,

There is still a "sole" tenant occupying a second floor apartment at this address.

Steven Mardigan purchased the property (and Land-use violations) on May 8th. He hired Robert T. Greenlaw PLS to resolve any land-use violations and apply for proper permits. We/ I was told the building would remain vacant once their final tenant was removed during our May Meeting at City Hall.

They applied to legalize the non-conforming units (all four apartments), pending an existing housing and life safety code inspection.

Our (Brian, John and I) site inspection today found multiple Building (including work without benefit of a building permit), Electrical, Plumbing, and Life Safety Violations. We did not access the second floor apartment with the "sole" tenant; the property manager stated the tenant was ill.

Given the result of the inspection today- the illegal commercial property use(s) (below and beside the apartments) without fire separations, multiple code violations and exiting concerns with what was permitted over the year(s)- we would recommend that the owner employs a design professional.

Today, Robert Greenlaw and a property manager were advised to stop work until they applied for proper permitting and were given a final notice of code violation(s) from the City,

We are looking for some guidance on the current "Veterans" tenant in the second floor unit. The building is unsafe due to egress concerns, loose-end wiring, fire separation concerns from the units below, and work completed without inspections or permits. We did not inspect the occupied unit today, however the entire buildings' major code violations need correction prior to any unit meeting our minimal safety standards.

How would you like to proceed? Having the tenant occupy the space creates a major safety concern while they address all the land-use violations for our legalization process.

I know Danielle was attempting to make contact with Jim Hopkinson (Owner's Attorney) in June, and she provided guidance on the initial NOV's. Aaron Geyer's contact info. was given on a pervious NOV- I believe the City has a Veterans assistant program they may help.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

PROCTOR JEFFREY L
26 ADELAIDE ST
PORTLAND, ME 04103

QB PROPERTIES LLC
805 STEVEN AVE
PORTLAND, ME 04103

RICE GEOFFREY I TRUSTEE ETAL
658 CONGRESS ST 1ST FLOOR
PORTLAND, ME 04101

RUNNING TIDE REALTY INC
1109 FOREST AVE
PORTLAND, ME 04103

SEN PIRUN RANY P &
BUCHHOM PHEAN JTS
31 KENILWORTH ST
PORTLAND, ME 04102

SHALOM HOUSE INC
PO BOX 560
PORTLAND, ME 04112

SOMMA JAMES G & CONSTANCE JTS
797 STEVENS AVE
PORTLAND, ME 04103

THAXTER JOHN CRAMMER
THE THAXTER CO
55 BELL ST
PORTLAND, ME 04103

V S H REALTY INC
100 CROSSING BLVD #9003
CANTON, MA 01702

Labels Requested For CBL:

146 C005
146 C006
146 C007
146 C008
146 C013
146 D001
146 D003
146 D004
146 D006
146 D007
146 D008
146 D009
146 D010
146 F007
146 H008
146 H011
146 H012
146 H013
146 H014
150 B001
150 B002
150 B006
150 C001
150 C002
150 C003
150 C004
150 C005
150 C006
150 C007
150 C009
150 D001
150 D003
150 D004
150 D007
150 D008
152 A004
152 B006
152 B009

IMPORTANT NOTICE FROM CITY OF PORTLAND

Steven Mardigan, owner of the property located at 80 Bell Street, has submitted an application to legalize four (4) existing non-conforming dwelling unit for a total of four (4) 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.

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

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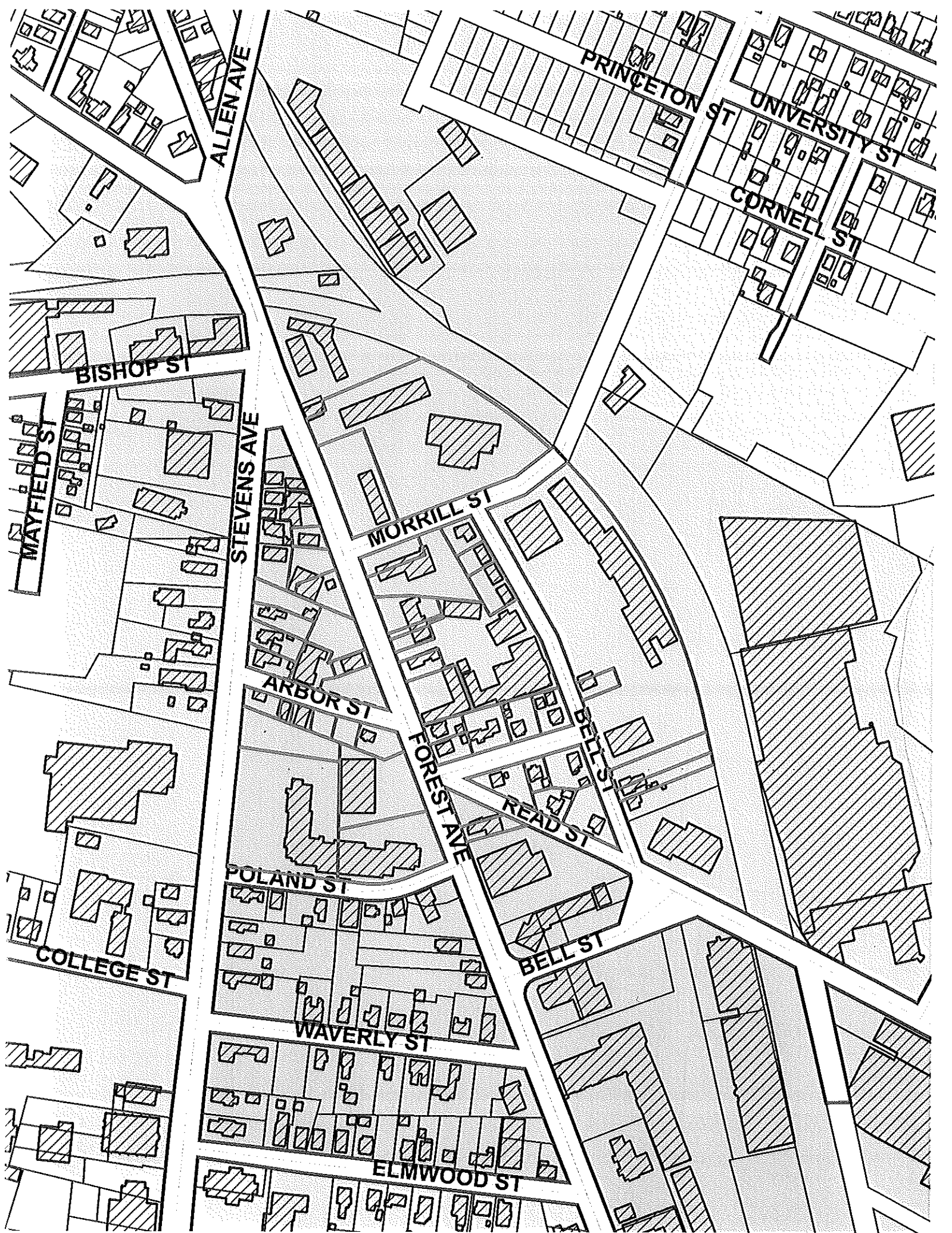
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1155 FOREST AVENUE LLC
154 ROARING BROOK RD
PORTLAND, ME 04103

ARBOR STREET ASSOCIATES
47 INDIA ST STE B
PORTLAND, ME 04101

BARRIAULT MICHAEL E &
TOBY S ROSENBERG JTS
293 READ ST
PORTLAND, ME 04103

BIFULCO LEOPOLDO A &
HOWARD J CHADBOURNE JR
PO BOX 11032
PORTLAND, ME 04104

BRILL JUSTIN A
18 ADELAIDE ST
PORTLAND, ME 04103

CRIDER JEFFREY P &
MARGARET CRIDER
14 UNION ST
GORHAM, ME 04038

DIFILIPPO JAMES
1107 FOREST AVE
PORTLAND, ME 04103

FALBY ELEANOR L
17 ADELAIDE ST
PORTLAND, ME 04103

HFA FOREST AVENUE
PROPERTIES LLC
777 STEVENS AVE
PORTLAND, ME 04103

HFA FOREST AVENUE
PROPERTIES LLC
777 STEVENS AVE
PORTLAND, ME 04103

HOME FOR THE AGED
777 STEVENS AVE
PORTLAND, ME 04103

HUNTINGTON JOANNE
801 STEVENS AVE
PORTLAND, ME 04103

JUSBNYC LLC
5 QUARTZ KNOB RD
CAPE ELIZABETH, ME 04107

KATINDA ESG LLC
17 ARBOR ST
PORTLAND, ME 04103

KATINDA ESG LLC
17 ARBOR ST
PORTLAND, ME 04103

KATINDA ESG LLC
17 ARBOR ST
PORTLAND, ME 04103

LCH PROPERTIES INC
11 LIGHTHOUSE LN
SACO, ME 04072

LITTLEFIELD DAVID M &
JOANNA M LITTLEFIELD JTS
105 SPENSER LN
SEWICKLEY, PA 15143

MAINE INVESTMENT PROPERTIES LLC
1651 BROADWAY
SOUTH PORTLAND, ME 04106

MARDIGAN STEPHEN E
460 BAXTER BLVD
PORTLAND, ME 04103

MARDIGAN STEPHEN E
460 BAXTER BLVD
PORTLAND, ME 04103

MASCO
24 MORRILL ST
PORTLAND, ME 04103

MCGEACHEY MICHELE A
24 ARBOR ST
PORTLAND, ME 04103

MEYER SARAH
789 STEVENS AVE
PORTLAND, ME 04103

MORRILL STREET ASSOCIATES
91 BELL ST
PORTLAND, ME 04103

MORRILL STREET ASSOCIATES
91 BELL ST
PORTLAND, ME 04103

NEVILLE NAOMI J
25 ADELAIDE ST
PORTLAND, ME 04103

NOWAK KENNETH E &
KIM F FILIPPONE JTS
1150 FOREST AVE
PORTLAND, ME 04103

O'HEARN PHILIP M &
DIANE E O'HEARN
1087 FOREST AVE
PORTLAND, ME 04103

PORTLAND WEST NEIGHBORHOOD
PLANNING COUNCIL
181 BRACKETT ST
PORTLAND, ME 04102