



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

April 9, 2013

Matthew Hemming
304 Ocean Avenue
Portland, Maine 04103

RE: 304 Ocean Avenue – 156-C-7 & 8 – R-3 Zone

Dear Mr. Hemming,

I am in receipt of your request for a determination concerning your property located at 304 Ocean Avenue. The property is located in a R-3 residential zone. My determination is based upon building permits that have been reviewed and approved for this property.

On June 27, 1985 the Zoning Board of Appeals approved a conditional use appeal to change the use of the property from one (1) dwelling unit to two (2) dwelling units. The approval was followed up with a building permit application which was issued on August 30, 1985. Floor plans clearly showed where the two units were situated in the building. Therefore the legal approved use of the property is a residential two (2) family dwelling. I was not able to find a certificate of occupancy in conjunction with the approved permit. I have enclosed copies of supporting paperwork.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Mrs. Mrs. Caterina _____

Exhibits admitted (e.g., renderings, reports, etc.):

letter, maps, floor plan _____

Findings of Fact

1. The proposed conditional use is (circle one) permitted under Section 14-_____ of the Zoning Ordinance, for the following reason(s): _____

2. The proposed conditional use does (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): _____

- 3-A. There are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): _____

- 3-B. There will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): _____

3-C. The impact does/does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): _____

Conclusion*

After public hearing on 6-27, 1985, and for the reasons above-stated, the accompanying application is hereby (check one)

6-0 granted.

_____ granted subject to the following condition(s):

_____ denied.

Dated: 6-27, 1985

Jacqueline Ghor
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

In favor

Jacqueline Ghor
Michael Costello
Robert J. Gaydean
Merrill S. Kitz
Frank E. Clapp
Mauro S. Martin

Applicant: ALBERT C. & DONOTHY C. CATERINA
Date:

Address: 304-308 OCEAN AVE. COR 1-9 BAY & COR

Assessors No.: 156-C-7,8
2-12 TORREY ST.

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

~~Interior of corner lot -~~

14-88, 1.6

Use - CHANGE OF USE 1-2 FAMILY

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

lot Area - 10,435 sq ft

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - YES

Loading Bays -

17527
2905
10432

14-474

~~Site Plan -~~

~~Shoreland Zoning -~~

~~Flood Plains -~~

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0 989

30 100

ZONING LOCATION

PORTLAND, MAINE

5/29/85

City of Portland

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

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install 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:

- 1. Owner's name and address Albert C. & Dorothy C. Caterina, same Telephone 773-8888
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone

Proposed use of building two family dwelling

Last use single family

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$18,000

FIELD INSPECTOR - Mr.

@ 775-5451

Appeal Fees \$750.00
Base Fee \$20.00
Ch of Use \$5.00
Late Fee

to change the use of this dwelling from single family to two family, with alterations, no structural changes

TOTAL \$1,135.00

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay Dept. fee.

Approval date 5/29/85

Smoke Detector
Emergency Exit

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 connection to be made to public sewer? existing
Has siphon tank notices been sent?
Height average grade to top of plate
Material of foundation
Kind of roof
No. of chimneys
Framing Lumber - Kind
Size Girder
Studs (outside walls and carrying partitions) 2x4-16' O.C.
Joists and rafters
On centers
Maximum span
If one story building with masonry walls, thickness of walls

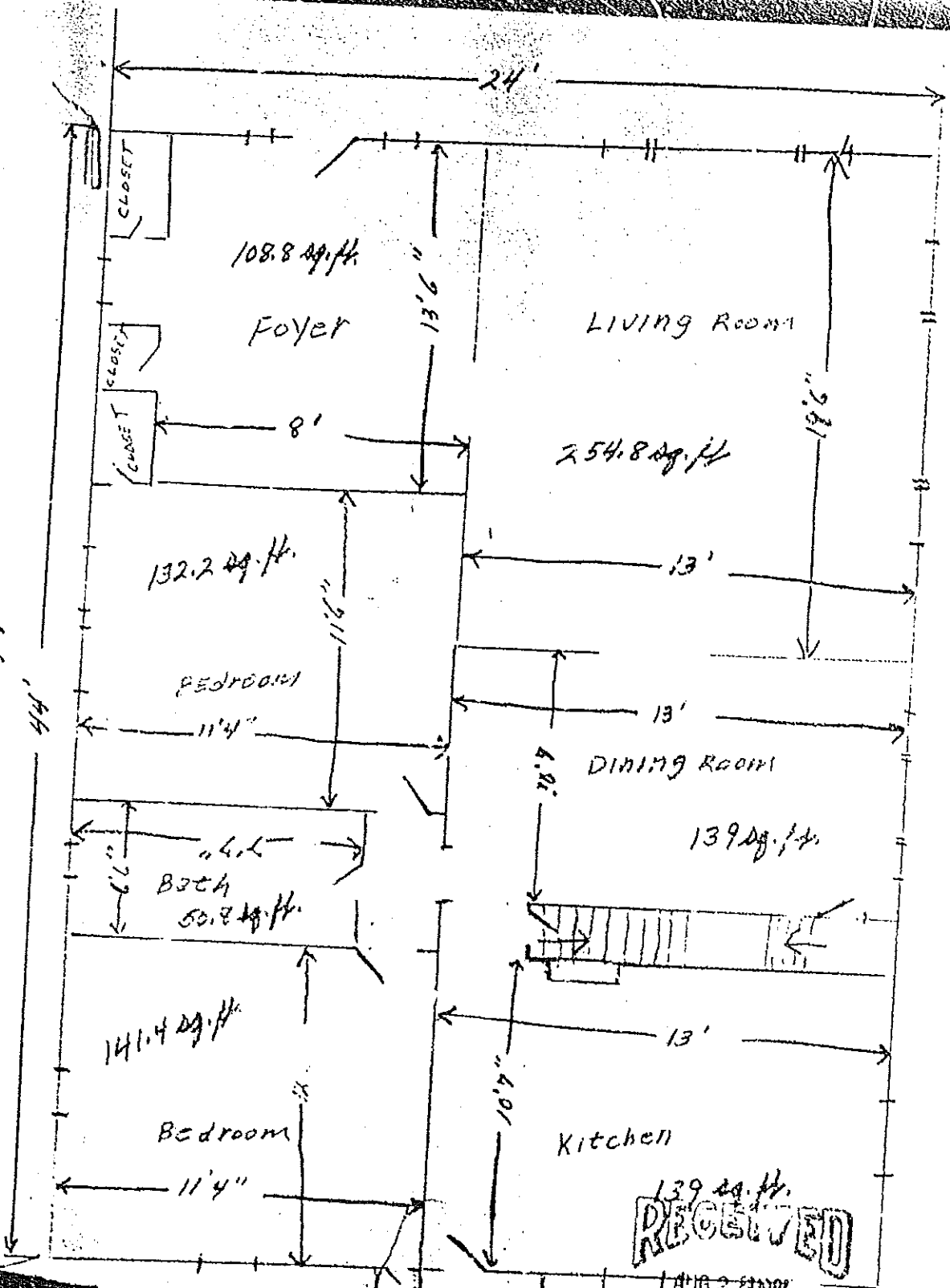
IF A GARAGE

- No. cars now accommodated on same lot
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building
APPROVALS BY: BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:
Health Dept:

MISCELLANEOUS

- Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

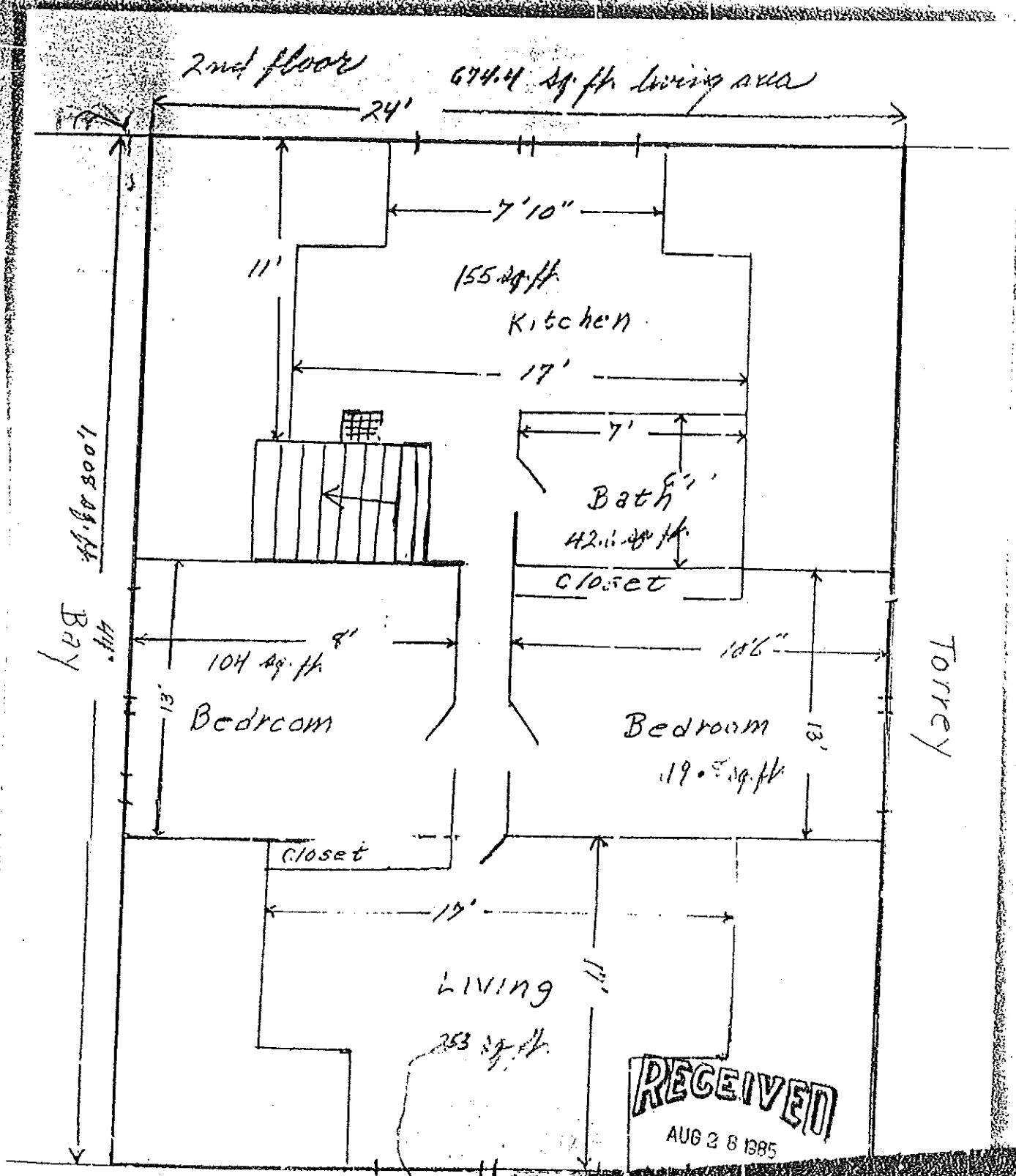
1008 sq. ft.



966.0 sq. ft. living area 1st floor

139 sq. ft.
RECEIVED

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



RECEIVED
AUG 28 1985

March 22, 2013

2 units

Marge Schmuckal

Planning & Urban Development Department
389 Congress Street Room 308
Portland, ME 04101

RE: 304 Ocean Avenue Portland
Map: 156 / C / 7-8
Multi Family ~ Determination

R-3

Ms Schmuckal,

I am requesting a zoning determination of my property located at 304 Ocean Ave in Portland. Map 156 Block C Lots 7-8. Request City recognize this property as Multi-family dwelling. Supporting evidence provided.

Background:

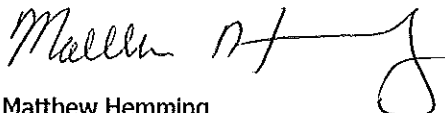
The previous owner applied for change of use from a single family to multifamily in 1985. A separate kitchen, bath and electrical meter were installed at that time as per application. Notes on 12/9/85 City Tax assessors card indicate work was in process. No further evidence is on file.

Documentation included for review

- Building permit /Change of use May 1985
- Electrical permit to install 2 meters: November 1985
- Tax card from 1951 ~ Indicate Single Family residence
- Tax card from 1985 ~ note of change of use from SF to 2 units.
- Tax card from 1989 ~ note of 3-units
- Two separate CMP electrical account
- Photo of 2-existing meters on property
- Code Ordinance Page 14-88 Lot size within R-3 Zone 2-Unit = 10,000 sq ft or more
- City assessors page document lot size: 10,432 sq ft
- Assessors page reference 3-units

Please review the documentation included and acknowledge my property as a multi family home.

Thank you,



Matthew Hemming
304 Ocean Avenue
Portland, ME 04103

671-8758

RECEIVED
MAR 25 2013
Dept. of Building Inspections
City of Portland Maine

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install 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:
 LOCATION 30A Ocean Avenue 156-C-7-04103 Fire District #1 #2
 1. Owner's name and address Albert C. & Dorothy C. Catarina, same Telephone 775-8888
 2. Lessee's name and address Telephone
 3. Contractor's name and address Telephone

Proposed use of building ..two family dwelling..... No. of stories No. families
 Last use ..single family..... No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 18,000 Appeal Fees \$ 50.00
 Base Fee 110.00
 Fee on use 25.00
 Late Fee
 FIELD INSPECTOR—Mr.
 © 775-5451
 TOTAL \$ 185.00

to change the use of this dwelling from single family to two family, with alterations, no structural changes

This application is preliminary to get certified the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay.
 Stamp of Special Conditions
 Smoke Detector
 Emergency Escape
 Window maintained 6-27-85

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 electrical work involved in this work?no
 Is connection to be made to public sewer?existing if not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
 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 number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: **DATE:** **MISCELLANEOUS:**
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
 ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
 BUILDING CODE:
 Fire Dept:
 Health Dept:
 Others:

Signature of Applicant *Albert C. Catarina* Phone # 775-8238
 Type Name of above Albert C. Catarina 1 2 3 4
 Other
 and Address

Mr. Williams



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date November 12, 1985
 Receipt and Permit number D05205

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 304 Ocean Avenue
 OWNER'S NAME: Albert Caterina ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 3.00

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead x Underground _____ Temporary _____ TOTAL amperes 100 3.00
 100-200 1.00

METERS: (number of) 2

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____ 4.00
 Electric (number of rooms) 4

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____

APPLIANCES: (number of) Electric Under 20 kva _____ Over 20 kva _____

Ranges	<u>1</u>	Water Heaters	<u>1</u>
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____

MISCELLANEOUS: (number of) TOTAL 2 1.00

Branch Panels 1

Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____

Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____

Swimming Pools Above Ground _____
 In Ground _____

Fire/Burglar Alarms Residential _____
 Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____

Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
 TOTAL AMOUNT DUE: 15.00

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine.
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 304 Ocean Avenue
 OWNER'S NAME: Albert Caterina ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 3.00 ✓

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft.

SERVICES: Overhead Underground _____ Temporary _____ TOTAL amperes 100 3.00
 1.00

METERS: (number of) 2

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) 4 4.00 ✓

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges 1 Water Heaters 1
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____ 3.00 ✓

TOTAL 2 1.00 ✓

MISCELLANEOUS: (number of) Branch Panels 1 1.00 ✓
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Unit: (windows) _____

Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____

Fire/Burglar Alarms Residential _____
 Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____

Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:

TOTAL AMOUNT DUE: 15.00

INSPECTION: Will be ready on _____, 19__; or Will Call _____

CONTRACTOR'S NAME: Marino's Elec.
 ADDRESS: 68 Taft Ave., Portland

TEL.: 774-3129
 MASTER LICENSE NO.: 2299 SIGNATURE OF CONTRACTOR: Adolph Marino
 LIMITED LICENSE NO.: _____ by Bennett Marino

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	110	NUMBER	STREET NAME	101	CLASS	111	STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE
156	-	C	007	001	01 OF 01		304	Ocean		RE		1293		0304				38

OWNER & MAILING ADDRESS

CATERINA ALBERT C & DOROTHY JTS
304 OCEAN AVE
PORTLAND ME 04103

LEGAL DESCRIPTION

156-C-7 TO 8 OCEAN AVE
304 BAY ST 1-9
TORREY ST 2-12
10432SF

LIVING UNITS	104	ZONE	105	NG	105	NEIGHBORHOOD	108	PARTIAL	109	ACCOUNT NO.	120	FRAME NUMBER	120	PLANNING DISTRICT
3		R3				111				C22385				09

LAND DATA & COMPUTATIONS										
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE	
LOT	L							[] %		
1 Regular Lot	L							[] %		
2 Apartment Site	L							[] %		
SQUARE FEET	S	10432	SQUARE FEET		0.00			03 [] %		
1 Primary Site	S		SQUARE FEET					[] %		
2 Secondary Site	S		SQUARE FEET					[] %		
3 Undeveloped	S		SQUARE FEET					[] %		
4 Residual	A		ACRES					[] %		
5 Waterfront	A		ACRES					[] %		
ACREAGE	A		ACRES					[] %		
1 Primary Site	A		ACRES					[] %		
2 Secondary Site	A		ACRES					[] %		
3 Undeveloped	A		ACRES					[] %		
4 Marshland	A		ACRES					[] %		
5 Waterfront	A		ACRES					[] %		
0 TOTAL	S		SQUARE FEET							
GROSS	G		SQUARE FEET							
1 Irregular Lot	G		SQUARE FEET							
2 Site Value	G		SQUARE FEET							
3 Residual	G		SQUARE FEET							
4 Homesite	G		SQUARE FEET							
5 Minus R.O.W.	G		SQUARE FEET							

PROPERTY FACTORS										
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC				
LEVEL	1	ALL PUBLIC	1	PAVED	1	LIGHT				
ROVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM				
LOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY				
ROLLING	4	GAS	4	PROPOSED	4	NONE				
DEEP	5	WELL	5	CURB & GUTTER	5					
LOW	6	SEPTIC	6	SIDEWALK	6					
DAMPY	7	NONE	7	ALLEY	7					
EDGE	8		8	NONE	8					

VALUE SUMMARY				PREVIOUS ASSESSMENT			
LAND		LAND	12420	LAND		LAND	12420
BUILDING		BUILDING	45050	BUILDING		BUILDING	45050
TOTAL		TOTAL	57470	TOTAL		TOTAL	57470
EXEMPT		EXEMPT		EXEMPT		EXEMPT	

SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALID
200					
201					
202					

TYPE		VALIDITY CODES	
1 Land	B Valid Sale	H. Court Order Decree	
2 Land and Buildings	A. Relative Sale	I. Bankruptcy Proceedings	
3 Building	B. Intra Corporation	J. Undivided Interest	
	C. Included Excessive Personal Property	K. To or From Non-Profit Organization	
	D. Changed After Sale/Assmt.	L. Repossession/Sale of Foreclosed Property	
	E. To or From Government	M. Zoning Change	
	F. Transfer of Convenience	N. Other	
	G. Partial Sale of Assessed Unit		
1 Buyer			
2 Seller			
3 Agent			
4 Other			

106	ENTRANCE CODES	INFO CODES
0	Entrance and Signature Gained	
1	Entrance Gained	1. Owner
2	Not Applicable, Unimproved Parcel	2. Tenant
3	Entrance and Information Refused	3. Other
4	Entrance Refused, Information at Door	
5	Currently Unoccupied	
6	Estimated for Miscellaneous Reasons (See Memorandum)	
7	Occupant Not at Home	

20 SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

036
0360
0360
0360

SIGNATURE: *Caterina Albert*

DATE INSPECTED	COLLECTOR
12/20/89 12:45	ASB

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEWER
971	EXEMPT VALUE	REASON	DATE	

9 DELETE 505-533

V VACANT (D) DWELLING (O) OTHER

STORY HEIGHT
 1.0 1.5 2.0 2.5 3.0

EXTERIOR WALLS
 1 FRAME 4 BLOCK 7 STONE
 2 BRICK 5 STUCCO 8 ASBESTOS
 3 MAS. & FRAME (6) ALUM/VINYL 9 CONCRETE

STYLE
 1 RAISED RANCH 7 CONDO 13 MANSION
 2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL
 3 RANCH 9 TOWNHSE/ROW 15 GARRISOL
 4 CAPE 10 COTTAGE 16 OTHER
 (5) OLD STYLE 11 BUNGALOW
 6 COLONIAL 12 DUPLEX

AGE
 ERECTED 1928 EST. 1 REMODELED 1988

LIVING ACCOMMODATIONS
 TOTAL ROOMS 24 BED ROOMS 05 FAMILY ROOMS 1
 FULL BATHS 2 HALF BATHS 0 ADDN'L FIXT. 4 TOTAL FIXT. 15

NO. KITCHEN REMODELED (2) YES (2) NO 511 NO. BATH REMODELED (2) YES (2) NO

BASEMENT
 1 NONE 2 CRAWL 3 PART (4) FULL

HEATING
 1 NONE (2) BASIC CENTRAL AIR COND.

HEATING FUEL TYPE
 1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR

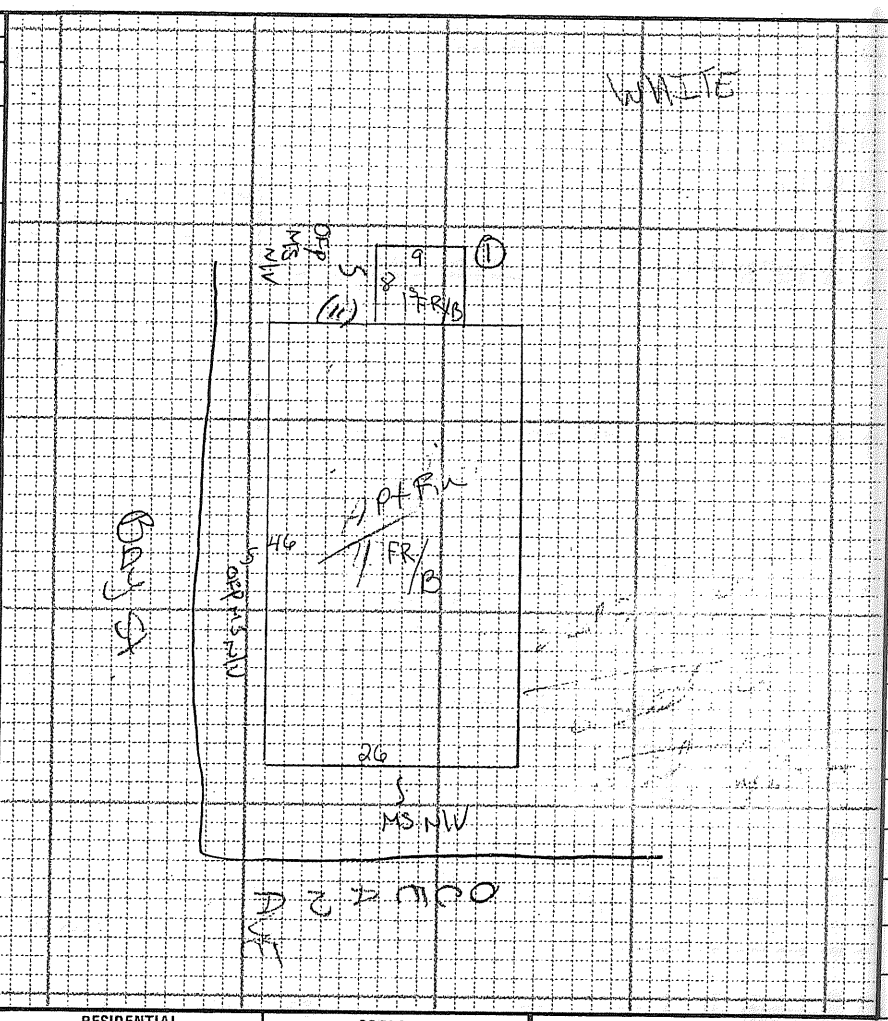
HEATING SYSTEM TYPE
 1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM

ATTIC
 1 NONE 2 UNFIN 3 PTFIN 4 FULL FIN 5 FULL FIN/WH

INTERIOR CONDITION
 1 BETTER (2) SAME 3 POORER

PHYSICAL CONDITION
 1 EX (2) GD 3 AV 4 FR 5 PR 6 VP 7 UN

SFLA



NOTES

471

472

473

474

BUILDING PERMIT RECORD

NUMBER	DATE	AMOUNT	DESCRIPTION
461			
462			
463			
464			
465			

599 DELETE 601-608 ADDITIONS

ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1	50	10			
602	A2					
603	A3					
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					

7 CONDO LEVEL ___ 518 CONDO TYPE 1-INTERIOR 2-CORNER

OTHER FEATURES

1 BRICK TRIM
 2 STONE TRIM
 3 REC ROOM
 4 FIN. BSMT LIVING AREA
 5 WB FP: STACKS OPENINGS
 6 METAL FP: STACKS OPENINGS
 7 WOOD COAL BURNING
 8 BSMT GARAGE NO. OF CARS 01
 9 UNFINISHED AREA (-) %
 10 UNHEATED AREA (-) %

GROUND FLOOR AREA

GRADE FACTOR AA A B (C) D E []

COST & DESIGN FACTOR [H] 25% MK

CDU EX VG (GD) (AV) FR PR VP UN

MARKET ADJUSTMENT %

RESIDENTIAL		POOLS		ADDITION CODES				DWELLING COMPUTATIONS			
RC1 Carport	RC2 Canopy	RP1 Plastic Liner	RP2 Prefabricated Vinyl	10 1s Frame	15 Frame Bay	20 1s Mas	25 Mas. Bay	34 Stone Patio	- STORY		
RG1 Frame/CB Detached Garage	RG2 Brick/Stone Detached Garage	RP3 Reinforced Concrete	RP4 Fiberglass	11 OFF	16 Frame OH	21 OMP	30 Carport	35 Mas. Stoop			
RS1 Frame Shed	RS2 Metal Shed	RP5 Gunite		12 EFP	17 1/2s Frame	22 EMP	31 Wood Deck	36 Att. Greenhouse	SF		
				13 Frame Garage	18 Unfin. Attic	23 Mas. Garage	32 Canopy	50 Unfin. Bsmt.			
				14 Frame Utility	19 Fin. Attic	24 Mas. Utility	33 Conc. Patio	99 Misc. Value			
799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS											
TYPE	CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE
801	RS1	01	80	08x10x10	C	A					
802											
803											
804											
810 MISCELLANEOUS IMPROVEMENTS											
800	1 SEE DETAILED CARD 2 SEE DETAILED REPORT										

BASE PRICE

BASEMENT -

HEATING ±

PLUMBING ±

ATTIC +

ADDITIONS +

OTHER FEATURES ±

SUB TOTAL

x GRADE FACTOR x

x C & D FACTOR x

= BASE VALUE

x MARKET ADJ. x

= TRUE VALUE

TOTAL GROSS VALUE

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

1266

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	304-308	Ocean Ave.		OF			8		156	C	6 to 8	

TAXPAYER ADDRESS AND DESCRIPTION

MCLELLAN PAUL B
304 OCEAN AVE.
CITY

LAND & BLDG. OCEAN AVE. #304-308
BAY ST. #1-15 & TORRY ST. #2-18
LOTS 65-66-67 REC. PL. GOODRIDGE
& BUELDUC ASSESSORS PLAN 156-C-
6 TO 8 AREA 18302 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>McLellan, Paul B. & Gladys B. or Son</i>	1951	2035	69

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
STREET	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT
SEMI-IMPROVED	IMPROVING <input checked="" type="checkbox"/>
DIRT	STATIC
SIDEWALK <input checked="" type="checkbox"/>	DECLINING
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
<i>Fig-79</i>	<i>200 A0</i>	<i>18⁰⁰</i>	<i>121</i>	<i>22⁰⁰</i>	<i>1746</i>	
TOTAL VALUE LAND					<i>1740</i>	
TOTAL VALUE BUILDINGS					<i>4040</i>	
TOTAL VALUE LAND AND BUILDINGS					<i>5780</i>	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	<i>875</i>			
	BLDGS.	<i>2750</i>			
	TOTAL	<i>3625</i>			
1951	LAND	<i>1050</i>			
	BLDGS.	<i>2425</i>			
	TOTAL	<i>3475</i>			
195	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

124
55 @ 100% = 55
79 @ 30% = 24
79 Fig

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

1960-1718-250-Enlarge X front cut, 20"-relocate window S. side of dwg. & cut in new window N. side of dwg.

CONSTRUCTION

FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM <input checked="" type="checkbox"/>
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE <input checked="" type="checkbox"/>	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL <input checked="" type="checkbox"/>	FLOOR FINISH	
1/4 1/2 3/4	B 1 2 3	KITCHEN SINK <input checked="" type="checkbox"/>
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	STD. WAT. HEAT <input checked="" type="checkbox"/>
EXTERIOR WALLS	EARTH	AUTO. WAT. HEAT
CLAPBOARDS	PINE	ELECT. WAT. SYST.
WIDE SIDING <input checked="" type="checkbox"/>	HARDWOOD <input checked="" type="checkbox"/>	LAUNDRY TUBS
DROP SIDING	TERRAZZO	NO PLUMBING
NO SHEATHING	TILE	TILING
WOOD SHINGLES		BATH FL. & WCOT.
ASBES. SHINGLES		TOILET FL. & WCOT.
STUCCO ON FRAME	ATTIC FLR. & STAIRS <input checked="" type="checkbox"/>	LIGHTING
STUCCO ON TILE	INTERIOR FINISH	
BRICK VENEER	B 1 2 3	ELECTRIC <input checked="" type="checkbox"/>
BRICK ON TILE	PINE <input checked="" type="checkbox"/>	NO LIGHTING
SOLID BRICK	HARDWOOD <input checked="" type="checkbox"/>	NO. OF ROOMS
STONE VENEER	PLASTER <input checked="" type="checkbox"/>	BSMT. 2ND
CONC. OR CIND. BL.	UNFINISHED <input checked="" type="checkbox"/>	1ST 3RD
	METAL CLG.	OCCUPANCY
TERRA COTTA		SINGLE FAMILY <input checked="" type="checkbox"/>
VITROLITE	RECREAT. ROOM	TWO FAMILY
PLATE GLASS	FINISHED ATTIC Full <input checked="" type="checkbox"/>	APARTMENT
INSULATION	FIREPLACE	STORE
WEATHERSTRIP	HEATING	
ROOFING	PIPELESS FURNACE	THEATRE
ASPH. SHINGLES <input checked="" type="checkbox"/>	HOT AIR FURNACE	HOTEL
WOOD SHINGLES	FORCED AIR FURN.	OFFICES
ASBES. SHINGLES	STEAM <input checked="" type="checkbox"/>	WAREHOUSE
SLATE TILE	HOT WAT. OR VAPOR	COMM. GARAGE
METAL	NO HEATING	GAS STATION
COMPOSITION		ECONOMIC CLASS
ROLL ROOFING	GAS BURNER	OVER BUILT
INSULATION	OIL BURNER	UNDER BUILT
	STOKER	DT. 7-11-50 AR. CS
		LD. 12 PD. BC
		MS. CK. 51

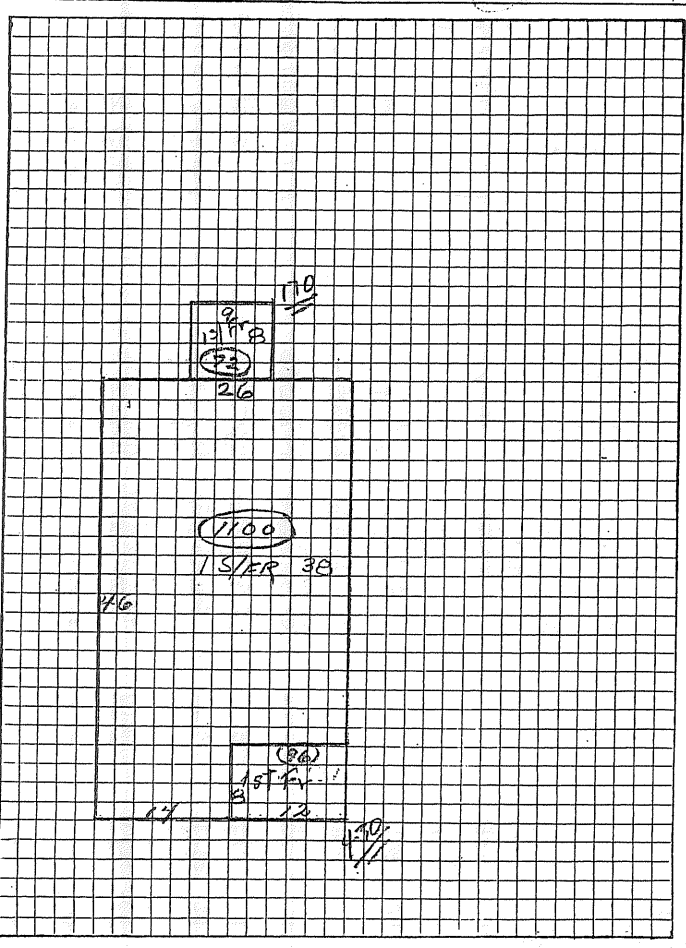
COMPUTATIONS

UNIT	1951		
1100 S. F.	3970		
S. F.			
ADDITIONS	+ 600		
BASEMENT WALLS 1/4	+ 400		
ROOF			
FLOORS			
ATTIC Full	+ 400		
FINISH			
FIREPLACE			
HEATING			
PLUMBING			
TILING			
TOTAL	5370		
FACT. 40	400		
REP. VAL.	5770		

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YF
Dwg	A	1 1/2	22		G	5770	30%	4040	A	4040	2425	51
	B								B			
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.	2425	4040	2425
OLD VAL.			
CHANGE			



Est.

VACANT LOT
 DWELLING DATA
 CONSTRUCTION
 1.0 STORY 2
 1 BRICK 4 CONC. BLK. 7 STONE
 2 FRAME 5 STUCCO 8
 3 FR. & MAS. 6 9

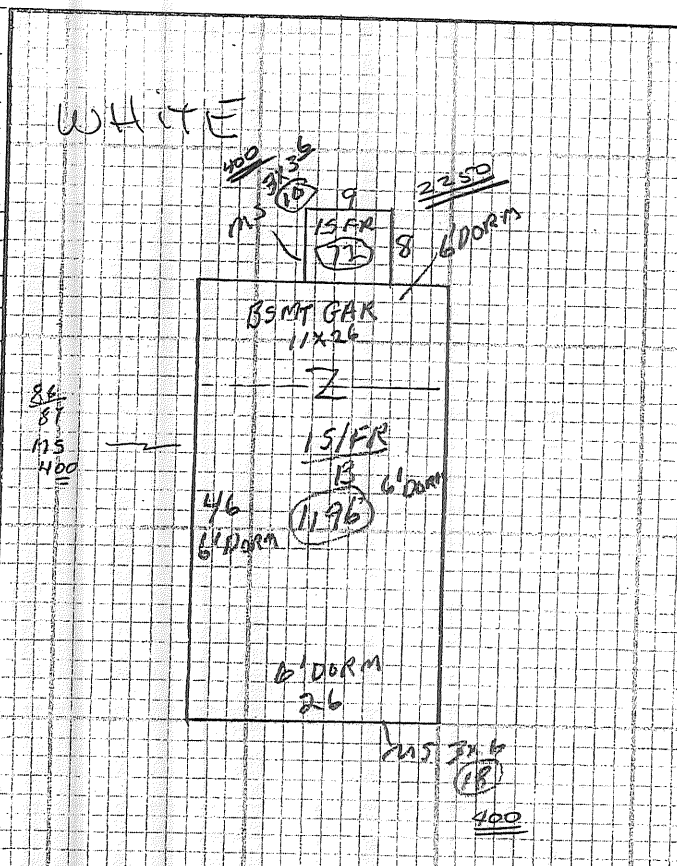
OCCUPANCY
 SINGLE FAMILY ✓
 TWO FAMILY 26/87 ✓
 APARTMENT
 NO. UNITS
 OTHER
 COTTAGE
 UNFIN.
 FIN. OPEN
 FIN. DIV.
 GRUND FLOOR AREA
 ADDITION POINTS
 GRADE FACTOR 1.05%
 C & D FACTOR 1.05%
 CDU Good DEPRECIATION 40%
 OTHER FEATURES
 MASONRY TRIM
 MODERNIZED KITCHEN
 RECREATION ROOM 3/4 54
 WOODBURNING FIREPLACE
 BASEMENT GARAGE 12
 ATTACHED GARAGE
 TOTAL OTHER FEATURE POINTS 66

ERECTED 1 928 REMODELED 19
 LIVING ACCOMMODATIONS
 TOTAL ROOMS 5 BED ROOMS 2 FAMILY ROOMS 1
 FULL BATHS 2 HALF BATHS 1 TOTAL FIXTURES 712

DWELLING COMPUTATIONS

19	19 86/87	19	19
BASE PRICE	40,020	40020	
PLUMBING	1,000	3500	
BASEMENT			
BASEMENT FIN.			
ATTIC	1,620	7200	
HEATING			
ADDITIONS	3,050	3450	
DORMERS	2,400	2400	
TOTAL BASE	48,090	56570	
GRADE FACTOR	1.05	1.05	
TOTAL	50500	59400	
OTHER FEATURES	6,600	6600	
TOTAL	57,100	66000	
C & D FACTOR		1.05	
REPL. COST	57100	69300	
DEPREC.	40	35 incl. Att Fin.	
R.C.L.D.	34,260	45050	

FOUNDATION
 CONCRETE
 NC. BLOCK WALLS
 ICK STONE WALLS
 ERS/SLAB/CRAWL
 SEMENT - FULL
 0 1/4 1/2 3/4
 EXTERIOR WALLS
 OD VINYL ALUM.
 INGLES - WOOD
 INGLES - ASPHALT
 INGLES - ASBESTOS
 ICK VENEER
 ANKET INSULATION
 OF INSULATION
 ROOFING
 NGLES - ASPHALT
 NGLES - WOOD
 NGLES - ASBESTOS
 LATE
 LL
 FLOORS
 CONCRETE
 RTH
 E
 HDWOOD
 H. TILE
 PET
 BASEMENT & ATTIC
 FIN. BSMT. AREA 100
 HEAD ROOM 014
 GARAGE S D
 ATTIC - FL. & STR.
 FINISHED ATTIC
 DORMER 24 L/F
 INTERIOR FINISH
 PINE
 HARDWOOD
 PLASTER
 DRYWALL
 PANELING
 REMODELING DATA
 KITCHEN
 PLUMBING
 HEATING w/low w
 GENERAL
 ECONOMIC CLASS
 OVER BUILT
 UNDER BUILT



ROOFING
 NGLES - ASPHALT
 NGLES - WOOD
 NGLES - ASBESTOS
 LATE
 LL
 FLOORS
 CONCRETE
 RTH
 E
 HDWOOD
 H. TILE
 PET
 NOTES:
 inspected w/contractor.
 OWNER
 TENANT
 NO ANSWER
 INSPECTED
 REFUSED ENTRY
 INFO @ DOOR
 REFUSED INFO

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	03	22' x 24'					N	01 GARAGE 02 CARPORT 03 PATIO 04 SHED 05 POOL 06 BARN
2								
3								
4								
5								

NO. OF ENTRIES TOTAL VALUE
 TOTAL VALUE - BUILDINGS YEAR NOTES:
 34,260
 FIXTURE ALL ORIGINAL
 SINGLE FIRE 1930

NOTES:
 400
 3135
 15/FR
 1196
 46 6' Dorm
 6' Dorm
 26
 2250
 6' Dorm
 26
 400

Your CMP account number: 441-120-3438-014	Central Maine Power customer assistance line 1-800-750-4000 To report a power outage: 1-800-696-1000	MATTHEW J HEMMING 304 OCEAN AVE PORTLAND ME Service location
---	--	---

Billing date: 03/01/13 Read cycle: 20 Page 001 of 003

Customer Meter Summary						
Meter Number	Read Date	Prior Read Date	Number of Days	Meter Reading	Prior Meter Reading	Total KWH
L108097315	02/28/13	01/29/13	30	13022	12635	387
Account Summary						
Prior balance						\$61.02
Payments received through 03/01/13 - thank you					\$61.02-	
Balance forward						\$0.00
New charges						
Electricity Delivery: Central Maine Power (see detail below)					\$28.30+	
Electricity Supply: Standard Offer Service					\$28.79+	
Total new charges						\$57.09
Current Account Balance:					Please pay before 03/30/13	\$57.09

Central Maine Power Delivery Service Account Detail

Prior balance for Central Maine Power delivery	\$30.15
Payments received - thank you	\$30.15-
Balance forward	\$0.00
Current delivery charges	
Delivery Charges: Residential	
Delivery Service: 387 KWH	\$28.30+
Up to 100 KWH @ \$9.41	
Over 100 KWH @ .065831	
Total current delivery charges	\$28.30
Central Maine Power account balance	\$28.30

Messages about your Central Maine Power delivery account

You count on us to deliver reliable service. We're investing in improvements to make the grid stronger, smarter, and more reliable. We inspect and maintain the system to find and fix problems before they happen. From our crews to our Customer Service Representatives, we're here for you.

Please see back page for important information

	Your electricity usage (in kilowatt hours)												
	02/13	01/13	12/12	11/12	10/12	09/12	08/12	07/12	06/12	05/12	04/12	03/12	02/12
Daily	13	14	13	13	12	13	14	14	13	12	12	12	13
Monthly	387	415	405	402	371	391	419	436	390	346	407	334	381

Thank you for enrolling in our online payment program. If you are receiving this bill via email, you are all set to pay your bill electronically. For more convenience, have your payment automatically deducted from your account every month. Go to www.cmpco.com/youraccount. Questions? Email us at customerservice@cmpco.com.

Your CMP account number:
441-120-3438-014

Please pay this amount
\$57.09
before 03/30/13 so you
can avoid late charges

Central Maine Power
PO Box 11752
Newark, NJ 07101-475252

MATTHEW J HEMMING
 304 OCEAN AVE.
 PORTLAND ME 04103-5721

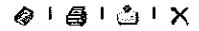
Please write amount paid:
\$
Thank you!




Please do not write below this line

870301134411203438014000005709

First | Prev [1] 2 3 Next | Last

Zoom: 33% | 66% | 100% or Custom: 100



 <p>Your CMP account number: 441-120-3442-018</p>	 <p>Central Maine Power customer assistance line 1-800-750-4000 To report a power outage: 1-800-696-1000</p>	 <p>MATTHEW J HEMMING 304 OCEAN AVE FLR 2 PORTLAND ME Service location</p>
---	--	--

Billing date: 03/01/13 Read cycle: 20 Page 001 of 003

Customer Meter Summary						
Meter Number	Read Date	Prior Read Date	Number of Days	Meter Reading	Prior Meter Reading	Total KWH
L108095355	02/28/13	01/29/13	30	14894	14048	846
Account Summary						
Prior balance						\$128.73
Payments received through 03/01/13 - thank you					\$128.73-	\$0.00
Balance forward						\$0.00
New charges						
Electricity Delivery: Central Maine Power (see detail below)					\$58.84+	
Electricity Supply: Standard Offer Service					\$63.29+	
Total new charges						\$122.13
Current Account Balance:					Please pay before 03/30/13	\$122.13

Central Maine Power Delivery Service Account Detail

Prior balance for Central Maine Power delivery		\$61.94
Payments received - thank you		\$61.94-
Balance forward		\$0.00
Current delivery charges		
Delivery Charges: Residential		
Delivery Service:	846 KWH	\$58.52+
Up to	100 KWH @ \$9.41	
Over	100 KWH @ .065831	
Maine sales tax		\$0.32+
Total current delivery charges		\$58.84
Central Maine Power account balance		\$58.84

Please see backpage for important information

	Your electricity usage (in kilowatt hours)													
	02/13	01/13	12/12	11/12	10/12	09/12	08/12	07/12	06/12	05/12	04/12	03/12	02/12	
Daily	28	30	27	21	13	11	12	13	11	10	15	17	25	
Monthly	846	891	824	646	425	353	358	414	326	301	511	462	735	

Thank you for enrolling in our online payment program. If you are receiving this bill via email, you are all set to pay your bill electronically. For more convenience, have your payment automatically deducted from your account every month. Go to www.cmpco.com/youraccount.
Questions? Email us at customerservice@cmpco.com.

Your CMP account number:
441-120-3442-018

Please pay this amount
\$122.13
before 03/30/13 so you can avoid late charges

Central Maine Power
PO Box 11752
Newark, NJ 07101-475252

MATTHEW J HEMMING
304 OCEAN AVE
PORTLAND ME 04103-5721

Please write amount paid:
\$ _____
Thank you!



Please do not write below this line

250301134411203442018000012213



for the cost of removal of the tower, guy wires and anchors. This requirement may be satisfied by surety bond, letter of credit, escrow account or by evidence, acceptable to the City, or the financial and technical ability and commitment of the applicant or its agents to remove the facility at the end of the use period.

5. Wind energy systems, as defined and allowed in Article X, Alternative Energy.

(Ord. No. 534-84, 5-7-84; Ord. No. 262-84, § 2, 12-17-84; Ord. No. 76-85, § 4, 7-1-85; Ord. No. 36-85, § 2, 7-15-85; Ord. No. 67-87, § 1, 11-2-87; Ord. No. 81-88, § 4, 7-19-88; Ord. No. 235-91, § 5, 2-4-91; Ord. No. 118-93, § 5, 10-18-93; Ord. No. 133-96, § 3, 11-18-96; Ord. No. 154-96, § 5, 12-16-96; Ord. No. 222-99, § 3, 3-01-99; Ord. No. 199-04/05, 4-4-05; Ord. No. 29-09/10, 8-3-09 emergency passage; Ord. No. 127-09/10, 1-4-10 emergency passage; Ord. No. 240-09/10, 6-21-10; Ord. No. 9 10/11, 8-2-10; Ord. No. 149-10/11, 3-7-11; Ord. No. 33-11/12, 1-18-12)

Sec. 14-89. Prohibited uses.

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.
(Ord. No. 534-84, 5-7-84)

Sec. 14-90. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-3 zone shall meet the following minimum requirements:

(a) *Minimum lot size:*

1. Residential: Sixty-five hundred (6,500) square feet except as provided for lots of record in section 14-433 (lots of record and accessory structure setbacks for existing buildings) of this article. A lot in an unsewered residential district shall meet the provisions of the state Minimum Lot Size Law, 12 M.R.S.A. Section 4807 et seq., or the applicable zoning lot size, whichever is larger.
2. Alteration of a detached single-family dwelling to a two-family dwelling: Ten thousand (10,000) square feet.

Assessor's Office | 369 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:

Services

Applications

Doing Business

Haps

Tax Relief

Tax Roll

Q & A

CBL 156 C007001
Land Use Type THREE FAMILY
 Verify legal use with
Inspections Division
Property Location 304 OCEAN AVE
Owner Information HEMMING MATTHEW J
 304 OCEAN AVE
 PORTLAND ME 04103
Book and Page 26026/084
Legal Description 156-C-7-8
 OCEAN AVE 304
 TORREY ST 2-12
 BAY ST 1-9 10432 SF
Acres 0.2395

Current Assessed Valuation:

browse city services a-z

TAX ACCT NO. 22126 **OWNER OF RECORD AS OF APRIL 2012**
 HEMMING MATTHEW J

browse facts and links a-z

LAND VALUE \$71,900.00 304 OCEAN AVE
BUILDING VALUE \$145,300.00 PORTLAND ME 04103
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$207,200.00
TAX AMOUNT \$3,899.50



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

Building Information:

Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 1928
Style/Structure Type BUNGALOW
Stories 1
Units 3
Bedrooms 5
Full Baths 3
Total Rooms 8
Attic PART FINSH
Basement FULL
Square Feet 1567

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



Outbuildings/Yard Improvements:

Building 1
Year Built 1980
Structure SHEO-FRAME
Size 8X10
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
5/6/2008	LAND + BUILDING	\$300,000.00	26026/84
5/9/2000	LAND + BUILDING	\$0.00	15460/80
4/16/1999	LAND + BUILDING	\$0.00	14686/237

New Search!

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1673	Applicant: HEMMING MATTHEW J
Project Name: 304 OCEAN AVE	Location: 304 OCEAN AVE
CBL: 156 C007001	Application Type: Determination Letter
Invoice Date: 03/25/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00		On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	<u>\$0.00</u>

CBL 156 C007001
Bill to: HEMMING MATTHEW J
 304 OCEAN AVE
 PORTLAND, ME 04103

Application No: 0000-1673
Invoice Date: 03/25/2013
Invoice No: 40532
Total Amt Due: \$0.00
Payment Amount:

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

304 Ocean Ave

