

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

Permit Number: 060726

This is to certify that TIRBALS RICHARD Ghas permission to legalize 1 existing non conforming unit to make 2 legal residential unitsAT 95 FRANCES ST

186 B010001 JUN 19 2009

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is opened or service closed-in. 4
 YOUR NOTICE IS REQUIRED

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

OTHER REQUIRED APPROVALSFire Dept. CLUB CLASS

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Richard D. Moore
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0726	Issue Date:	CBL: 186 B010001
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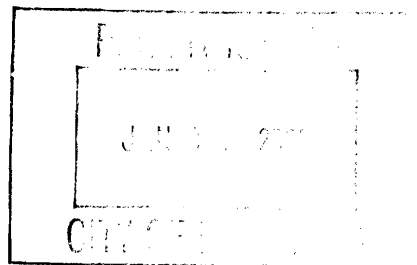
Location of Construction: 95 FRANCES ST	Owner Name: TIBBALS RICHARD G	Owner Address: 95 FRANCES ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R-3

Past Use: 2 legal residential units 1 non conforming dwelling unit	Proposed Use: 3 legal residential units- legalize 1 existing non conforming unit to make 3 legal residential units	Permit Fee: \$375.00	Cost of Work: \$300.00	CEO District: 3
Proposed Project Description: legalize 1 existing non conforming unit to make 3 legal residential units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Comply w/ Existing Apt.'s</i>	INSPECTION: Use Group: <i>B3</i> Type: <i>SB</i> <i>IBC 2003</i> <i>IBC 2003</i>	
		Signature: <i>Craig Cass</i> Signature: <i>Jm 01/12/09</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 05/16/2006	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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"/> Date: <i>05/16/09</i> <i>ABG</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: _____
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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

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>95-FRANCIS ST. PORTLAND MAINE</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>B</u> Lot# <u>10+11</u>	Owner: <u>95-FRANCIS ST</u> Address: <u>PORTLAND ME 04102</u>	Telephone: <u>409-9211</u>
Contact name, address & telephone if different than above: <u>SAME</u>	Cost of Work: \$ <u>0</u> Fee: \$ <u>300</u>	
\$300 per legalized unit & \$75 per C of O		
Current # of legal D.U. <u>2</u>	Requested # of units To be legalized: <u>1</u>	Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Letter from Central Maine Power</u>		
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>Copy of ded Transfer Tax Form</u> <u>showing purchase in 2004 also city records</u>		
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: <u>R.A. TELLO</u>	Date: <u>5/5/2006</u>	
This is NOT a permit, you may not commence ANY work until the permit is issued.		

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0726	Date Applied For: 05/16/2006	CBL: 186 B010001
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Location of Construction: 95 FRANCES ST	Owner Name: TIBBALS RICHARD G	Owner Address: 95 FRANCES ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: 3 legal residential units- legalize 1 existing non conforming unit to make 3 legal residential units	Proposed Project Description: legalize 1 existing non conforming unit to make 3 legal residential units
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 01/05/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 01/12/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 01/07/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			

Comments:
6/2/2006-mes: forms handed out for notices and for housing & fire inspections.
6/12/2006-mes: Deb Marquis notified me that the check that was used to pay for this permit was returned by the bank. She will follow up on this - Don't issue until resolved.
6/14/2006-mes: The check issue has been resolved and permit paid in full. Also received a written notice of objection to this application. See letter to owner notifying him of such and info for a conditional use application.
12/18/2008-amachado: Wrote letter. Applicant has thirty days to apply for conditional use appeal or permit is denied.
1/5/2009-amachado: Received call from applicant. Approved by the ZBA on June 7, 2007 for a conditional use. Permit should have been moved forward at this time.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

Signature of Applicant/Designee

Thomas W. McCallister

Signature of Inspections Official

Date

01/12/09

Date



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

R-3

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 95 Frances St - 186-B-010 & 11
#06-0726

Notices to owners of properties situated within 300 feet sent on: to Gayle 6/2/06 ^{mail} sent 6/5/06

City Housing Ordinance compliance given on: 6/2/06 received: 8/1/06 (but dated by the inspector on 4/14/06?)

City NFPA compliance given on: 6/2/06 received: 4/3/07

Received any letters within 10 days from notices sent? yes - on 6/13/06 received a written notice from Abuttans Wagoner & John Brett

Unit(s) existed prior to April 1, 1995? cmp Document shows a separate meter was installed for unit #3 on 12/1/77

Unit(s) shown to be established by different owner? Tibbals bought property 1/16/04 from John B. Jensen
copy of Real Estate Transfer Tax Declaration

Site plan included: reduced copy of The mortgage class D Survey

Floor plans included? yes -

Is ZBA action required? yes - received letters of opposition
June 7, 2007 ZBA granted conditional use appeal 4-0.



CITY OF PORTLAND

**CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

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

Location: 95 Frances Street 186-B-010

Owner: Richard G. Tibbals

Address of Owner: 95 Frances Street⁰⁴¹⁰² **Telephone:** 409-9211

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): _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG - 1 2006

RECEIVED

Signature: _____

Date: 6/14/06

6/2/06



CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

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

Location: 95 Frances Street 106-B-010

Owner: Richard G. Tibbals

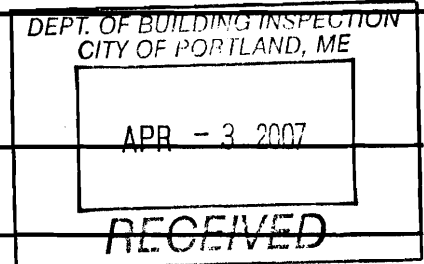
Address of Owner: 95 Frances St 04102 **Telephone:** 409-9211

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):

Owner needs to have fire doors installed, also boiler protection and handrails in the front stairwell. Owner will send a plan of correction for the fire doors. When I receive this letter I would be willing to OK 3rd unit

*Plan of Correction
Received
3/30/07*

Signature: Jay Kelley **Date:** 3/30/07



PORTLAND MAINE

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

June 14, 2006

Richard G. Tibbals
95 Frances Street
Portland, ME 04102

*Second Notice
received 6/16/06*

RE: 95 Frances Street – 186-B-10 & 11 – R-3 Zone – Permit #06-0726

Dear Mr. Tibbals,

This letter is to inform you that this office received a written letter of objection to your application to legalize one existing non-conforming dwelling unit within your building located at 95 Frances Street. This letter was received within a timely matter of ten days notice. Because this office received a written notice of objection to your application you must go to the Zoning Board of Appeals for final permit approval under a conditional use appeal.

Prior to going before the Zoning Board of Appeals, it will be necessary to complete the inspections that are required by the Housing and Fire Inspectors. As soon as I receive the written reports from Housing and Fire, and a completed conditional use application from you, the appeal can be scheduled for the Zoning Board of Appeals. In your cover letter for the Board, it will be necessary to reiterate each condition that is required in order for the Board to approve this conditional use. You should attach each item of documentation for these conditions. It will also be necessary to outline and answer each of the three standards that are listed on the conditional use application.

I have enclosed the information that will be necessary for you to complete an application for the Zoning Board of Appeals. I have also included a copy of the letter stating their objection to your application.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file ----- enclosures



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

April 5, 2007

Richard G. Tibbals
95 Frances Street
Portland, ME 04102

RE: 95 Frances Street – 186-B-10 & 11 – R-3 Zone – Permit #06-0726

Dear Mr. Tibbals,

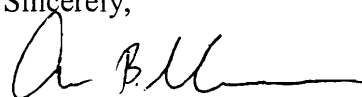
Marge Schmuckal wrote you a letter on June 14, 2006 informing you that our office had received a written letter of objection to your application to legalize one existing non-conforming dwelling unit within your building located at 95 Frances Street. On June 16, 2006 our office received a second letter of objection to your application. Ms. Schmuckal told you that as a result of our office receiving the written notice of objection, you had to go to the Zoning Board of Appeals for final permit approval under a conditional use appeal.

Ms. Schmuckal also said that before you went to the Zoning Board of Appeals, the inspections that are required by the Housing and Fire Inspectors would have to be completed. The Housing Inspector signed off on his inspection form on June 14, 2006. The Fire Inspector signed off on his inspection form on March 30, 2007 after he received a plan of correction letter from you.

Now that both inspectors have completed their inspections, it is up to you to file your conditional use application, so that the appeal can be scheduled for the Zoning Board of Appeals. I have enclosed the information that will be necessary for you to complete an application for the Zoning Board of Appeals. In your cover letter for the Board, it will be necessary to reiterate each condition that is required in order for the Board to approve this conditional use. You should attach each item of documentation for these conditions. It will also be necessary to outline and answer each of the three standards that are listed on the conditional use application.

If you have any questions regarding this matter, please do not hesitate to contact me. I have enclosed a copy of Ms. Schmuckal's letter and copies of the two letters objecting to your application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist
(207) 874-8709

2006

June 11, 2006

TO WHOM IT MAY CONCERN:
WE LIVE AT 99 WHITNEY
AVE. AND WE WOULD LIKE TO
GO ON RECORD AND OBJECT
TO RICHARD G. TIBBLES, OWNER
OF THE PROPERTY LOCATED AT
95 FRANCES STREET, TO LEGAL-
IZE ONE EXISTING NON-CONFIRM-
ING DWELLING UNIT FOR A TOTAL
OF THREE DWELLING UNITS WITHIN
THIS BUILDING.

WE OBJECT TO THE ABOVE
PERMIT APPLICATION.

YOURS SINCERELY,
Virginia + John BRETT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

JUN 13 2006

RECEIVED

M. & Mrs. John L. Brett, Jr.
99 Whitney Ave.
Portland, ME 04102-2564

ZONING ORDINANCE - SECTION 14-391

2006

June 11, 2006

TO WHOM IT MAY CONCERN:
WE LIVE AT 99 WHITNEY
AVE. AND WE WOULD LIKE TO
GO ON RECORD AND OBJECT
TO RICHARD G. TIBBLES, OWNER
OF THE PROPERTY LOCATED AT
95 FRANCES STREET, TO LEGAL-
IZE ONE EXISTING NON-CONFIRM-
ING DWELLING UNIT FOR A TOTAL
OF THREE DWELLING UNITS WITHIN
THIS BUILDING.

WE OBJECT TO THE ABOVE
PERMIT APPLICATION.

YOURS SINCERELY,
Virginia & John BRETT



Mr. & Mrs. John L. Brett, Jr.
99 Whitney Ave.
Portland, ME 04102-2564

ZONING ORDINANCE - SECTION 14-391

June 16, 2006

City of Portland Zoning Administration
City Hall
Room 315
389 Congress Street
Portland, ME
04101

Re: 95 Frances Street

To Whom it May Concern:

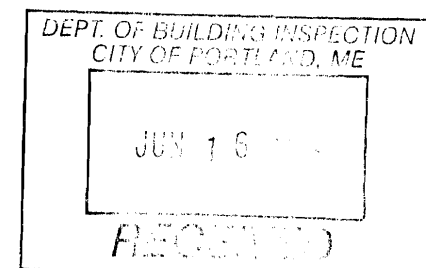
We currently reside at 85 Frances St. in Portland, ME and object to the legalization of one existing non-conforming dwelling unit for a total of three dwelling units at the property of 95 Frances St. owned by Richard Tibbals. We have one small child and moved into the neighborhood because we felt it is safe with very little traffic. We would not feel comfortable with the amount of traffic that would be generated with 3 families residing at the property which is right next to us. We also believe it could compromise the value of the properties nearby as there are very few other, if any 2-3 family properties on the block.

Thank you for your attention to this matter and please do not hesitate to contact us for further information.

Sincerely,



The Endicotts
85 Frances Street
Portland, ME 04102
207-899-1329



Sequestration of non-conforming
186 B 010

owner: Richard Tibbals

called Back 8/29/06
R. Tibbals - Thought
The folks at 99 Whitney
were over 300' away -
let's voice mail that I
did not agree - also let
him know about the fax I
received - S

==
270

69
abuttles
#

Received
A written
objection
just set
in Hansig
8/1/06 - still waiting for
File Dept - Return

Sent letter 4/6/07
inspections complete
needs to submit conditional
use application since
neighbors objected.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, June 7, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: June 8, 2007
RE: Action taken by the Zoning Board of Appeals on June 7, 2007.

The meeting was called to order at 6:35pm.

Roll call as follows:

Members Present: David Dore, Peter Coyne (acting secretary), Jill Hunter and Gordon Smith.
Members Absent: Kate Knox, Philip Saucier and Peter Thornton.

1. New Business:

A. Conditional Use Appeal:

95 Frances Street, Richard Tibbals, owner, Tax Map #186 Block B Lot #010 in the R3 Residential Zone. The appellant is seeking a Conditional Use Appeal under section 14-391 (g) of the City of Portland Zoning Ordinance. Appellant is requesting a change of use from a legal two unit to a legal three unit through legalization of non conforming dwelling unit. Representing the appeal is the owner. (Postponed from the May 17, 2007 meeting; due to a lack of quorum).

Board voted 4-0 and granted the Conditional Use Appeal.

B. Miscellaneous Appeal:

297 Cumberland Avenue / 2 Cedar Street, The Salvation Army, owner Tax Map #033 Block N Lot #020 in the B3 Downtown Business Zone and R6 Residential Zone is seeking a Miscellaneous Appeal under section 14-473 (e) of the City of Portland Zoning Ordinance. Appellant is requesting a six month extension of their required six month approval granted from the Practical Difficulty Variance Appeal on December 7, 2006, and the Certificate of Variance Approval, dated on December 14, 2006. Representing the Appeal is the owner and Mark Johnson of SMRT. **Board voted 4-0 and granted the Miscellaneous Appeal.**

C. Practical Difficulty Variance Appeal:

88-90 Kent Street\Lauren and Michael Bove, owners, Tax Map #284 Block D Lot #029 in the R3 Residential Zone. The appellant is seeking a Practical Difficulty Variance Appeal under section 14-336 (a) of the City of Portland Zoning Ordinance. Appellant is requesting a set back variance, from the required 20' front yard set back, to a 12' front yard set back for an off street parking space which has a 19' required length. This will allow for the proposed conversion of the existing garage into a study. Representing the appeal is owners. **Board voted 4-0 and granted the Practical Difficulty Appeal.**

COPY

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-sec
Peter Thornton
Kate Knox
Jill E. Hunter
David Dore, chair
Gordan Smith

June 11, 2007

Richard G. Tibbals
95 Frances St.
Portland, ME 04102

RE: 95 Frances Street
CBL: 186 B010
ZONE: R3

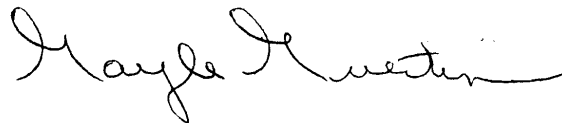
Dear Mr. Tibbals:

As you know, at its June 7, 2007, meeting, the board voted 4-0 and granted the Conditional Use Appeal.

Enclosed please find the billing for the Zoning Board Appeals legal ad and abutter's notification; also a copy of the board's decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

COPY

Norman Smith
Gordon Smith
Peter Coyne
Jill Hunter

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Nonconforming Units:

Conditional Use Appeal

DECISION

Date of public hearing: June 7, 2007

Name and address of applicant: Richard Tibbels

Location of property under appeal: 95 Frances St.
Portland ME 04102

For the Record:

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

Richard Tibbels
53 Hedgewood Dr
Hollis, ME

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

Pictures of Parking

COPY

Findings of Fact and Conclusions of Law:

A. Conditional Use Standard pursuant to Portland City Code §14-391(g):

4-0

1. The nonconforming dwelling units were either in existence April 1, 1995, or the structure in which they are located was originally designed to accommodate more than the number of such units presently in use.

Satisfied Not Satisfied

Reason: Testimony & CMP letter Dated 1977

2. The applicant neither constructed nor established the non-conforming dwelling units.

4-0

Satisfied Not Satisfied

Reason: Decd dated 2004 & Testimony

3. The nonconforming dwelling units comply with or can be made to comply with current standards of the National Fire Protection Association Life Safety Code (§16-1) and the National Fire Protection Association 1: Fire Prevention Code (§10-16), as amended.

4-0

Satisfied Not Satisfied

Reason: Fire Downnotation

4. Each of the nonconforming dwelling units complies with provisions of the City's Housing Code or can be made to conform with, as amended, including, but not limited to, the requirements of §6-110, Minimum Standards for Space and Occupancy and §6-111, Minimum Plumbing Standards, and §6-112 Minimum Ventilation Standards.

4-0

Satisfied Not Satisfied

Reason: supporting downnotation

5. The structure containing the nonconforming dwelling units is located in the R-3, R-4, R-5, R-6 or R-7 Zones; or the B-1, B-1(b), B-2, B-2(b) or B-3 Zones.

Satisfied Not Satisfied

Reason: R-3

Note: In making decisions under this section neither the Zoning Administrator nor the Board of Appeals shall apply the dimensional or parking requirements which would otherwise apply in the zones where the nonconforming dwelling units are situated. (14-391(h).)

4-0

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

Reason: Residential use

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

4-0

Yes No

Reason: Existing - no changes

4-0

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___

No

Reason: Similar use - residential

Conclusion: (check one)

4-0

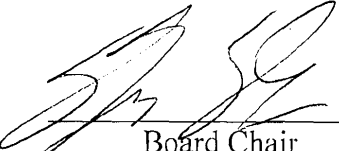
Option 1: The Board finds that all of the standards described in section A above (1 through 5) have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

___ Option 2: The Board finds that all of the standards described in section A above (1 through 5) have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application, SUBJECT TO THE FOLLOWING CONDITIONS:

___ Option 3: The Board finds that all of the standards described in section A above (1 through 5) have NOT been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

6/7/07


Board Chair

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 12474 PAGE 147 COUNTY Cumberland
 PLAN BOOK 10 PAGE 113 LOT 105&106

ADDRESS: 95 Frances Street, Portland, Maine

Job Number: 364-58-R

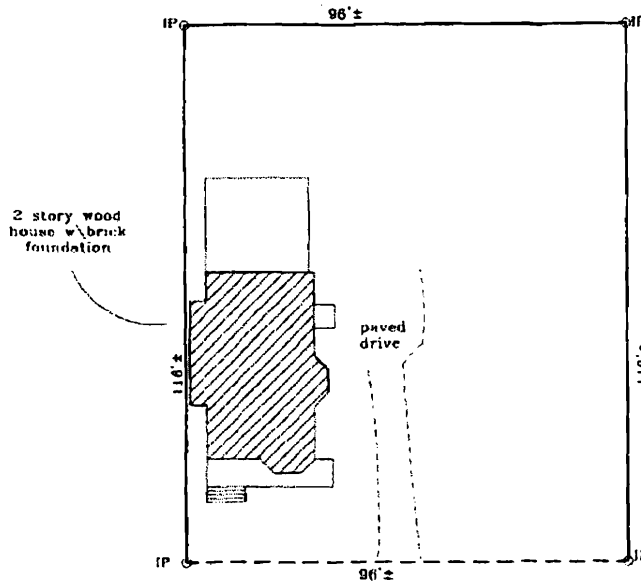
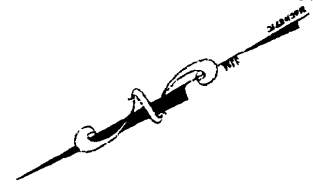
Inspection Date: 12-03-03

Buyer: Richard G. Tibbals

Scale: 1"=30'

Client #: TIBBALS-R

Seller: John B. Jensen



Frances Street

IP-VT

I HEREBY CERTIFY TO: Hopkinson, Abbonanza & Backer, the
lender, and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community
 Panel: 230051 0013 B
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

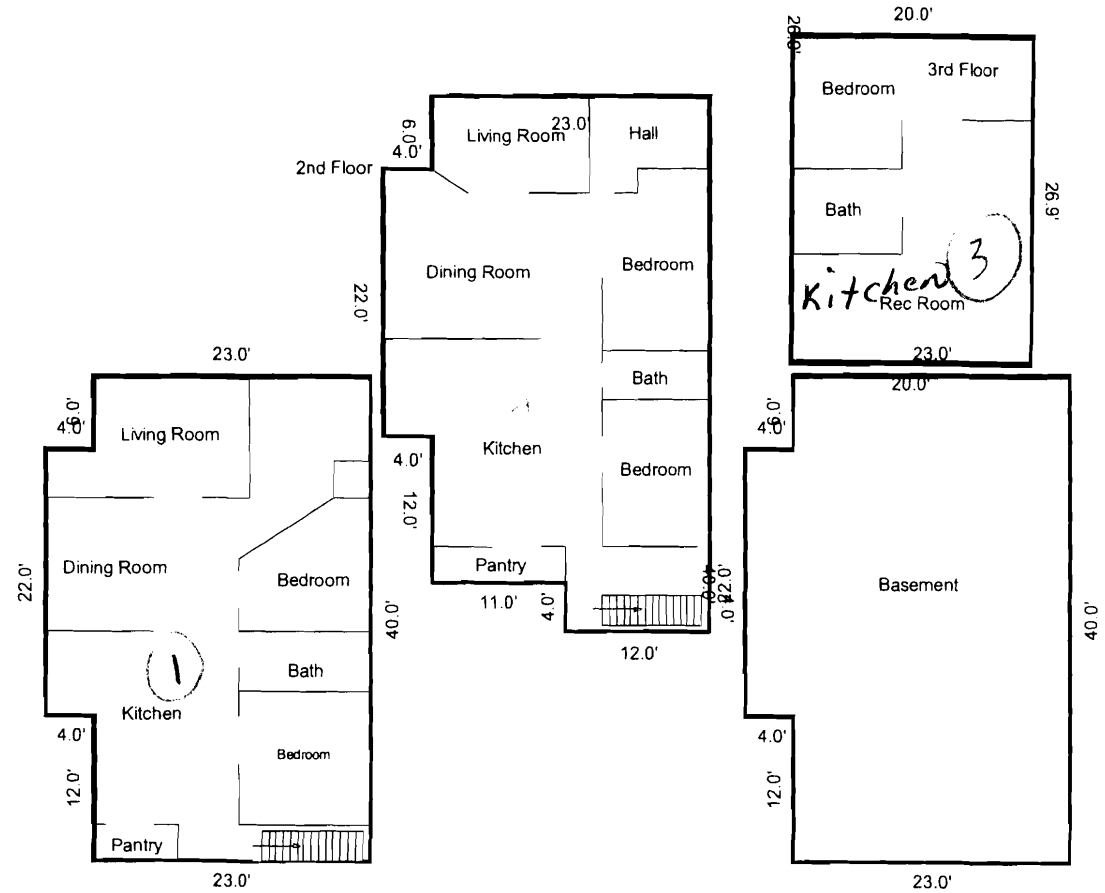
APPARENT EASEMENTS AND RIGHTS OF
 WAY ARE SHOWN. OTHER ENCUMBRANCES,
 RECORDED OR NOT, MAY EXIST. THIS
 SKETCH WILL NOT REVEAL ADJUTING
 DEED CONFLICTS, IF ANY.

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Building Sketch (Page - 1)

Borrower/Client Tibbals			
Property Address 95 Frances St			
City Portland	County Cumberland	State ME	Zip Code 04102-2511
Lender Blue Water Mortgage			



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1008.00	1008.00
GLA2	Second Floor	1056.09	1056.09
GLA3	Third Floor	538.00	538.00
BSMT	Basement	1008.00	1008.00
TOTAL LIVABLE (rounded)			2602

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
4.0 x 22.0		88.00
23.0 x 40.0		920.00
Second Floor		
4.0 x 22.0		88.00
23.0 x 40.0		920.00
0.5 x 0.0 x 11.0		0.09
0.5 x 0.0 x 0.0		0.10
0.5 x 0.0 x 0.0		0.10
4.0 x 12.0		47.80
Third Floor		
20.0 x 26.9		538.00
9 Calculations Total (rounded)		2602

Residential Detail Report

CBL	186 B010001	Card:	1	Property Address	95 FRANCES ST
Owner Name 1	TIBBALS RICHARD G			Property Type	RESIDENTIAL
Owner Name 2				Description	186-B-10-11
Address	95 FRANCES ST				FRANCES ST 89-95
City, State, Zip	PORTLAND	ME	04102		11168 SF

Property/Building Data

Land Use	Two Family	Nbr of Units	2	Traffic	LIGHT
Zone	R3	Neighborhood			
District					
Total Sq. Feet/Living Area	2603				
Utilities	PUBLIC WATER	PUBLIC SEWER	NONE		

Residential Data

House Style	OLD STYLE	Yr Built	1908	Phy Cond	AVERAGE	CDU	GD
Total Rms	10	Baths Full	2	Basement	FULL		
Total Bedrms	4	Baths Half	1	Attic	FULL FINSH		
Heat Type	HW/STEAM	Bath Remodeled	NO				
Fuel Type	ELECTRIC	Kitchen Remodeled	NO				
System Type	ELECTRIC						



Central Maine Power

April 6, 2006

RICHARD TIBBALS
53 LEDGEWOOD DR
HOLLIS, ME 04042

RE: Account No. 441-100-2347-000

Dear Customer:

Thank you for contacting us. Our records indicate that meter # WH63202060 for service location 95 Frances St Apt 3, Portland was installed on 12/01/77.

If we can be of further assistance, please contact us at 1-800-750-4000 or write to: Central Maine Power, Customer Service Quality Dept., 83 Edison Drive, Augusta, ME 04336.

Sincerely,
Rosemary Kludt
Rosemary Kludt
Acting Director
Customer Relations Center

/SGP

Ltr 420
An equal opportunity employer

83 Edison Drive | Augusta, ME 04336
tel (800) 750-4000 | fax (207) 621-3881
www.cmpco.com


An Energy East Company

MAINE REVENUE SERVICES



1232.00

FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

Recorded On: Jan 20, 2007 12:48:56P
Transfer Tax of 1232.00
State of Maine Transfer Tax
Cumberland County Maine
Doc #: 4205

REAL ESTATE TRANSFER TAX DECLARATION

Bk: 20782

Page 70

TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP Portland		COUNTY Cumberland		BOOK/PAGE (REGISTRY USE ONLY)	
GRANTEE (BUYER)					
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Tibbals, Richard G.					
3. NUMBER AND STREET 22 Nottingham Avenue			CITY OR TOWN Portland		STATE AND ZIP CODE ME 04103
GRANTOR (SELLER)					
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Jensen, John B.					
5. NUMBER AND STREET 83 Wood Road			CITY OR TOWN Gorham		STATE AND ZIP CODE ME 04038
PROPERTY	6. TAX MAP & LOT NUMBER (If municipality does not have maps, describe property) Tax Map Plan Lot Map 86, Block B, Lot 10				WARNING TO BUYER! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property. <input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified
	7. DATE OF TRANSFER MO 01 DAY 16 YR. 04				
CONSIDERATION	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <u>If exempt, complete line 9</u>				
	FULL VALUE	\$ 280,000.00	TAXABLE CONSIDERATION	\$ 280,000.00	
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)				
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange or transfer tax was based on estimated value.) PLEASE EXPLAIN. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by §5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input type="checkbox"/> consideration for the property is less than \$50,000.00, <input type="checkbox"/> foreclosure sale; exempt per 36 MRSA §5250-A, sub §3-A				
OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.				
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE	
	Richard G. Tibbals	1/16/04	John B. Jensen	1/16/04	
PREPARER	13. Name and address of person or firm preparing this form. Hopkinson, Abbondanza & Backer 511 Congress Street, Portland, ME 04101				

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	186 B010001
Location	95 FRANCES ST
Land Use	TWO FAMILY
Owner Address	TIBBALS RICHARD G 95 FRANCES ST PORTLAND ME 04102
Book/Page	20782/070
Legal	186-B-10-11 FRANCES ST 89-95 11168 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$63,920	\$163,170	\$227,090

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$93,400	\$214,200	\$307,600

* 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	Style	Story Height	Sq. Ft.	Total Acres	
1908	Old Style	2	2603	0.256	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2	1	10	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1908	10X16	D	P

Sales Information

Date	Type	Price	Book/Page
01/20/2004	LAND + BLDING	\$280,000	20782-70
04/29/1996	LAND + BLDING	\$121,000	12474-147

Picture and Sketch

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

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



From: Gayle Guertin
To: Mike Nugent
Date: 6/5/2006 12:07:45 PM
Subject: 95 Frances Street, legalization of non conforming unit

95 Frances Street
CBL: 186 B010
Owner: Richard Tibbal

sent out abutters as of 6/05/06

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 95 FRANCES Street**

Issues: Richard G. Tibbals, owner of the property located at 95 FRANCES 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.

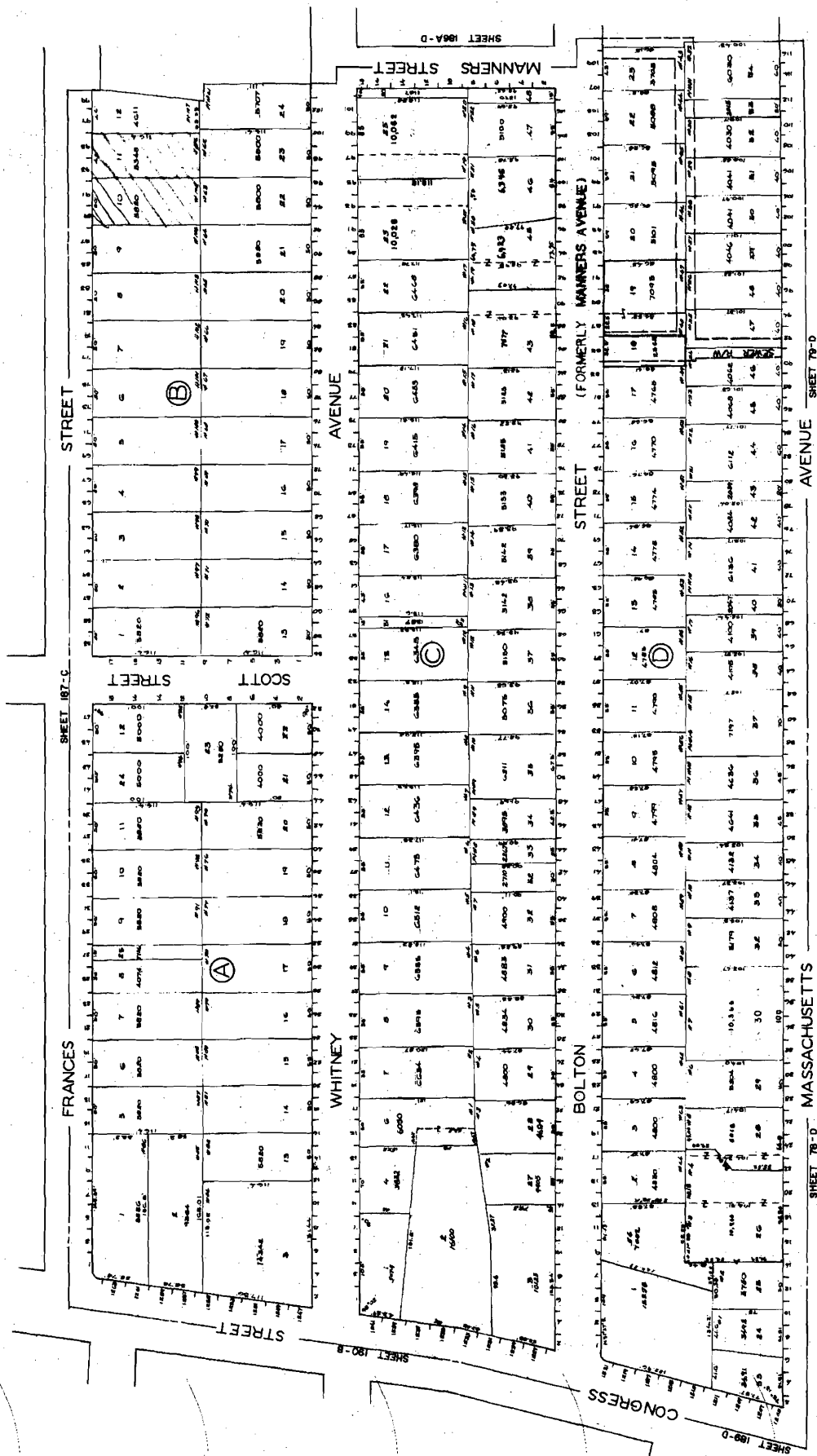
Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

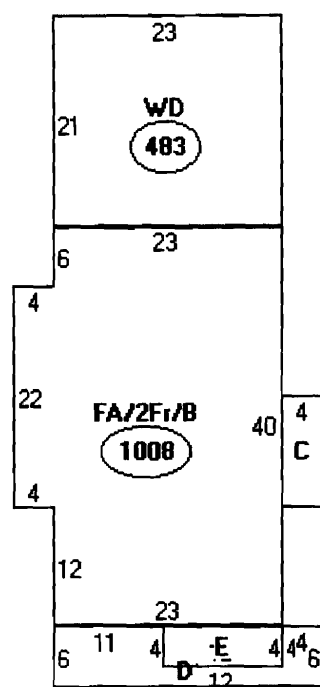
FOR MORE INFORMATION

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

to Gayle 4/2/06

98186



Descriptor/Area

A: FA/2Fr/B
1008 sqft

B: WD
483 sqft

C: 2FBAY/B
44 sqft

D: OFF
114 sqft

E: 2FBAY/B
48 sqft



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.

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04/29/1996	LAND + BLDING	\$121,000	12474-147

Picture and Sketch

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

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



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 6, 1969

RECEIVED 1000143

JUN 9 - 1969

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 95 Frances Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address N. H. Smith, 95 Frances Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address E. G. Johnson Co., 3 Cliff St. Telephone 773-1630
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Last use _____ No. families 2
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$450. Fee \$ 3.00

General Description of New Work

To Repair after Fire to former condition - no alterations

Cause - cigarette

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. **PERMIT TO BE ISSUED TO E. G. Johnson Co.**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ 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 _____ fuel _____
 Framing Lumber Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (out-side walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and ratters: 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 wall thickness of walls? _____ height? _____

If a Garage

No. cars to be accommodated on same lot _____ to be accommodated _____ number commercial cars to be accommodated _____
 Will any work be repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED

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? yes

N. H. Smith

E. G. Johnson Co.

CS 301

INSPECTION COPY

Signature of owner By: [Signature]



AS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third ClassPortland, Maine, September 23, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 95 Frances Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Winfield Garland, 281 Sawyer St., So. Portland Telephone 799-4353
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans YES No. of sheets 1
 Proposed use of building Tenement No. families 3
 Last use _____ Dwelling No. families 2
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To Change Use of building from 2-family dwelling to 3-family tenement house.
 Alterations as per plans

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 fee.

Appeal Denied 10/29/70

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. PERMIT TO BE ISSUED TO owner owner

Details of New Work

Is any plumbing involved in this work? YES Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? _____ 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 _____ fuel _____
 Framing Lumber - Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girders _____ 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? _____

APPROVED

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will the contractor employ a person competent to determine the requirements pertaining thereto are _____
 yes

May 28, 1987

PERMIT # BUILDING PERMIT APPLICATION **Portland** (Previous permit #)

APPLICANT FILL OUT I - VIII AND DETAILS OF WORK ON REVERSE

656 Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction 93 Francis Street
 Owner or lessee's name Frank W. Alger Jr. Tel. 773-0725
 Address 4 Anson Road

Contractor's name non Tel. _____
 Address _____

Subcontractors: Lessee: Joseph Alger Sr.
93 Francis Street 04104 8 1987
772-7478 **City Of Portland**

PERMIT ISSUED

IF NEW SUBDIVISION OR EXISTING LOT REFERENCE
 Name
 Lot
 Block
 Date recorded

CODES: If other, explain _____ Seasonal _____ Condominium _____ Apartment _____
 III. PROPOSED USE: 103-2
 IV. PAST USE: 103-2
 V. OWNERSHIP: PUBLIC (Federal/State/Local government) _____ PRIVATE (Individual/Corporation) _____

VI. DESCRIPTION OF WORK:

change of use from 2 family to 2 family with home occupation (computer consultant)

permit sent to Lessee

VII. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ stories _____

VIII. EST. CONSTRUCTION COST _____ IX. GR. SQ. FT. OF LAND _____ BUILDING _____

X. RESIDENTIAL BUILDINGS ONLY	BEDROOMS	XI. RESIDENTIAL UNITS
NEW DWELLING UNITS WITH _____	1 BDRM 2 BDRMS 3 BDRMS	NEW DWELLINGS _____
EXISTING DWELLING UNITS WITH _____		EXISTING DWELLINGS _____
		NET RESIDENTIAL UNITS _____

XII. SIGNATURE OF APPLICANT: _____ DATE _____

DO NOT WRITE BELOW THIS LINE

XIII. ZONING: DISTRICT R-5 STREET FRONTAGE _____
 SETBACKS: front _____ back _____ side _____ side _____
 ZONING BOARD APPROVAL: no yes (date) _____
 PLANNING BOARD APPROVAL: no yes (date) _____

XIV. OFFICE USE: TAX MAP _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and floodplain mgmt _____
 special exception _____ other _____ (explain) _____

XVI. SIGNATURE OF FIELD INSPECTOR (CEI): _____ DATE _____

XVII. FEES:
 base fee _____
 subdivision fee _____
 site plan review fee _____
 other fees _____
 late fee _____
 TOTAL \$25.00

XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:

1. WATER SUPPLY public private
 2. SEWER public private, type _____
 3. HEAT type _____ fuel _____
 4. FOUNDATION type _____ thickness _____ footing _____
 5. ROOF type _____ pitch _____ covering _____ load _____
 6. PLUMBING * tubs * showers * lavatories * laundry tubs * flushes * other _____
 SPRINKLER SYSTEM? yes no
 7. ELECTRICAL service entrance size _____ * smoke detectors _____

8. CHIMNEY * flues * fireplaces material _____
 9. FRAMING: floor joists size _____ max. on centers _____ ceiling joists _____ rafters _____ studs _____ wall studs _____
 *0. If 1-story building w/ masonry walls wall thickness _____ height _____
 11. BEDROOM WINDOWS _____

PLOT PLAN/DETAILS OF WORK ON REVERSE

Pink - Tax Assessor
 Gold - G.P.C.D.

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

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 95 FRANCES STREET**

Issues: Richard G. Tibbals , owner of the property located at 95 Frances Street, have submitted an application to legalize one existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

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

FOR MORE INFORMATION

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

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ZONING DIVISION**

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ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 95 FRANCES STREET**

Issues: Richard G. Tibbals, owner of the property located at 95 FRANCES #1 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.

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FOR MORE INFORMATION

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to Gayle 6/2/06

UJL ~~186 3010~~

112 _____

112UJL-95 ~~Francis St~~

PLANCH
KCOTE

City of Portland, Maine

04 FEB 91

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

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

Fill with '*' for all

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

120--D-001 120--D-020 187-E-008 187--E-018 186-A-D-002
120--D-002 120--D-021 187-E-009 187--E-019 186-A-D-003
120--D-003 120--D-022 187--E-010 187--E-020 186-A-D-011
120--D-004 187--E-003 187--E-011 187--E-021 186-A-D-012
120--D-016 187--E-004 187--E-012 187--E-022 186-A-D-013
120--D-017 187--E-005 187--E-015 187--E-023 186-A-B-001
120--D-018 187--E-006 187--E-016 187--E-024 186-A-B-002
120--D-019 187--E-007 187--E-017 186-A-D-001 186-A-B-003

Continue

Cancel

Done

UJL 186 B 010

111

111111111 95 FRANCO

FRANCHISE

City of Portland, Maine

04 FEB 91

RCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

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

Fill with '*' for all C - Chart 1 - Chart letter B - Block L - Lot

186-A-B-004	186-A-B-018	186-B-009	186-B-018	186-C-018
186-A-B-005	186-B-002	186-B-010	186-B-019	186-C-019
186-A-B-006	186-B-003	186-B-011	186-B-020	186-C-020
186-A-B-013	186-B-004	186-B-012	186-B-021	186-C-021
186-A-B-014	186-B-005	186-B-014	186-B-022	186-C-022
186-A-B-015	186-B-006	186-B-015	186-B-023	186-C-023
186-A-B-016	186-B-007	186-B-016	186-B-024	186-C-025
186-B-017	186-B-008	186-B-017	186-C-017	186-C-041

Continue

Cancel

Done

~~CBL 186 C 010~~

112 _____

1121112-95 Frances

PLANCHL

City of Portland, Maine

04 FEB 91

KCOTE

Department of Planning & Urban Development

09:24

INVALID CURSOR POSITION

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

Fill with '*' for all

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

186 - C - 042

186 - C - 043

186 - C - 045

186 - C - 046

186 - C - 047

186 - C - 048

Continue []

Cancel []

Done []

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
120 D001001	MULLIGAN MARGARET M	99 EDWARDS ST PORTLAND, ME 04102	99 EDWARDS ST	1
120 D002001	BURMEISTER PARKE A	103 EDWARDS ST PORTLAND, ME 04102	103 EDWARDS ST	1
120 D003001	GRIFFIN PAUL J	109 EDWARDS ST PORTLAND, ME 04102	109 EDWARDS ST	1
120 D016001	BRENNAN FRANCIS P KW VET & KATHLEEN T JTS	104 FRANCES ST PORTLAND, ME 04102	104 FRANCES ST	1
120 D017001	STOVER WALTER R III & MICHELLE A JTS	106 FRANCES ST PORTLAND, ME 04102	106 FRANCES ST	1
120 D018001	PALLOZZI ANTHONY A WWII VET MARY A JTS	110 FRANCES ST PORTLAND, ME 04102	110 FRANCES ST	1
120 D020001	SCHELASIN ROLAND & LAUREL SCHELASIN JTS	118 FRANCES ST PORTLAND, ME 04102	118 FRANCES ST	1
120 D022001	MITCHELL JANICE B	126 FRANCES ST PORTLAND, ME 04102	126 FRANCES ST	1
186 B002001	HOGAN MOLLY & MICHAEL J ANDERSON JTS	63 FRANCES ST PORTLAND, ME 04102	63 FRANCES ST	1
186 B004001	BROWN HAROLD W WWII VET & CLAIRE H JTS	67 FRANCES ST PORTLAND, ME 04102	67 FRANCES ST	1
186 B005001	MITCHELL WILLIAM F WWII VET	71 FRANCES ST PORTLAND, ME 04102	71 FRANCES ST	1
186 B006001	DIFFIN ROGER L	1312 WOODMAN HILL RD MINOT, ME 04258	75 FRANCES ST	1
186 B007001	JORDAN FREDERICK C & JUNE N JTS	79 FRANCES ST PORTLAND, ME 04102	79 FRANCES ST	1
186 B008001	CURRAN TIMOTHY J	83 FRANCES ST PORTLAND, ME 04102	83 FRANCES ST	1
186 B009001	ENDICOTT CHRISTINE M	85 FRANCES ST PORTLAND, ME 04102	85 FRANCES ST	1
186 B010001	TIBBALS RICHARD G	95 FRANCES ST PORTLAND, ME 04102	95 FRANCES ST	2
186 B012001	NORTON JOHN L JR	101 FRANCES ST PORTLAND, ME 04102	97 FRANCES ST	0
186 B014001	DIMAURO JOSEPH R JR & URSULA H JTS	80 UNION FALLS RD BUXTON, ME 04093	62 WHITNEY AVE	3
186 B015001	MANDEVILLE LOUIS H & LALANIA S MANDEVILLE JTS	70 WHITNEY AVE PORTLAND, ME 04102	70 WHITNEY AVE	1
186 B016001	CORREIA SUSAN H & RUSSELL JTS OR SURV	72 WHITNEY AVE PORTLAND, ME 04102	72 WHITNEY AVE	1
186 B017001	MARZILLI ROCCO & JOANNE JTS	80 WHITNEY AVE PORTLAND, ME 04102	76 WHITNEY AVE	1
186 B020001	JULIANO CAROL B	86 WHITNEY AVE PORTLAND, ME 04102	86 WHITNEY AVE	1
186 B021001	ANANIA EDWARD R JR & BARBARA J JTS	90 WHITNEY AVE PORTLAND, ME 04102	90 WHITNEY AVE	1
186 B022001	CEKUTIS LAURENCE D & PAULETTE H LEMELIN JTS	15 FORBES LN WINDHAM, ME 04062	94 WHITNEY AVE	3
186 B023001	SIMPSON ELIZABETH J	98 WHITNEY AVE PORTLAND, ME 04102	98 WHITNEY AVE	1
186 B024001	DADIOTES CHRISTAS W KW VET LOLA C JTS	104 WHITNEY AVE PORTLAND, ME 04102	104 WHITNEY AVE	1
186 C017001	WINCELE STEVEN B	113 GLENWOOD AVE PORTLAND, ME 04103	69 WHITNEY AVE	3
186 C018001	NORTHRUP WENDY R & GERARD V ZARRILLI JTS	71 WHITNEY AVE PORTLAND, ME 04102	71 WHITNEY AVE	2
186 C019001	LIBBY RONALD F & KATHERINE J JTS	73 WHITNEY AVE PORTLAND, ME 04102	73 WHITNEY AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
186 C020001	MANDEVILLE TAMMY L & SHEILA D MANDEVILLE JTS	79 WHITNEY AVE PORTLAND, ME 04103	79 WHITNEY AVE	1
186 C021001	BROWN JOHN M & MARY L BROWN JTS	87 WHITNEY AVE PORTLAND, ME 04102	83 WHITNEY AVE	1
186 C022001	BROWN JOHN M & MARY L JTS	87 WHITNEY AVE PORTLAND, ME 04102	87 WHITNEY AVE	1
186 C023001	HEBERT JOHN T & MARTHA L JTS	91 WHITNEY AVE PORTLAND, ME 04102	91 WHITNEY AVE	1
186 C025001	BRETT JOHN L JR WWII VET & VIRGINIA M JTS	99 WHITNEY AVE PORTLAND, ME 04102	99 WHITNEY AVE	1
186 C041001	JIMINO PHILIP D & PATRICIA L	80 BOLTON ST PORTLAND, ME 04102	80 BOLTON ST	1
186 C042001	DENSMORE CYNTHIA L	84 BOLTON ST PORTLAND, ME 04102	84 BOLTON ST	1
186 C043001	GREELEY JOHN F JR & JEANETTE M JTS	88 BOLTON ST PORTLAND, ME 04102	88 BOLTON ST	1
186 C045001	PAGE JANET M	PO BOX 7 FREEPORT, ME 04032	94 BOLTON ST	1
186 C046001	HANNAN DOUGLAS M & AMANDA L HANNAN JTS	98 BOLTON ST PORTLAND, ME 04102	98 BOLTON ST	2
186 C047001	NGUYEN DUNG T & NHUNG T C THAI &	104 BOLTON ST PORTLAND, ME 04102	104 BOLTON ST	1
186A B001001	STOWELL RALPH A JR & KIMBERLY B JTS	59 PINECREST RD PORTLAND, ME 04102	77 ELIZABETH RD	2
186A B002001	DUMOND MICHELLE C & DANA C	176 WHITNEY AVE PORTLAND, ME 04102	163 FRANCES ST	2
186A B003001	GOLDBERG JEROME F	167 FRANCES ST PORTLAND, ME 04102	167 FRANCES ST	1
186A B004001	KIRBY DONALD G & ELIZABETH M DUNN JTS	171 FRANCES ST PORTLAND, ME 04102	171 FRANCES ST	1
186A B006001	CIECHOMSKI BRADLEY & ALYSON JTS	177 FRANCES ST PORTLAND, ME 04102	177 FRANCES ST	1
186A B013001	HOW SCOTT W	43 PEMBROKE ST PORTLAND, ME 04103	162 WHITNEY AVE	3
186A B014001	TUTTLE JENNIFER S & DAVID M KUCHTA JTS	166 WHITNEY AVE PORTLAND, ME 04102	166 WHITNEY AVE	1
186A B015001	FEDER WILLIAM A & LAURA G JTS	170 WHITNEY AVE PORTLAND, ME 04102	170 WHITNEY AVE	1
186A B016001	DUMOND DANA C & MICHELLE CHASSE DUMOND JTS	176 WHITNEY AVE PORTLAND, ME 04102	176 WHITNEY AVE	1
186A B018001	DEFILIPPIS NOAH F & AMY M TEH JTS	182 WHITNEY AVE PORTLAND, ME 04102	182 WHITNEY AVE	1
186A D001001	BLAKE THOMAS C	55 ELIZABETH RD PORTLAND, ME 04102	55 ELIZABETH RD	1
186A D002001	REGAN MAUREEN A	171 WHITNEY AVE PORTLAND, ME 04102	171 WHITNEY AVE	1
186A D011001	FOLEY SEAN PATRICK & CYNTHIA MEYERS FOLEY JTS	166 BOLTON ST PORTLAND, ME 04102	166 BOLTON ST	1
186A D012001	LEKOUSI CHRIS J & JOANNE E FLAHERTY JTS	311 LUDLOW ST PORTLAND, ME 04102	170 BOLTON ST	3
187 E003001	KIRK KAREN M	59 EDWARDS ST PORTLAND, ME 04102	59 EDWARDS ST	1
187 E005001	GRANEY MARIE ELAINE	69 EDWARDS ST PORTLAND, ME 04102	69 EDWARDS ST	1
187 E007001	DIETLIN MARK S & LAUREN P DIETLIN JTS	75 EDWARDS ST PORTLAND, ME 04102	75 EDWARDS ST	1
187 E008001	EILERS BETH E & MICHAEL B PODOLSKY JTS	79 EDWARDS ST PORTLAND, ME 04102	79 EDWARDS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
187 E009001	COST MANAGEMENT INC	1 RUGOSA WAY CAPE ELIZABETH , ME 04107	83 EDWARDS ST	1
187 E010001	ALEXANDER LISA M	87 EDWARDS ST PORTLAND , ME 04102	87 EDWARDS ST	1
187 E011001	CARIGNAN MARGARET J & ROBERT J CARIGNAN JTS	91 EDWARDS ST PORTLAND, ME 04102	91 EDWARDS ST	1
187 E012001	WORTHLEY DOUGLAS P & EILEEN L JTS	97 EDWARDS ST PORTLAND, ME 04102	97 EDWARDS ST	1
187 E015001	COOKE RICHARD J	64 FRANCES ST PORTLAND, ME 04102	64 FRANCES ST	1
187 E016001	DIBIASE CATHERINE D	68 FRANCES ST PORTLAND, ME 04102	68 FRANCES ST	1
187 E017001	ZACCARO LINDA J	72 FRANCES ST PORTLAND, ME 04102	72 FRANCES ST	1
187 E018001	COLLIN MICHAEL H & MOLLY E COLLIN JTS	76 FRANCES ST PORTLAND, ME 04102	76 FRANCES ST	1
187 E020001	CAUFIELD NANCY A	86 FRANCES ST PORTLAND, ME 04102	86 FRANCES ST	1
187 E023001	SOULE MORTON H & YVONNE JTS	96 FRANCES ST PORTLAND, ME 04102	96 FRANCES ST	1
187 E024001	SMITH FOREST L JR KW VET & EVA H SMITH JTS	100 FRANCES ST PORTLAND, ME 04102	100 FRANCES ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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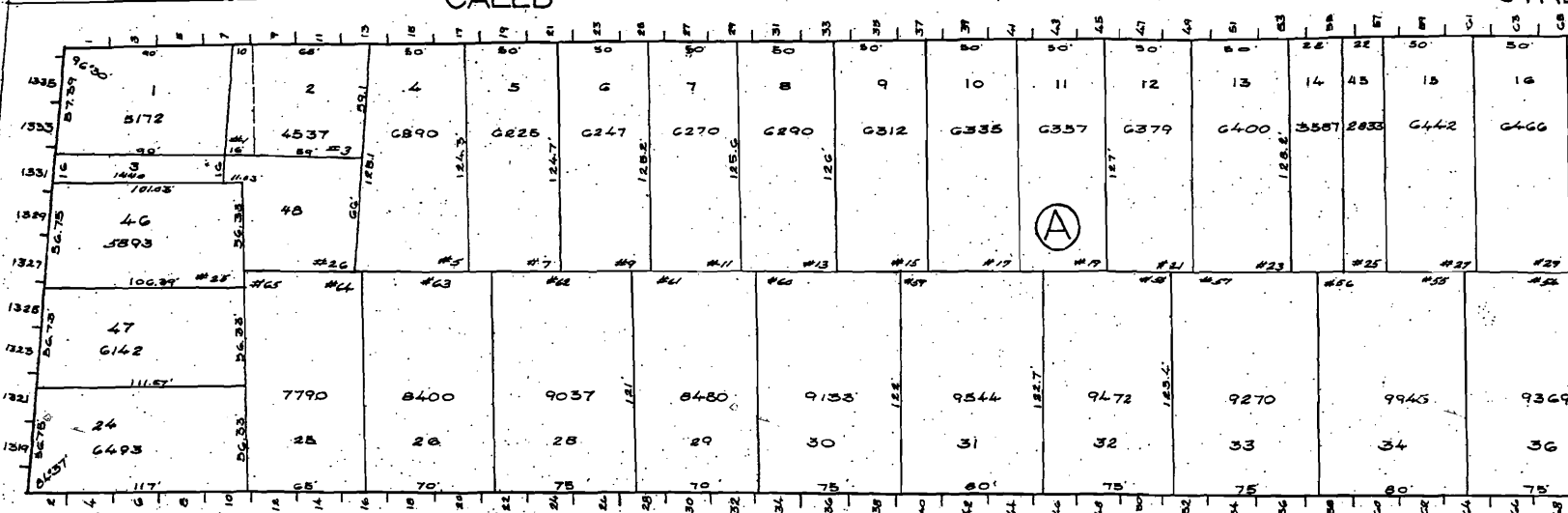
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CALEB

SHEET 188-C

STRE

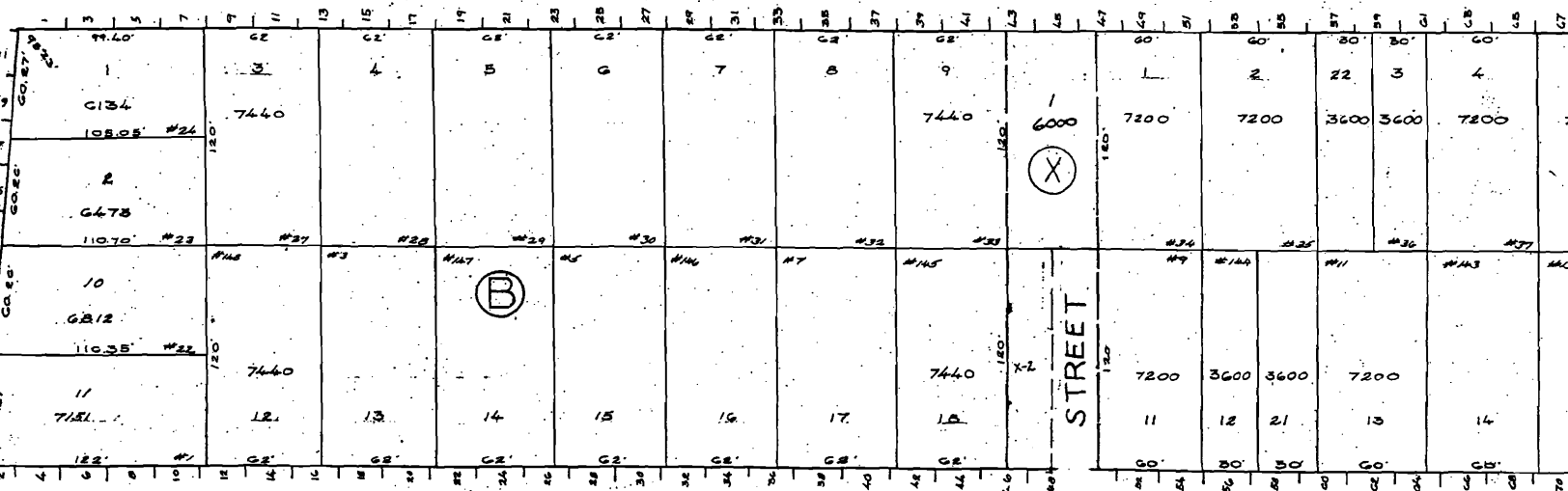
SHEET 191-D STREET



CRAIGIE

STRE

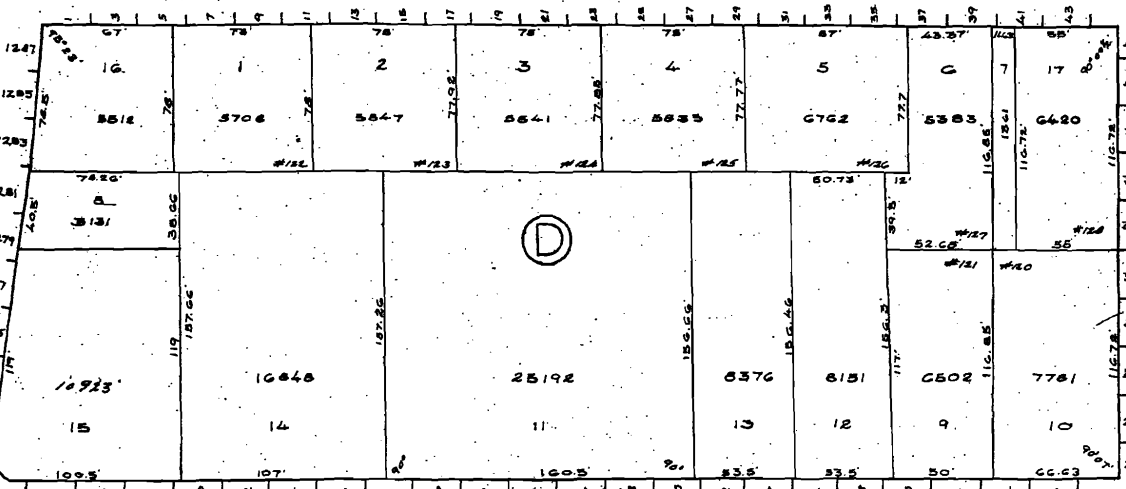
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EDWARDS

STRE

SHEET 190-B CONGRESS STREET

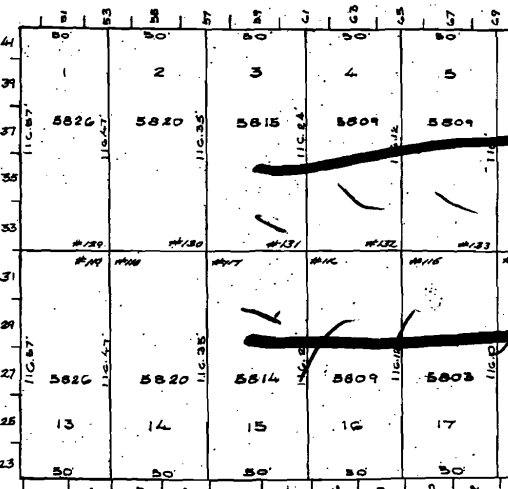


FRANCES

SHEET 186-A

STRE

SCOTT STREET

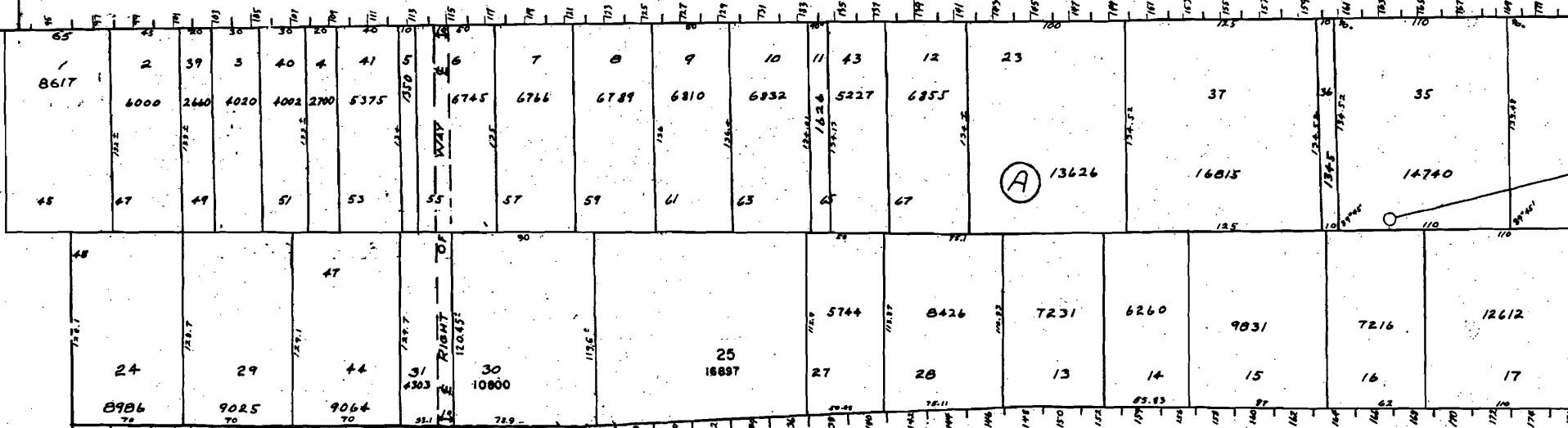


Sheet 188-D

Sheet 178-D

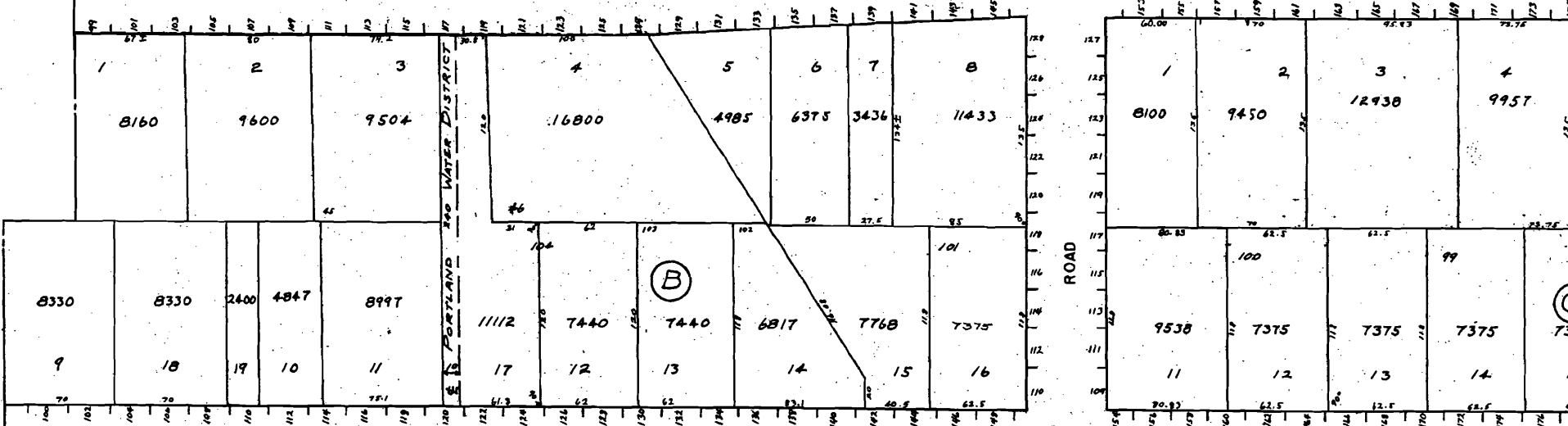
STREET

CALEB



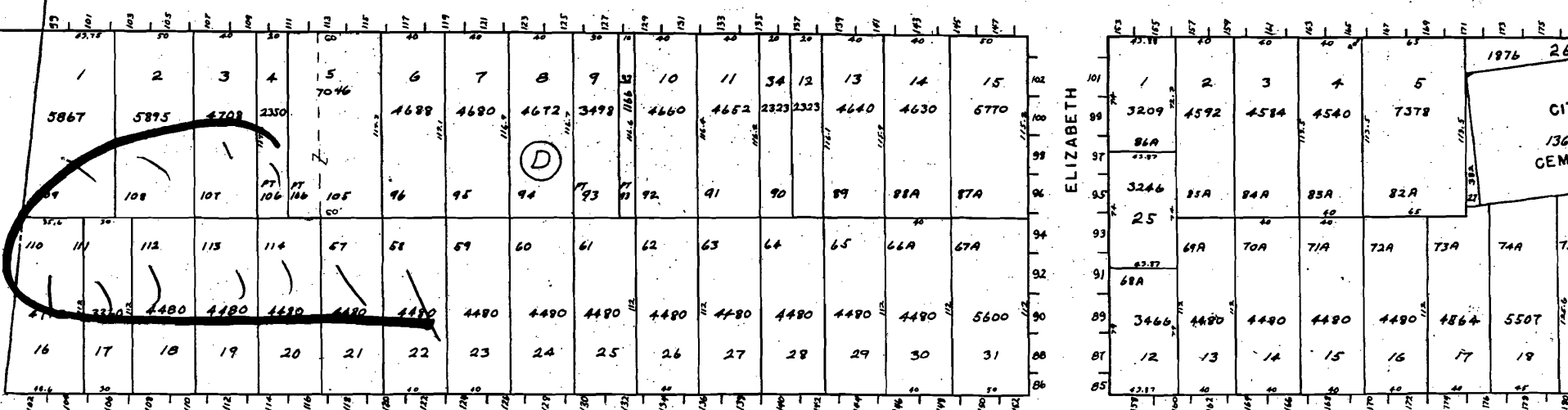
STREET

CRAIGIE



STREET

EDWARDS



STREET

FRANCIS

Sheet 186 A-A

SHEET 189-D

CONGRESS

SHEET 190-B

STREET

SHEET 78-D

MASSACHUSETTS

FRANCES

BOLTON

WHITNEY

SHEET 187-C

SCOTT

STREET

