

218-C-003

INTEROFFICE MEMORANDUM

To: Councilor Charles Harlow

CC: Joseph Gray, Jr, Dir. of Planning & Urban Dev., Linda Pinard, Manager's Office

From: Marge Schmuckal, Zoning Administrator

Date: January 29, 1997

File → Subject: 1353 Westbrook Street - Small engine repairs

Councilor Harlow,

I have reviewed both our Inspection files and the Assessor's records. Our present day Zoning Ordinance went into effect in 1957. Although our records did not specifically state any uses, the Assessor's records clearly show a commercial garage operating at this location prior to 1957. That would make this a legal nonconforming use at this location. As long as it was continued, which appears to be the case, the owner is allowed to keep this use. The Zoning Ordinance does state (section 14-387) that if this nonconforming use were to be discontinued for a period of twelve (12) months, the use would be considered abandoned and that legal nonconformity would be lost.

Please let me know if you have any other questions regarding this matter, (x8695).

FROM THE DESK OF...

MARGE SCHMUCKAL
ASSISTANT CHIEF OF CODES/ ZONING ADMINIST.
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REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
	1351-1357	Westbrook	1353	OF			6		218 219	C A	5 17

TAXPAYER ADDRESS AND DESCRIPTION

BRUNS CARL W & HAZEL V OR SURV
1353 WESTBROOK ST
CITY

REAL ESTATE-PORTLAND ME ASSESSORS
PLANS ON FILE IN ASSESSORS OFFICE
CITY HALL PLAN 218-C-5 219-A-17
WESTBROOK ST 1351-1357 AREA
17440 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	TREND OF DISTRICT
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1954
115.5	188A	9.20	118	10.00	10.80	
TOTAL VALUE LAND					1080	1080
TOTAL VALUE BUILDINGS					4040	4490
TOTAL VALUE LAND AND BUILDINGS					5120	5570
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
LAND	100			
BLDGS	3100			
TOTAL	3500			
LAND	650			
BLDGS	2425			
TOTAL	3075			
LAND	650			
BLDGS	2675	250		
TOTAL	3325	250		
LAND	650			
BLDGS	2725	50		
TOTAL	3375			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	61
TOTAL VALUE LAND					1050	
TOTAL VALUE BUILDINGS					4540	
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
LAND				
BLDGS				
TOTAL				
LAND				
BLDGS				
TOTAL				
LAND				
BLDGS				
TOTAL				
LAND				
BLDGS				
TOTAL				
LAND				
BLDGS				
TOTAL				

YEAR	ORIG. COST	RENTAL
YEAR 1937	CONTRACT SALE PRICE 6000	
YEAR	U.S. R.T.B.	NET

101 @ 100 = 101
60 @ 70 = 42
103

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

2/3 YEAR 1901
 FEB 3 1911

YEAR 19



Check volume by

1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911
1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922
1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933
1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944
1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955
1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966
1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977
1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010

APR 9 1911

1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911

1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922

1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933

1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944

1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955

1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966

1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977

1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988

1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	60 ✓
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	3 ✓
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	✓
1/4 1/8 3/8			B 1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	30 ✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARD		PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓ ✓	NO PLUMBING	
DROP SIDING		TERRAZZO		SHOWERS	✓
NO SHEATHING		TILE		TILING	
WOOD SHINGLES	✓			BATH FL. & WCOT.	
ASBES. SHINGLES				TOILET FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON TILE		INTERIOR FINISH		ELECTRIC	✓
BRICK VENEER			B 1 2 3	NO LIGHTING	
BRICK ON TILE		PINE	✓ ✓	NO. OF ROOMS	
SOLID BRICK		HARDWOOD		BSMT.	26
STONE VENEER		PLASTER	✓ ✓	1ST	44
CONC. OR COND. BL.		UNFINISHED		2ND	
		METAL CLG.		3RD	
TERRA COTTA				OCCUPANCY	
VITROLITE		RECREAT. ROOM	✓	SINGLE FAMILY	✓
PLATE GLASS		FINISHED ATTIC		TWO FAMILY	
INSULATION	✓	FIREPLACE	2 ✓	APARTMENT	
WEATHERSTRIP				STORE	
ROOFING		HEATING		THEATRE	
ASPH. SHINGLES	✓	PIPELESS FURNACE		HOTEL	
WOOD SHINGLES		HOT AIR FURNACE	✓	OFFICES	
ASBES. SHINGLES		FORCED AIR FURN.	✓	WAREHOUSE	
SLATE TILE		STEAM		COMM. GARAGE	✓
METAL		HOT WAT. OR VAPOR		GAS STATION	
COMPOSITION		NO HEATING		ECONOMIC CLASS	
ROLL ROOFING		GAS BURNER		OVER BUILT	
INSULATION	✓	OIL BURNER	✓	UNDER BUILT	
		STOKER		DT. 9-12-50	AR. 300
				LD. 14	PO. 300
				MS. 14	CK. 32

CONTRACT PRICE \$6,000.19
 1901-30 50% 1911-20

COMPUTATIONS			
UNIT	1901	1911	61
672 S.F.	3680	3920	
537			
ADDITIONS	+160	550	670
BASEMENT WALLS		-70	
ROOF			
FLOORS	+50	50	
ATTIC			
FINISH			
FIREPLACE	+300	240	
HEATING	-20	+210	
PLUMBING	+130	250	
TILING			
TOTAL	4300	5160	
FACT. 110	370	10390	
REF. VAL.	4670	5550	5670

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P.D.	PHY. VAL.	P.D.	BOUND. VAL.	TAX VAL.
Dwa	1 1/2 FR	C	11		G	4670	20%	5140		3940	2250
Gar (skel. rem.)	1 FR	C	11		C	370	20%	300		310	175
De gar		C	11		C	5550	20	4440		4460	2070
						5670	20	4540		4540	2725

YEAR	1954										
TAX VAL.	267										
OLD VAL.	245										
CHANGE	22										
						1951 TOTAL BLDGS.		4040 2425			
						1951 267					
						1952					
						1953					