

CITY OF PORTLAND ZONING BOARD OF APPEALS

Conditional Use Appeal Application

MERRIL ABRAMSON and ROSLYN SHALETT

23 Sanborn Street

Portland, Maine 04103

May 1, 2017

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Michael A. Russell, MS, Director
Permitting and Inspections Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Applicant Information:

NAME ROSLYN SHALETT
MERRIL ABRAMSON
BUSINESS NAME N/A
BUSINESS ADDRESS N/A
BUSINESS TELEPHONE & E-MAIL OWNERS
APPLICANT'S RIGHT/TITLE/INTEREST SINGLE FAMILY HOME
CURRENT ZONING DESIGNATION

Subject Property Information:

PROPERTY ADDRESS 23 SAUBORN ST
CHART/BLOCK/LOT (CBL) 375, B, 5
PROPERTY OWNER (If Different) N/A
ADDRESS (If Different) N/A
PHONE # AND E-MAIL SURAMINKA@gmail.com
CONDITIONAL USE AUTHORIZED BY SECTION 14- 391(f)

EXISTING USE OF THE PROPERTY: 2 FAMILY (1 Legal + 1 Non Legal)

TYPE OF CONDITIONAL USE PROPOSED: ~~HHH~~ 2 Legal Units

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

Merril Abramson
Roslyn Shallett
SIGNATURE OF APPLICANT

4-10-17
4-10-17
DATE

Merril Abramson, D.Ay., M.A., B.A., BSN, RN
23 Sanborn Street
Portland ME 04103
207-650-1030
suraminka@gmail.com

April 25, 2017

City of Portland Zoning Board of Appeals
Portland ME 04101

To Whom It May Concern,

I am writing to request approval of my Conditional Use Appeal application for the basement apartment at 23 Sanborn Street. My mother, Roslyn Shalett, and I purchased the house May 21, 2016. I loved this house from the moment I saw it. I knew the neighborhood from having lived nearby on Washington Avenue for 12 years, and I liked its combination of residences and businesses. The home had an existing full-basement apartment (including one bedroom, living room, kitchen, and bathroom). This was also very appealing, financially, since my mother is on a small limited income from social security and I am recently back at work as a registered nurse in home health since recovering from stage 4 cancer.

I love everything about this house. I love the open concept, the 1950's style, the front sunroom that I hope to transform into my art and plant room, the back mudroom for dirty boots and shoes, and the wonderful sweet backyard, including the back deck and old trees. The house is the perfect size for me as a single mom to care for. My mom has the first floor and bathroom to herself, and my boys and I have the top floor with 3 bedrooms and a bathroom. I can't imagine living anywhere else to raise my boys. My sons love the close proximity to local playgrounds, CVS, Shaws, Little Caesar's Pizza, and, of course, Lib's Dairy Treat.

To support my application, I am addressing: a) background information about this application; b) description and photos of the neighborhood; c) considerations about noise, traffic, and trash; and d) letters from current and former neighbors. I think you will find that the one-bedroom apartment in my house does not generate more noise, trash, or traffic than the current businesses and homes on my street.

Thank you for your time, efforts, and consideration in this matter!

Most sincerely, Merrill Abramson



A. Background on this Application

On November 2, 2016, we received a “notice of violation and order to correct,” based on an inspection of the “additional dwelling unit” on my property, conducted on October 26 by the Office of Permitting and Inspections Department. We applied for Legalization of Non-Conforming Dwelling Unit on January 13, 2017. (All documents are attached.) On February 6, we were notified that our supporting documents met requirements and we could proceed with the legalization process, which included inspections. The City Inspectors came out and said that, to be in compliance, we needed to hard-wire smoke and carbon monoxide detectors on all three levels in all bedrooms and common areas. We had that completed and re-inspected, and were told that we are in compliance with the city’s housing codes. Then, on March 20, we received an email that a nearby property owner (13 Sanborn Street) had submitted a formal objection on our pending legalization permit and we would need to request “conditional use approval” from the Zoning Board of Appeal.

B. The Neighborhood

I had been living on outer Washington Avenue for 12 years, where I raised five adopted children and frequently drove, walked, and biked down Sanborn Street. Sanborn Street is an active residential-business through-street that connects Washington Avenue and Auburn Street. There is a traffic light at the Auburn Street end, that goes directly across to the Northgate Shopping Plaza and the H&R Block office on Auburn Street. Sanborn Street has 10 houses, plus two professional buildings on both corners of Sanborn and Auburn Streets. There is even an in-home day care on our street. This is a VERY ACTIVE, ALIVE Street.

From the moment my elderly mother and I looked at 23 Sanborn Street, we knew this was the home and the neighborhood to raise my two youngest boys. My boys attend Lyman Moore Middle School and Lyseth Elementary School, which is approximately 10 buildings away from our home. My children love walking to school and riding bikes to the school yard on weekends.

The First Lutheran Children’s Program (Child Care, Preschool, Before and After School, and Summer Day Camp) is visible and/or audible from all the backyards on this side of Sanborn Street (see 374 A013). (AUDIO IS AVAILABLE and can be played at the meeting.) My house, 23 Sanborn Street (375 B005), does not share a boundary with the Church property, but the playground and basketball court are on the other side of the trees behind my home. All winter, when the trees are bare, we can see and easily hear the children playing at the before- and after-school

programs. The wooden playground and parking lot are immediately behind 13 Sanborn Street (375 B007) and my next-door neighbor's house (17 Sanborn Street, 375 B006). There is regular activity there from the Children's Program Monday through Friday and from church parking on Sundays.

The two professional buildings at the corner of Sanborn Street and Auburn Street contain two dentist offices, a dog groomer, hair salon, and MaineMindBody holistic practitioners. The dog groomers, The Fairy DogMother, are directly next-door to 13 Sanborn Street. The owner reports that she sees approximately 12 clients a day who drop off and pick up their dogs (total of 24 visits). Customers can use the parking lot across the street (375 A020), which can hold 15 cars or more. The parking lot for the businesses at 110 Auburn Street is actually at the end of Sanborn Street, with access from both Sanborn and Auburn Streets (375 A021 and 375 A022). That parking lot wraps around the building and holds 24 cars. Both lots are usually full every day and active into the evening and on Saturdays.

My mother loves being near businesses, the hustle and bustle of community, and the happy sounds of children playing and riding bikes. Because of the close proximity to the amenities of Shaws, CVS, H&R Block, and Anytime Fitness (where my mother has a membership!), my 89-year-old mother is able to stay independent. Sanborn Street has 10 houses of which five have children, which my mother loves. She prefers the healthy sounds of an active community because it makes her feel not alone during the day when we are at work and school. She even loves the cars coming and going from the businesses!

C. Noise, Traffic, and Trash in the Neighborhood

Trash: Like everyone on the street, we put our trash out either Monday night or early Tuesday morning. By the end of the day on Tuesday my empty recycling bins and garbage pail are put back into my mini shed that holds our bins and trash can. Of course, after moving in, we had extra boxes that were left from unpacking which we put out on the curb. After we purchased the house, we unfortunately had many water pipes burst, causing walls, floors, and ceilings to be damaged and repairs needed. This may have created the appearance of extra trash for a while, but it was always gone on Tuesdays.

Parking/Traffic: For three months (October to December) my friends from Florida stayed in the basement while they were looking for a permanent home in Maine. Our neighbor, Barbara, at 26 Sanborn Street requested that they park in her

driveway in the winter because she spends her winters in Florida and wanted it to look like someone was staying at her house.

Before the snow came, my mother parked her car on our front lawn, next to the steps, as Mr. Miller had described his grandfather doing. I'm not aware of that being a problem.

My driveway is long and can fit at least four to five cars parked tight for parking bans. I have no knowledge that my friends' cars were in the street during any parking ban. We have never been notified by the city that there was a problem.

There is a lot of traffic on Sanborn Street. This is a frequently used short-cut between two busy city thoroughfares, with city buses on both Washington and Auburn Streets. There are active businesses on both corners of Auburn Street, with two parking lots on the street. We have a major shopping center across from the end of our street. A friend spent some time recently counting car traffic on Sanborn Street, just out of curiosity. He counted 42 vehicles one day from 10:20 to 10:50 a.m., 31 from 11:06 to 11:34 a.m., and 53 from 3:36 to 4:04 p.m. (DOCUMENTATION IS AVAILABLE).

If anything, I would like the city to try to do something to slow down the cars moving up and down Sanborn Street, in the interest of the safety of our children. But I do not see how renting the basement apartment—which has been rented in the past—and adding one or two more cars to the street will make a difference in the traffic on this street.

Noise: As I have described, and many of the neighbors describe in their letters, this is a busy neighborhood, with young children living in half of the houses, and a day-care business in one house and a large church child-care program on the land next to most of the houses on the north side of the street. You can hear children playing most afternoons and on weekends. For most of us, this is a good thing. My main complaint about noise right now is the parking lot cleaners who come out at 6 a.m. one or two mornings every week—including today, Saturday—with their extremely loud dust blowers. (I have pictures of that, too.) This is directly across the street from 13 Sanborn, but it's loud enough to wake us up at 23 Sanborn. I do not see how renting the basement apartment will add significantly to the noise level on our street.

D. Letters and Pictures [see attached]

From:

- Roslyn Shalett, co-owner, mother
- Leah and Michael Poore, Next-door Neighbors (27 Sanborn Street)
- Roberto Rodriguez, Next-door Neighbor (17 Sanborn Street)
- Lois Stolpman, Grandmother and frequent visitor at 17 Sanborn Street
- Elaine Isajar, Neighbor (30 Sanborn Street)
- Jill Tabbutt-Henry, former neighbor (1711 Washington Avenue)
-

I sincerely hope that this has been helpful to you, in considering my conditional use appeal application. I look forward to the opportunity to speak to you in person and answer your questions.

Merril Abramson, D.Ay., M.A., B.A., BSN, RN
23 Sanborn Street
Portland ME 04103
207-650-1030
suraminka@gmail.com

May 6, 2017

City of Portland Zoning Board of Appeals
Portland ME 04101

Addendum:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone.

See cover letter for details on traffic. We have four off-street parking spaces in our driveway, and space for one to two cars on the street in front of our house (depending on the size of the cars). I do not expect that renting the basement apartment would generate more vehicle traffic or use more parking spaces than would normally occur at surrounding uses or other allowable uses in the same zone.

2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.

See cover letter for details on noise and litter. I do not expect the use of the basement apartment to create any harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter, as it will be operated as a typical single-family home on this street.

3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structure, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

See cover letter for details about trash issues. There is a shed in the back corner of the property that was there when I bought it (see yard photos) where we store bicycles and yard equipment. I added a horizontal shed near the back door that holds my recycling and trash bins (see photos). The property is buffered from neighboring properties by fences, trees, and shrubbery. I have a fence on each side of my property, including the whole back yard. On the driveway side, there are shrubs between my house and the neighbor's house. In the backyard, there are trees along the back and the side boundaries. The proposed use of renting the basement apartment will not have a substantially greater effect or impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

WARRANTY DEED

Diane J. Miller and Robert H. Miller Jr, both of Gray, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grant to Roslyn Shalett and Merril Abramson, both of Portland, County of Cumberland and State of Maine, as joint tenants with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land with building thereon situated near Allens Corner, so-called, in that part of Portland formerly Deering and being lot numbered 34 on plan of land Marked "Highland Park, J.P. Stevens and C.R. Nelson 40 Exchange Street, Portland, Maine" recorded in Registry of Deeds for said Cumberland County, Plan Book 8 on Page 139, said lot being bounded and described as follows: Beginning on the northerly side of Highland Avenue at the most southerly corner of lot numbered 33 on said plan; thence southwesterly along the northerly side line of said Highland Avenue, fifty (50) feet more or less to the corner of lot numbered 35 on said plan; thence northwesterly by the side line of said lot numbered 35 one hundred fifty (150) feet more or less to the northerly corner of lot numbered 35 on said plan; thence northeasterly in a straight line fifty (50) feet more or less to the westerly corner of lot numbered 33 on said plan; thence southeasterly by line of lot numbered 33 one hundred (150) feet to the point of beginning.

This conveyance is made under the express restrictions, conditions and limitations that no building shall be erected upon the premises conveyed nearer than twenty (20) feet from the street line, and no unsightly structures, such as out houses, shall be erected thereon unless the same are clapboarded and kept painted.

Being the same premises as described in the deed from Robert H. Miller, Jr. to Robert H. Miller, Jr. and Diane J. Miller dated June 25, 1990 and recorded in Book 9223, Page 164 of the Cumberland Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS our hand(s) and seal(s) this 20th day of May, 2016.

MAINE REAL ESTATE TAX PAID

Witness John M. K... as to both

Witness

Diane J. Miller
Diane J. Miller

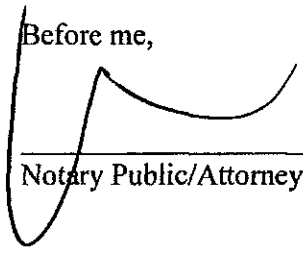
Robert H. Miller Jr
Robert H. Miller Jr

STATE OF MAINE
COUNTY OF Cumberland, ss.

May 20, 2016

Personally appeared the above-named Diane J. Miller and Robert H. Miller Jr, and
acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney-at-Law

John Marshall Kirk, III
Notary Public - Maine
Commission Expires 1/22/2018

Received
Recorded Register of Deeds
May 23, 2016 10:56:24A
Cumberland County
Nancy A. Lane



23 SANBORN STREET
PORTLAND
MAINE
04103

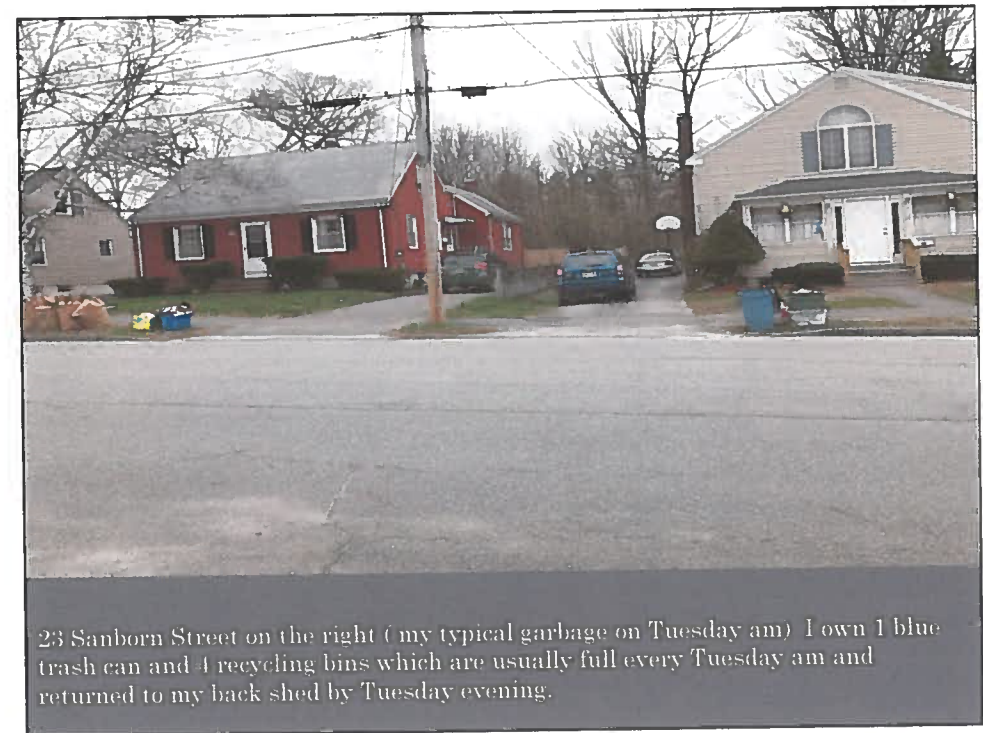
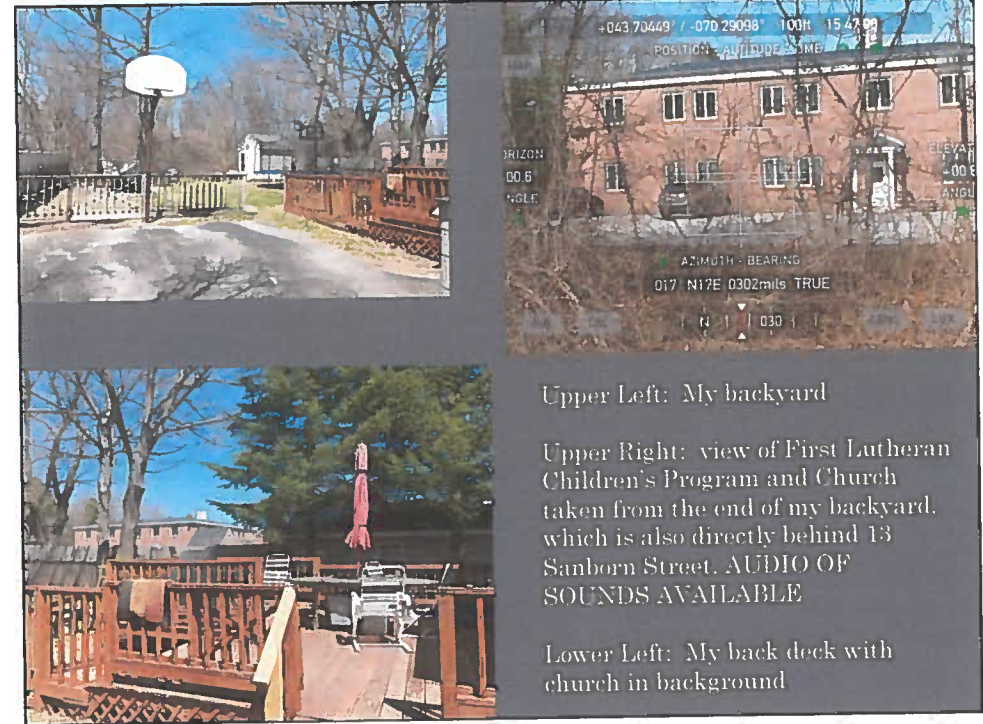


DRIVEWAY SIDE OF HOUSE-HOLDS 4-5 CARS-FACING WASHINGTON AVENUE. FRONT STEPS SAFE ACCESS FOR 89 YEAR OLD ELDERLY MOTHER TO TRANSPORT IN AND OUT OF CAR

SIDE OF HOUSE FACES AUBURN STREET



SIDE OF HOUSE/DRIVE WAY-4-5 CARS FOR PARKING-TRASH/RECYCLE BIN HOLDER AND BACK OF HOUSE

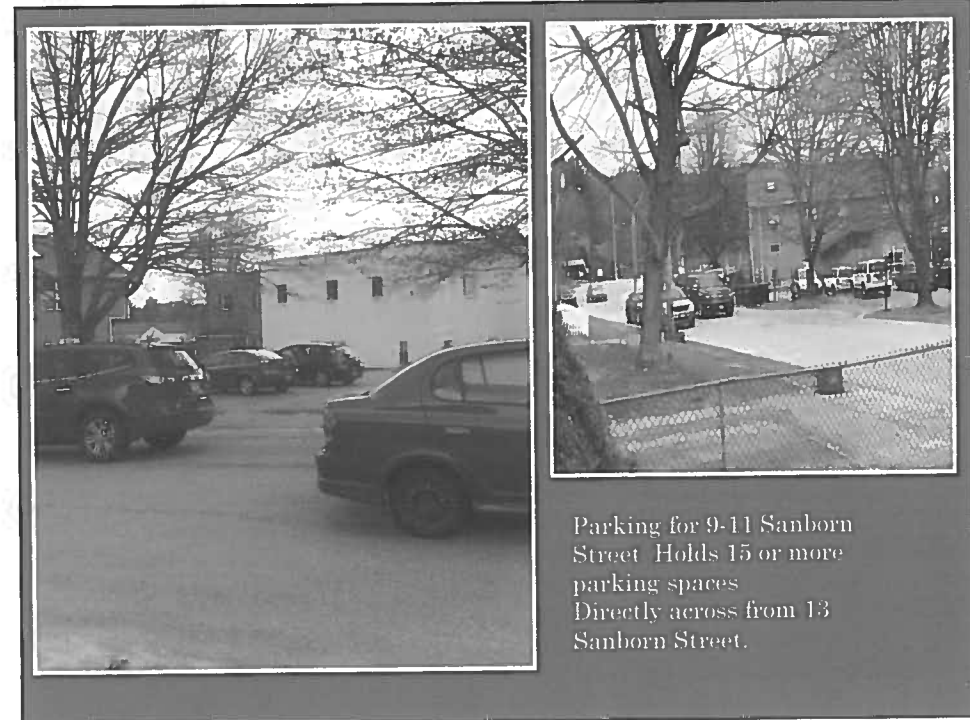
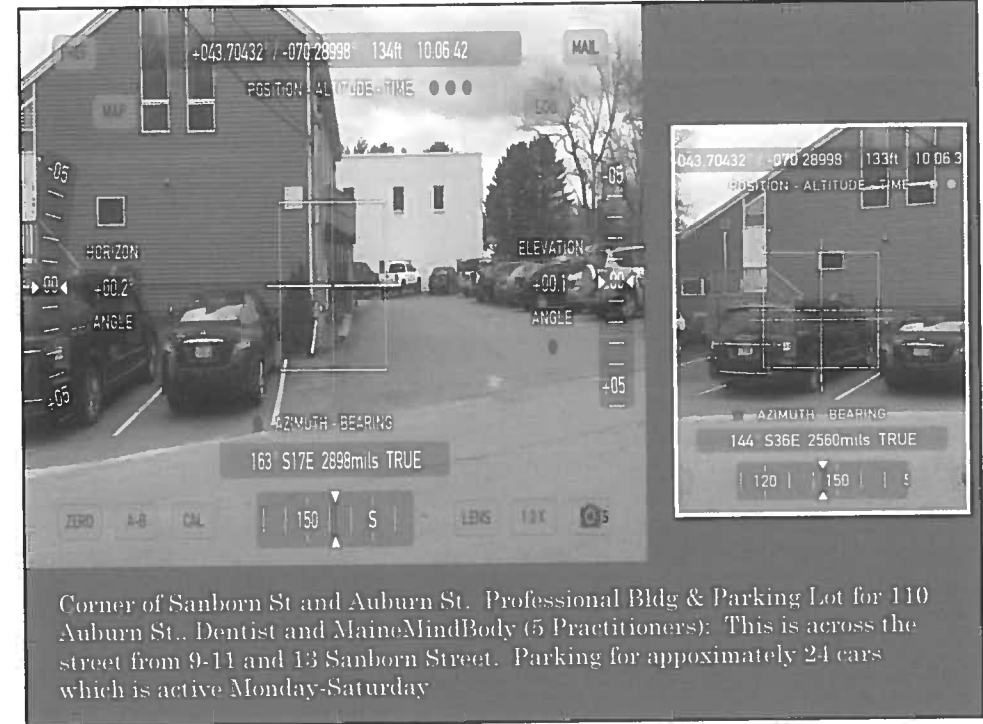




LEFT PICTURE: 23 AND 27 SANBORN STREET LOOKING TOWARD WASHINGTON AVE.
RIGHT PICTURE: 13, 9-11 SANBORN STREET LOOKING TOWARD AUBURN STREET



9-11 Sanborn-directly next to 13 Sanborn: Includes Fairy DogMother, Hair Salon, Dentist





Corner of Sanborn and Auburn St.-Looking toward Northgate Shopping Plaza: Every Saturday Morning from 6am-9am Parking Lots are Cleaned with LOUD blowers-(Directly across from 13 Sanborn Street).

NEIGHBORHOOD MAP



32
Auburn St
First Lutheran Church
Children's Church

Parking

Playground

Basketball Court

Light

Auburn St

Northgate Shopping Plaza

37-117
38-118

375 C001

375 C023

37

119-175
120-180

375 B009

1-41
2-42

#11

#13

#13

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Sanborn St

Washington Ave

Sanborn St

Auburn St

1497-1519
1498-1520

1521-1547
1522-1548

347 C041
347 C041
347 C041

347 C050
347 C049

375 A015
375 A014
375 A013
375 A043
375 A012
375 A043
375 A011
375 A010

375 A016
375 A017
375 A018
375 A019
375 A020

375 A021
375 A022
375 A023
375 A024
375 A025
375 A026

375 A035

375 B001
375 B002
375 B003
375 B004
375 B005
375 B006
375 B007
375 B008
375 B009

375 B010

375 C023

37

37

April 24, 2017

Dear Zoning Board:

When the realtor showed us the house at 23 Sanborn Street, my daughter and I immediately felt this house was right for us. The house stood just three houses away from everything that was important to us—Northgate Shopping Center, with the grocery store, pharmacy, and gym that I was using already, medical practices on the corner, and dog services (we had a dog at the time). Also, the elementary and middle schools (where both my grandchildren go) are just down up the street—take a left turn on Auburn Street and then turn right into the school complex. In addition to the schools, there are the playgrounds and the sports fields where the boys play often, and we can all walk there.

Next, we were shown the basement apartment and we were told that it had been rented for many years. The people selling the house (the Millers) encouraged us to think of the basement apartment as an income generator. So this was good, too, since I'm going on 90 and have been retired for a long time.

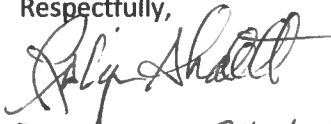
There are a total of ^{10 (TEN)} ~~nine~~ houses on our street. To one side of us is a couple who had a baby just a few months ago. To the other side is a family with a little girl who is in the same grade as my younger grandson (now 8 years old) and they play together all the time. Right across the street is a family with two children, and next to them is a family with children, who used to have a daycare. So there were lots of young children all around, which is also nice. To me, it makes me feel young again, especially after living in Florida in senior housing for 15 years and never seeing young children.

We're squeezed in between two major thoroughfares—Auburn Street and Washington Avenue—and both have buses running all day. This is good, too, because my older grandson (who is now 13) will soon be able to use the buses to go where he needs to go, instead of us having to drive him. The Lutheran Church is just around the corner and they have a day-school with a play area that is just behind #13 Sanborn Street. We love it because you can hear the laughter and shouts of young children having fun. At times the older children (like my 13-year-old grandson) can use the grounds when the younger ones are not using the facilities. Right behind my house, with the bare trees, you can see the area where the children play ball.

The only concern that we have is that a lot of cars use Sanborn Street to get from Washington to Auburn Street, and sometimes they go too fast. Many of our neighbors share our concern that there could be an accident, and children could get hurt. We would like to see something done about that. But, otherwise, we love the electricity and energy of the neighborhood. It is life in the fullest and the wonders of it all!

To sum it all up, I don't see how renting our basement apartment would add anything negative to the neighborhood—traffic, noise, or trash. Plus it was already rented before, for many years—we're just continuing what was done before and we didn't think it would be a problem.

Respectfully,


ROSLYN SHALETT
23 SANBORN ST
PORTLAND, 04103

4/12/2017

To Whom It May Concern,

I write this letter to address the concerns voiced around the property of 23 Sanborn Street in Portland. I have been the owner of 27 Sanborn Street for four years and share a fence and sightline with this home. I understand that there have been concerns voiced regarding the legalization of an apartment in the home as well as issues with noise, trash and parking.

It is my understanding that the apartment has existed in the home for many years and that the necessary improvements have been made to make the apartment legal. If this is true, then we do not have issue with the legalization of the unit.

To address the concerns of excessive trash, traffic, noise and disrespect; unfortunately, Sanborn Street seems to see a heavier amount of traffic due to people using the street as a thru street to the Northgate shopping plaza and Auburn Street. There are also several businesses in the area which cause increase to traffic flow. However, I do not believe the addition of this family or apartment has significantly increased the traffic or caused parking issues for the street. The previous owners of 23 Sanborn also used the front lawn occasionally for parking a car due to health issues. I have not noticed an increase in trash in the yard aside from when it is placed out for trash pickup, which is within the homeowner's rights. I do not believe that this family has brought disrespect to the street, and have only experienced them to be friendly and willing to contribute to the neighborhood.

You have my permission to read this letter aloud.

Thank you,

A handwritten signature in black ink, appearing to read "Leah and Michael Poore". The signature is fluid and cursive, with the first name "Leah" being more prominent and the last name "Poore" written in a smaller, more compact script.

Leah and Michael Poore

27 Sanborn Street

Portland, ME 04103

Roberto Rodriguez

17 Sanborn St, Portland, ME, 04103 • Phone: 207-450-9729
E-Mail: robertrod007@gmail.com



Date: April 25, 2017

Portland Zoning Board
Portland, ME

To Whom It May Concern:

My name is Roberto Rodriguez, my family and I reside in 17 Sanborn St., next door to the Abramson family. We moved to Sanborn Street in 2013 and have found this neighborhood to be a truly wonderful place to live and raise our daughter. The close proximity to our neighborhood schools, easy access in and out of the street and recently the addition of other young families make this street a special place to live.

I am writing to you today in response to concerns/complains filed with the Zoning Board in relation to the addition of a rental unit in 23 Sanborn St. This property is immediately next door to our house, therefore we literally have a front row seat to the changes that have taken place in Sanborn Street since the Abramson family moved in last year. What was immediately obvious was Merrill Abramson's friendly and pleasant personality as well as her strong family values. Merrill made sure to introduce herself to the neighborhood soon after moving, she extended invitations to her new home and made clear she wanted to get to know each other as she understands the value of community. Since meeting the Abramsons we have grown to love them and now care for them as if they were our own family. Our children have become close friends and spend time playing together almost everyday. Typical child's play including riding their bikes, jumping on the trampoline in the backyard, sleepovers, playing in the snow outside and everything else that makes childhood special. There's no greater pleasure in life like the one we get from seeing our children happy and I can honestly say that the Abramson family have enriched our lives and neighborhood in that regard. If you're like me, the sounds of children laughing and playing are like music for the soul.

Sanborn Street is a road that connects Auburn St and Washington Avenue and so it sees it's fair share of traffic on an average day. Not to mention the several small businesses located at the end of the street and direct access to the Northgate Shopping Center, which adds more traffic than what an enclosed neighborhood street would normally get. In the four years we have lived on Sanborn Street we have not noticed neither a significant increase of traffic or of parked cars on the side of the road, certainly not since the Abramsons moved next door. The businesses on our street are part of our neighborhood, they add value that we absolutely enjoy and take advantage of. Our daughter goes to the dentist down the street and our dogs use the grooming service a few doors down from us. There are many daily needs that can be met with a short walk when you live on Sanborn Street and we love our street for that reason.

Trash pickup takes place on Sanborn Street on Tuesdays. The garbage truck route picks up first on the south side of the street early in the early mornings and the north side later in the morning. On Tuesday mornings, on average each home on the street puts out a couple of recycling bins and a couple of bags. Some folks keep their bags inside large garbage containers and others place garbage bags on the ground. By the end of the day all bins and containers are empty and generally put away out of sight until next Tuesday where the same routine takes place all over again. In my opinion, there is absolutely nothing different about trash pick up on Sanborn Street than what would be seen on any neighborhood street around town. No one house consistently puts out more garbage than another, certainly not to the point that it has ever been a nuisance or caused



any problems for us. To my knowledge, there has never been any incidents or complains related to trash pickup on Sanborn Street since we have lived here.

Thank you for your time and for considering the zoning change request made by Merrill Abramson, I urge you to grant her the ability to keep the rental unit in her home and trust that she will continue to enrich our neighborhood with her family and strong community values.

Sincerely,

Roberto Rodriguez

April 24, 2017

To Whom it May Concern:

I am submitting this letter with regard to the complaint lodged against Ms. Merrill Abramson by residents living at 15 Sanborn street, Portland, Maine.

There seems to be ongoing concerns about Ms. Abramson daily activities in and around the neighborhood. I find Ms. Abramson to be a upstanding individual who cares about her neighbors and her neighborhood. She's a loving mother, caring daughter and an excellent neighbor who is respectful of others around her and does her best to abide by rules and regulations set forth by the City of Portland.

Her children are very kind, respectful and typical for kids their ages and obedient of when it comes to any concerns expressed by involved adults.

I am the Grandmother of Marley Rodriguez who lives next door to Merrill and her family. My daughter and son-in-law get along very well with Ms. Abramson and Marley is friends with Merrill's kids and play in each other's yards almost daily. They share babysitting and take turns taking the kids to school which is walking distance. I am over at my daughter's house often and, at times, I stay 2-3 days to 1-2 weeks when they go on vacations. When I am there, I have never witnessed any outstanding problems or wrongdoings on Ms. Abramson's side. She's a kind person who is there if I need her in any minor problem or major emergency.

There's apparently a neighbor conflict between residents at 15 Sanborn and Ms. Abramson. In the past 1-2 years, 15 Sanborn is slowly alienating themselves from the other residents in the neighborhood for one reason or another. The neighborhood has become more lively with families with children moving in and is much more diverse than it has been in the past. I see the children enjoying playing together and getting along well. It's just a nice, old fashioned and traditional neighborhood, which to me, the sounds of kids playing and adults helping one another is a great way of life.

Thank you for taking the time to read this letter and if I can be of further assistance, please do not hesitate to contact me.

Regards,



Lois Stolpman
(561) 628-0416

Elaine Isajar
30 Sanborn Street
Portland ME 04103

April 24, 2017

Dear Members of the Zoning Board,

I am writing to share my experience as a resident of Sanborn Street, in Portland, ME.

I am a newer resident of this street, having just moved to 30 Sanborn this past August, and live with my two children (13 and 14 years of age) and my elderly father. While we have only been on this street for the past 8 months, one of the reasons we chose this location was due to having lived in the area, specifically Washington Ave. Ext, for several years, which was how I became familiar with Sanborn St.

During the time we lived on Washington Ave. Ext, Sanborn Street was always a convenient way to access the businesses in Northgate Plaza, as well as to get my children to and from school at Lyman Moore Middle School. I noticed and appreciated the side walk pedestrian traffic, and that there were several homes with children - even a day care! I noticed the car traffic at the local businesses at the end of Sanborn, and loved the idea that Sanborn was a little neighborhood in and of itself. So when my dad had an opportunity to purchase a house on Sanborn, I was extremely happy that we would be closer to the businesses we use, such as those in Northgate, but now, we also use the local dog groomer and the local dentist at the end of our street! Since living here, I have come to appreciate even more the liveliness of the street, and feel happy that there are thriving businesses co-existing with a residential area - a true city feel. I am certain that my neighbor and friend Merrill, in having a tenant, has not contributed in the least to more traffic which already existed, and continues to exist, on this street.


Another element that drew me to this street after having used it for years as a cut through, was the neat and tidy appearances of the homes. This continues to be true of the street since I have lived here. Garbage day is Tuesday, though one side is picked up in the morning, and the other side of the street is picked up a bit later. People are very conscientious about the upkeep of their homes. I am aware that Merrill has had several water leaks since she purchased her home. Because she is a responsible home owner, of course she did everything she could to repair the water damage, which may have led to extra garbage having to be collected. Honestly, I never noticed even though I did live here at the time of the water damage/repair work, and live almost directly across the

street from her.

I continue to get to know my next door neighbor, who has children as well as her own day care, and we love hearing their happy sounds throughout the day. My children are enjoying having Merrill's children across the street, although they are only there part time. My father, too, is content in knowing that he has a friend across the street - as Merrill's elderly mom often visits with my dad since he does not get out much himself.

Overall, living on this street has been a happy, fun experience and my family hopes to continue in this manner. My only surprise, in having moved here, was noting the disturbing sound of the complainant shouting at my neighbor's son recently calling him "booger" and asking him when he was going to "shovel my driveway so I don't have to come beat you up". I was outside at the time, and witnessed first hand this outburst, right at the end of my driveway, directed to the 3 year old child who was outside in his driveway. I am a pre-school teacher and was appalled to hear someone speaking to a child that way!

I have known Merrill Abramson over 10 years, and know her to be a responsible, considerate, generous person as well as a loving and devoted parent. I appreciate that she is keeping the safety and well being of her own family, as well as the best interest of the neighborhood in mind when considering a tenant.

Sincerely,

Elaine Isajar
30 Sanborn Street

Monday, May 1st 2017

Dear Zoning Board,

I am writing this letter in reference to the complaint against 23 Sanborn St. Portland, ME. I am the owner of The Fairy Dogmother, LLC at 11 Sanborn St, and furthermore my father has owned this building for the better part of 30 years.

I have always really enjoyed this street and by no means have we been effected by more garbage, traffic, or noise from 23 Sanborn St.

This area's traffic I feel is due to being a cross street between a busy shopping center and a lot of neighborhoods in North Deering. The end of the street that is connected to Auburn has a lot of traffic due to the multiple businesses that reside at the corners of the busy intersection.

We like being a part of a neighborhood with the voices and laughter of children, as my back yard abuts a busy daycare/school facility. I by no means would ever be bothered by children on the sidewalks playing and actually like the feel it brings to a neighborhood.

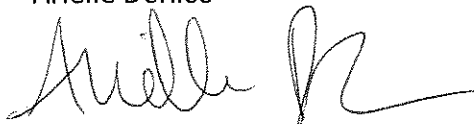
The honest truth is the only trouble that I have ever had in this neighborhood are with the residents of 13 Sanborn St. They have verbally yelled out of their windows in more than one occasion at my husband and the neighborhood children, using profanity. The curb appeal of their home for as long as I can remember is that there seems to always be a "project in progress" and we anxiously await the finished product. Also, they have a large driveway which easily fits the two owners vehicles, yet one is always parked in the street, claiming precious street side parking for my and the rest of the businesses in my building's customers.

Merrill and her children are lovely neighbors, and by no means have I noticed her presence on the street to be anything other than a welcome and lovely addition in my book.

Thank you for your consideration.

Sincerely,

Arielle DeRice

A handwritten signature in black ink, appearing to read 'Arielle DeRice', with a stylized flourish at the end.

April 24, 2017

Dear Zoning Board Members,

I am a friend and former neighbor of Merrill Abramson. When I moved into my house on Washington Avenue with my two children, she and her family lived right across the street. Our families quickly became friends and my kids were honored to be named "god-brother" and "god-sister" for her boys Jay and Charlie when they were adopted.

Merril is a very caring person and a good friend. We have often turned to each other for help when needed. I was involved in house-hunting when Merrill and Roz were ready to leave their place on Washington Avenue; and my son and I helped them move into the house on Sanborn Street. So I'm very familiar with the thought process that went into buying the property at 23 Sanborn Street, and I know they felt blessed when they found that house. It had so much of what they needed—enough space for everyone to have their own rooms, a GREAT back yard for the kids to play in, and—a bonus!—the downstairs apartment, which had been rented out for years before. Plus, the stores were within walking distance; the schools were within walking distance. It seemed perfect!

After they moved in, they learned that there was a family next door who have a child the same age as Charlie, and now they play together all the time! Friends moved into a house across the street, with a son the same age as Jay, and they are together all the time! The proximity to the schools and the stores has been great for the family (although the older boy might spend a bit more on candy at CVS than Merrill would like), so that has all been great.

The questions about the basement apartment came as a real surprise to all of us. But I'm encouraged that the requirements have been well explained and that Merrill has been able to satisfy them so far. Having lived in this area now for 12 years, I know that Sanborn Street has always been a short-cut to and from Northgate Plaza, and it always seems like a very busy street to me, with cars parked on both sides of the street, and lots of traffic coming into and out of the parking lots behind the businesses on Auburn Street. I can't imagine that one more car from renting the basement apartment would make a difference—plus they have a long driveway that can handle all the cars for the household, in case of snowstorms.

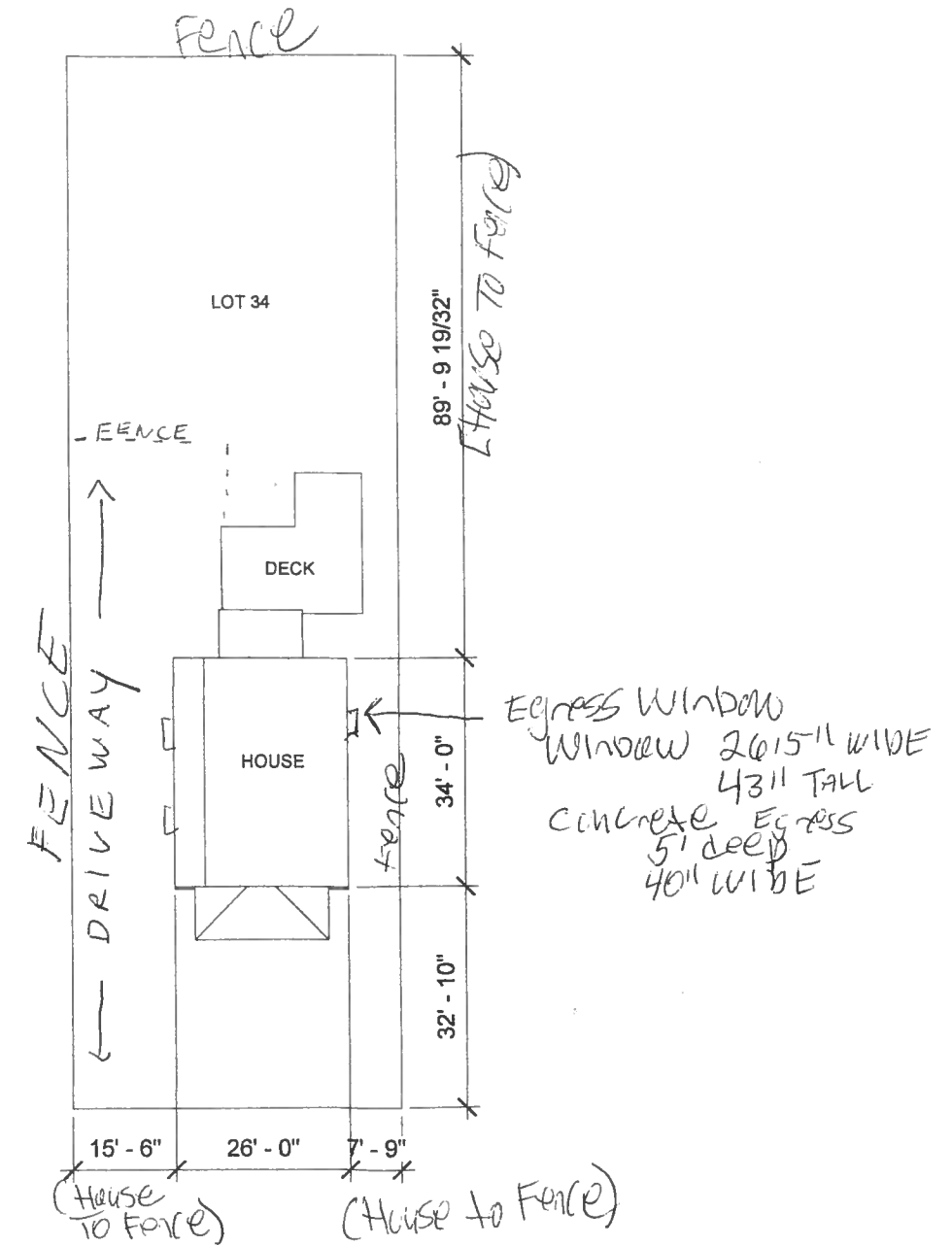
Having helped Merrill with several phases of her moving in, I can vouch for creating big piles of trash and recycling to be picked up—and for the clear sidewalks and curbs after the city trucks did their jobs. As for noise, there are lots of kids in the neighborhood—in the homes and attending the Lutheran Church day-school behind the homes on the north side of the street. Another adult living in the basement at Merrill's should not make a difference there, either.

So I hope that you will vote favorably on my friend's appeal. She and her family are an asset to any neighborhood that they live in.

Respectfully,

Jill Abbott Henry
1711 Washington Avenue, Portland

PLOT PLAN

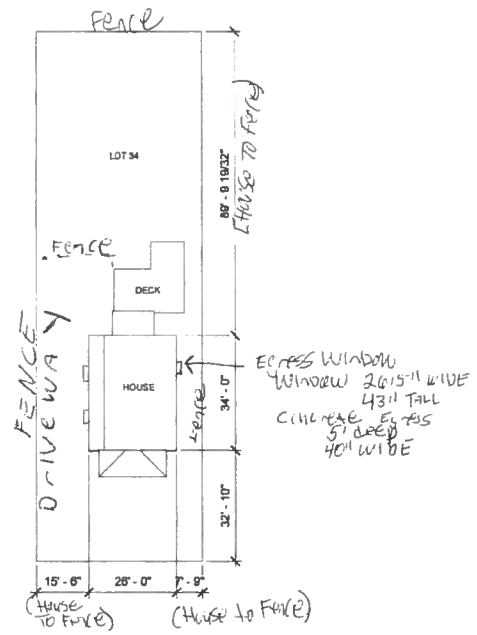


① Site
1" = 20'-0"

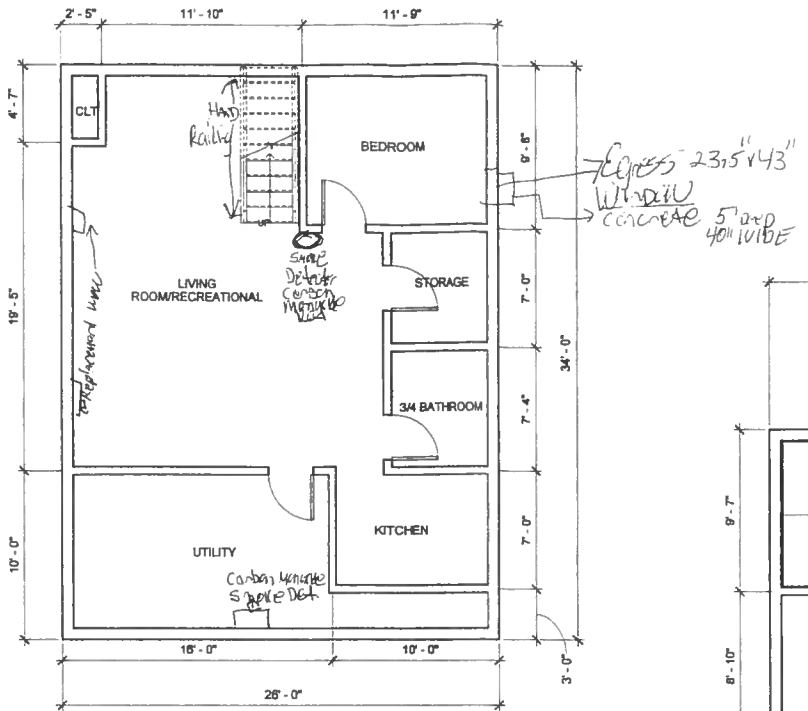
MERRILL
ABRAMSON

23 SANBORN ST

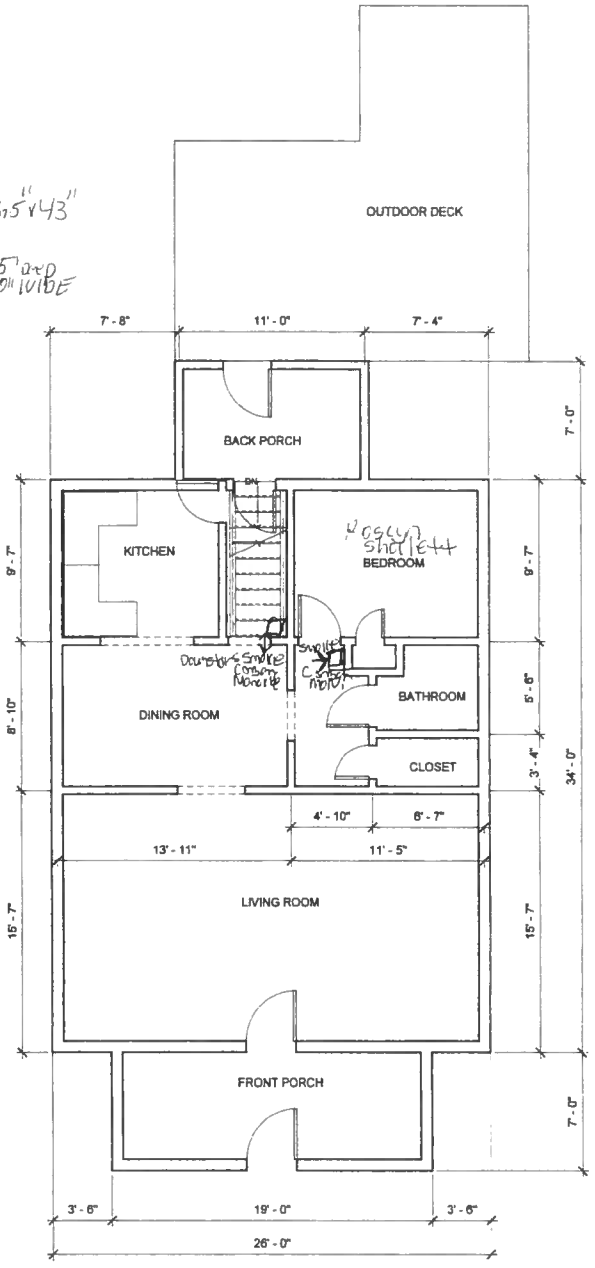
PORTLAND,
MAINE 04103



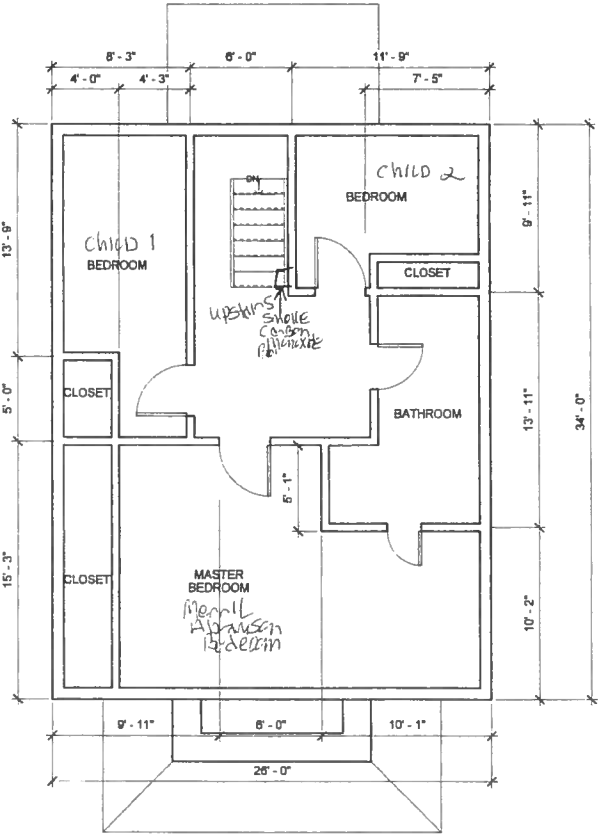
1 Site
1" = 20'-0"



2 BASEMENT
1/4" = 1'-0"
Unit Requesting
LEGALIZATION



3 FIRST FLOOR
1/4" = 1'-0"



4 SECOND FLOOR
1/4" = 1'-0"

No.	Description	Date

**MERRILL
ABRAMSON**
23 SANBORN ST
PORTLAND,
MAINE 04103

Project Number	2017-001
Date	01/12/2017
Drawn By	JH
Checked By	JH

A101

Scale As indicated

1/13/2017 4:38:20 PM



375 C023

37

119 - 175
120 - 180

37 - 117
38 - 118

AUBURN ST

SANBORN ST

WASHINGTON AVE

APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNIT

Copy of Original Packet Submitted

Merril Abramson and Roslyn Shalett

23 Sanborn Street

Portland, Maine 04103

Submitted: January 13, 2017

Merril Abramson and Roslyn Shalett
23 Sanborn Street
Portland ME 04103
suraminka@gmail.com
207-650-1030

January 13, 2017

Christina Stacey, Zoning Specialist
Permitting and Inspections Department
389 Congress Street, Room 315
Portland ME 04101

Dear Ms Stacey,

Please accept our applications for Legalization of Nonconforming dwelling unit and After the fact permit for 23 Sanborn Street, Portland 04103. We purchased the building on May 20, 2016.

Enclosed please find:

1. Gateway Title of Maine, Inc papers(house settlement statement (May 20, 2016) : Showing borrower/buyer of house (proof of purchase/ownership)
2. Dave Johnson Building/Remodeling, Inc Invoice for: Egress Window, 2 replacement windows on driveway side (old windows were leaking water into house because they didn't close), handrail down to basement on right side
3. Picture of new egress window (opposite side of house from driveway)
4. State Farm Insurance coverage for water damage from pipes bursting (details of damage and repairs needed to basement unit bathroom and kitchen damage)
5. 2 letters from previous tenants who lived in basement unit 1986-87 and 2014-Proof the basement unit apartment existed prior to 1995
6. City of Portland Application for Legalization of Nonconforming Dwelling Units
7. 2 Electronic Signature and Fee Payment Confirmation forms
8. one and two famly addition/alternation checklist
9. Plot Plan

If there is any document that we did not provide that would be needed, please inform us so that we may supply what is needed for this process.

Most Sincerely,
Merril Abramson and Roslyn Shalett



CITY OF PORTLAND

Application for Legalization of Nonconforming Dwelling Units
Section 14-391 - In effect March 24, 2004

Form with fields for Location/Address of Legalization, Tax Assessor's Chart/Block/Lot, Owner Name, Address, Telephone, E-Mail, Requested # of Units, Current # of Legal D.U., and Signature of Applicant. Includes handwritten entries like '23 SANBORN ST, PORTLAND 04103' and 'Merril Alonson'.

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

Gateway Title of Maine, Inc.
ALTA Universal ID 1121844
25 Spring Street, Ste. A
Scarborough, Maine 04074

File No./Escrow No.: 16-01689P SHALETT
Print Date & Time: May 20, 2016 at 10:38 AM
Officer/Escrow Officer:
Settlement Location: 25 Spring Street, Ste A, Scarborough, ME 04074
Property Address: 23 Sanborn Street
Portland, ME 04103
Borrower: Roslyn Shalett and Merrill Abramson
Seller: Diane J. Miller and Robert H. Miller Jr
Lender: Franklin American Mortgage
Company
Settlement Date: May 20, 2016
Disbursement Date: May 20, 2016

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$ 249,900.00	
Deposit		\$ 2,000.00
Loan Amount		\$ 237,405.00
Seller Credit		\$ 2,500.00
Lender Credits		\$ 1,431.55
Prorations/Adjustments		
City/Town Taxes 05/21/16 to 07/01/16	\$ 480.00	
Storm Water Proration 05/21/16-06/30/16	\$ 16.22	
Loan Charges to Franklin American Mortgage Co		
Administration Fee	\$ 895.00	
Prepaid Interest \$24.3909 per day from 05/20/16 to 06/01/16	\$ 292.69	
Other Loan Charges		
Broker Compensation \$ 4,748.10 Paid by Franklin American Mortgage Co		
Appraisal Fee POC \$ 515.00 Paid by Borrower before closing		
Credit Report Fee Survey Fee	to Mainstay Funding LLC to Nadeau Land Surveys	\$ 236.75 \$ 225.00

ALTA Settlement Statement Borrower/Buyer - Continued

	Debit	Credit
Impounds		
Homeowner's Insurance	\$ 171.75	
3 mo @ \$ 57.25 /mo		
Property Taxes	\$ 1,785.35	
5 mo @ \$ 357.07 /mo		
Aggregate Adjustment	\$ -228.99	
Title Charges & Escrow / Settlement Charges		
Title - Lender's Title Insurance to Gateway Title of Maine, Inc.	\$ 551.00	
Coverage: \$ 237,405.00		
Premium: \$ 551.00		
Title - Owner's Title Insurance (optional) to Gateway Title of Maine, Inc.	\$ 474.00	
Coverage: \$ 249,900.00		
Premium: \$ 474.00		
Title - CPL Fee to First American Title Insurance Company	\$ 25.00	
Title - Settlement Fee to Gateway Title of Maine, Inc.	\$ 675.00	
Title - Tax Information Fee to City of Portland	\$ 25.00	
Commission		
Government Recording and Transfer Charges		
Recording Fees to County Register of Deeds	\$ 78.00	
Deed:\$24.00 Mortgage:\$54.00		
Transfer Tax to County Register of Deeds	\$ 550.00	
Payoffs		
Miscellaneous		
Homeowner's Insurance Premium (12 mo.) to State Farm Insurance	\$ 687.00	
Subtotals	\$ 256,838.77	\$ 243,336.55
Balance Due FROM		\$ 13,502.22
TOTALS	\$ 256,838.77	\$ 256,838.77

Dave Johnson Building/Remodeling, Inc
17 Laskey Road Windham, Maine 04062
207-892-0497 Fax # 207-892-0471
www.djohnsonbuilder.com

August 6, 2016

Ms. Merrill Abramson
23 Sanborn Street
Portland, Maine 04103
Ph: 207-650-1030
suraminke@gmail.com

CONTRACT

Dear Ms. Abramson,

We propose the following work on your Portland home per specifications herein. This detailed contract outlines specifics and justs needs your authorization and deposit.

A. SCOPE OF WORK: Stair Posts, Rails, Balusters

Supply and install necessary 4 x 4" posts, rails and balusters to create a safe handrail system down right side of stair.

Total Labor and Materials

\$ 470.00

B. SCOPE OF WORK: Windows

Remove and replace (2) existing basement hopper windows with new white vinyl sliders with insulated glass (Window size 28" x 14.5").

Total Labor and Materials

\$ 466.00

C. SCOPE OF WORK: Egress Installation

Provide all necessary digging, cutting of foundation, install of and egress well, window install, trimming, back-fill, grading on site, (interior left unfinished to match).

Total Labor and Materials

\$ 4755.00

TOTAL 5091.
CK 308 \$1422.75
Bal 4268.25
Merrill (2077.25) / 102 (2) / 91

Total
ck# 308 L/Pd
9/25/16 #1449
Pd in full

5691	00
1422.75	
4268.25	
4268.25	
00	00



State Farm

SHALETT, ROSLYN

19-9C84-400

Insured: SHALETT, ROSLYN
Property: 23 Sanborn St
Portland, ME 04103-2107
Home: 207-805-1361
Cellular: 561-642-7810
Type of Loss: Water Damage
Deductible: \$1,000.00
Date of Loss: 9/5/2016
Date Inspected: 9/13/2016

Estimate: 19-9C84-400
Claim Number: 199C84400
Policy Number: 19-BF-B118-7
Price List: MEPO28_SEP16
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 37 Water Damage and Freezing

Line Item Total	4,084.23
Material Sales Tax	81.66
Subtotal	4,165.89
General Contractor Overhead	416.60
General Contractor Profit	416.60
Replacement Cost Value (Including General Contractor Overhead and Profit)	4,999.09
Less Depreciation (Including Taxes)	(138.27)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(27.68)
Less Deductible	(1,000.00)
Net Actual Cash Value Payment	\$3,833.14

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	138.27
General Contractor O&P on Depreciation	27.68
Replacement Cost Benefits	165.95
Total Maximum Additional Amount Available If Incurred	165.95
Total Amount of Claim If Incurred	\$3,999.09

Krier, Stacy
844-458-4300 x 7403644986
mchugh, cindy

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.



Explanation of Building Replacement Cost Benefits
Homeowner Policy
Coverage A - Dwelling - 37 Water Damage and Freezing

To: Name: SHALETT, ROSLYN
Address: 23 Sanborn St
City: Portland
State/Zip: ME, 04103-2107

Insured: SHALETT, ROSLYN
Date of Loss: 9/5/2016
Claim Number: 199C84400
Cause of Loss: WATER

Your insurance policy provides replacement cost coverage for some or all of the loss or damage to your dwelling or structures. Replacement cost coverage pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

1. Complete the actual repair or replacement of the damaged part of the property within two years of the date of loss; and
2. Notify us within 30 days after the work has been completed.
3. Confirm completion of repair or replacement, by submitting invoices, receipts or other documentation to your agent or claim office.

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

The estimate to repair or replace your damaged property is \$4,999.09 . The enclosed claim payment to you of \$3,833.14 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss. Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$ 165.95 .

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim representative prior to beginning repairs.

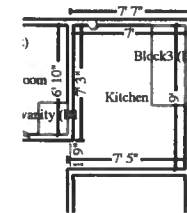
All policy provisions apply to your claim.

NOTE: For your protection, the law of your state requires the following to appear on this form: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines or a denial of insurance benefits.

Main Level

Main Level

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Haul debris - per pickup truck load - including dump fees							
1.00 EA	136.63	0.00	27.32	163.95			163.95
Dehumidifier (per 24 hour period) - XLarge - No monitoring							
3.00 EA	101.25	0.00	60.76	364.51			364.51
Equipment setup, take down, and monitoring (hourly charge)							
1.00 HR	36.23	0.00	7.24	43.47			43.47
Final cleaning - construction - Residential							
656.46 SF	0.16	0.00	21.00	126.03			126.03
Total: Main Level		0.00	116.32	697.96		0.00	697.96



Kitchen

Height: 6' 6"

198.80 SF Walls	63.34 SF Ceiling
262.13 SF Walls & Ceiling	63.34 SF Floor
30.58 LF Ceil. Perimeter	30.58 LF Floor Perimeter

Missing Wall

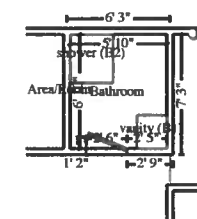
1' 9 1/2" X 6' 6"

Opens into FAMILY_ROOM

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Remove Vinyl floor covering (sheet goods)							
63.34 SF	0.72	0.00	9.12	54.72			54.72
Vinyl floor covering (sheet goods)							
93.08 SF	3.34	11.11	64.40	386.40	2/50 yrs Avg.	(15.46) 4.00%	370.94
R&R Baseboard - 2 1/4"							
25.58 LF	2.18	1.17	11.40	68.34	2/150 yrs Avg.	(0.90) 1.33%	67.44
Seal & paint baseboard - two coats							
26.00 LF	1.41	0.14	7.36	44.16	2/15 yrs Avg.	(5.89) 13.33%	38.27
Detach & Reset Casing - 2 1/4"							
8.00 LF	1.07	0.01	1.72	10.29			10.29
Paint casing - one coat							
8.00 LF	0.89	0.03	1.42	8.57	2/15 yrs Avg.	(1.13) 13.33%	7.44
R&R Paneling							
198.80 SF	1.90	7.22	76.98	461.92	2/150 yrs Avg.	(6.16) 1.33%	455.76

CONTINUED - Kitchen

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Seal & paint paneling							
198.80 SF	1.11	1.86	44.52	267.05	2/15 yrs Avg.	(35.61) 13.33%	231.44
R&R Batt insulation - 6" - R19 - unfaced batt							
46.00 SF	1.15	1.29	10.84	65.03			65.03
R&R Cabinetry - lower (base) units							
5.00 LF	154.56	34.93	161.56	969.29	2/50 yrs Avg.	(38.77) 4.00%	930.52
Detach & Reset Sink - double							
1.00 EA	112.72	0.00	22.54	135.26			135.26
Detach & Reset Countertop - post formed plastic laminate							
5.00 LF	10.33	0.00	10.34	61.99			61.99
Apply anti-microbial agent							
198.80 SF	0.16	0.22	6.40	38.43			38.43
Totals: Kitchen		57.98	428.60	2,571.45		103.92	2,467.53



Bathroom

Height: 6' 6"

164.67 SF Walls	39.86 SF Ceiling
204.53 SF Walls & Ceiling	39.86 SF Floor
25.33 LF Ceil. Perimeter	25.33 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into FAMILY_ROOM

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Remove Vinyl floor covering (sheet goods)							
39.86 SF	0.72	0.00	5.74	34.44			34.44
Vinyl floor covering (sheet goods)							
69.17 SF	3.34	8.26	47.86	287.15	2/50 yrs Avg.	(11.49) 4.00%	275.66
R&R Baseboard - 2 1/4"							
15.66 LF	2.18	0.72	6.96	41.82	2/150 yrs Avg.	(0.57) 1.33%	41.25
Seal & paint baseboard - two coats							
15.66 LF	1.41	0.09	4.44	26.61	2/15 yrs Avg.	(3.55) 13.33%	23.06

CONTINUED - Bathroom

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Detach & Reset Casing - 2 1/4"							
12.00 LF	1.07	0.01	2.56	15.41			15.41
Paint door/window trim & jamb - 2 coats (per side)							
2.00 EA	31.48 *	0.46	12.70	76.12	2/15 yrs Avg.	(10.15) 13.33%	65.97
R&R 1/2" - drywall per LF - up to 2' tall							
19.66 LF	8.17	1.41	32.40	194.43	2/150 yrs Avg.	(2.60) 1.33%	191.83
Seal the surface area w/PVA primer - one coat							
58.98 SF	0.55	0.16	6.52	39.12	2/15 yrs Avg.	(5.23) 13.33%	33.89
Paint part of the walls - one coat							
161.04 SF	0.61	0.97	19.84	119.04	2/15 yrs Avg.	(15.87) 13.33%	103.17
R&R Batt insulation - 6" - R19 - unfaced batt							
11.67 SF	1.15	0.33	2.74	16.49			16.49
R&R Vanity							
2.00 LF	125.56	10.78	52.38	314.28	2/50 yrs Avg.	(12.57) 4.00%	301.71
Detach & Reset Sink - single							
1.00 EA	106.03 *	0.00	21.20	127.23			127.23
Detach & Reset Toilet							
1.00 EA	173.43	0.31	34.74	208.48			208.48
Apply anti-microbial agent							
164.67 SF	0.16	0.18	5.32	31.85			31.85
Totals: Bathroom		23.68	255.40	1,532.47		62.03	1,470.44

Area Totals: Main Level

1,665.17 SF Walls	656.46 SF Ceiling	2,321.64 SF Walls and Ceiling
656.46 SF Floor	721.71 Total Area	236.41 LF Floor Perimeter
656.46 Floor Area	108.25 Exterior Perimeter of Walls	236.41 LF Ceil. Perimeter
879.52 Exterior Wall Area		1,665.17 Interior Wall Area

Total: Main Level	81.66	800.32	4,801.88		165.95	4,635.93
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Labor Minimums Applied

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
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State Farm

SHALETT, ROSLYN

19-9C84-400

CONTINUED - Labor Minimums Applied

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
* Finish carpentry labor minimum							
1.00 EA	35.38	0.00	7.08	42.46			42.46
* Drywall labor minimum							
1.00 EA	125.47	0.00	25.10	150.57			150.57
* Water extract/remediation labor minimum							
1.00 EA	3.48	0.00	0.70	4.18			4.18
Totals: Labor Minimums Applied		0.00	32.88	197.21		0.00	197.21
Line Item Totals: 19-9C84-400		81.66	833.20	4,999.09		165.95	4,833.14

Grand Total Areas:

1,665.17 SF Walls	656.46 SF Ceiling	2,321.64 SF Walls and Ceiling
656.46 SF Floor		236.41 LF Floor Perimeter
		236.41 LF Ceil. Perimeter
656.46 Floor Area	721.71 Total Area	1,665.17 Interior Wall Area
879.52 Exterior Wall Area	108.25 Exterior Perimeter of Walls	

Time & Material Breakdown

General Contractor O&P Items	Quantity	Unit Price	Total Cost
CABINETRY			
Material -			
Cabinetry - lower unit	5.00 LF	127.000	635.00
Vanity	2.00 LF	98.000	196.00
		Material:	831.00
Contractor Labor -			
Demolition Laborer	1.05 HR	39.200	41.23*
Carpenter - Finish, Trim/Cabinet	4.54 HR	44.820	203.34*
		Labor:	244.57
		CABINETRY Subtotal:	1,075.57
CLEANING			
Contractor Labor -			
Cleaning Technician	3.85 HR	27.280	105.03
		Labor:	105.03
		CLEANING Subtotal:	105.03
GENERAL DEMOLITION			
Contractor Labor -			
Demolition Laborer	1.81 HR	39.200	70.83*
		Labor:	70.83
Equipment -			
Landfill charge - per ton	0.50 TN	90.000	45.00
1/2 or 3/4 ton pickup	0.05 WK	459.736	20.80*
		Equipment:	65.80
		GENERAL DEMOLITION Subtotal:	136.63
DRYWALL			
Material -			
Gypsum board, 1/2"	46.33 SF	0.411	19.04
Metal corner bead	1.09 LF	0.206	0.23*
Drywall joint compound - 50 lb box	0.40 BX	13.740	5.46*
Drywall screws - grabber - (based on 25 to 50 lb box)	0.28 LB	2.200	0.61*
Joint tape - 500' roll	0.05 RL	4.740	0.22*
		Material:	25.56
Contractor Labor -			
Demolition Laborer	0.88 HR	39.200	34.60*
Drywall Installer/Finisher	1.74 HR	57.840	100.46*
Labor for Drywall labor minimum	1.00 EA	125.470	125.47
		Labor:	260.53
		DRYWALL Subtotal:	286.09
FLOOR COVERING - VINYL			
Material -			
Vinyl floor - Allowance	161.89 SF	2.007	324.91
Vinyl floor adhesive - 1 gallon	1.08 GL	17.023	18.38

State Farm

SHALETT, ROSLYN

19-9C84-400

General Contractor O&P Items	Quantity	Unit Price	Total Cost
Floor patching compound - 5 lb box	0.65 BX	13.580	8.79*
		Material:	352.08
Contractor Labor -			
Demolition Laborer	1.90 HR	39.200	74.30*
Flooring Installer	2.80 HR	67.820	189.84*
		Labor:	264.14
FLOOR COVERING - VINYL Subtotal:			616.22
FINISH CARPENTRY / TRIMWORK			
Material -			
Baseboard - 2 1/4" finger-joint pine	43.59 LF	0.769	33.52
6d finish nails (based on 5 lb box)	0.45 LB	2.450	1.11*
		Material:	34.63
Contractor Labor -			
Demolition Laborer	0.34 HR	39.200	13.20*
Carpenter - Finish, Trim/Cabinet	1.42 HR	44.820	63.48*
Labor for Finish carpentry labor minimum	1.00 EA	35.380	35.38
		Labor:	112.06
FINISH CARPENTRY / TRIMWORK Subtotal:			146.69
INSULATION			
Material -			
Insulation - R-19 unfaced batt	60.89 SF	0.483	29.41
		Material:	29.41
Contractor Labor -			
Demolition Laborer	0.34 HR	39.200	13.26*
Insulation Installer	0.31 HR	75.720	23.65*
		Labor:	36.91
INSULATION Subtotal:			66.32
PLUMBING			
Material -			
Caulking - acrylic - 10 oz tube	0.08 TB	3.120	0.25
Brass bolts used to secure bowl to the floor - two	1.00 EA	2.640	2.64
Wax ring closet gasket	1.00 EA	2.801	2.80
		Material:	5.69
Contractor Labor -			
Plumber	3.25 HR	86.230	280.46*
Plumber	1.22 HR	86.680	106.03*
		Labor:	386.49
PLUMBING Subtotal:			392.18
PANELING & WOOD WALL FINISHES			
Material -			
6d finish nails (based on 5 lb box)	1.10 LB	2.450	2.70
Construction adhesive	0.89 TB	4.480	3.97*

State Farm

SHALETT, ROSLYN

19-9C84-400

General Contractor O&P Items	Quantity	Unit Price	Total Cost
Paneling - 1/8" simulated wood veneer w/grooves	6.92 SH	18.000	124.54*
		Material:	131.21
Contractor Labor -			
Demolition Laborer	1.22 HR	39.200	47.71*
Carpenter - Finish, Trim/Cabinet	4.44 HR	44.820	198.80*
		Labor:	246.51
PANELING & WOOD WALL FINISHES Subtotal:			377.72
PAINTING			
Material -			
Caulking - acrylic	0.61 TB	1.950	1.19
Latex paint	1.15 GL	33.840	38.77*
Painter's putty	0.08 GL	18.300	1.55*
160 - 180 grit sandpaper - per sheet	2.05 SH	0.700	1.43*
Sealer - stain blocker - latex based	0.62 GL	23.918	14.94*
Latex paint	0.18 GL	37.445	6.85*
PVA - latex drywall primer/sealer	0.17 GL	16.000	2.80*
		Material:	67.53
Contractor Labor -			
Painter	5.09 HR	70.360	358.01*
Painter	0.72 HR	76.320	54.62*
		Labor:	412.63
PAINTING Subtotal:			480.16
WATER EXTRACTION & REMEDIATION			
Supplies -			
Anti-microbial agent	0.39 GL	18.644	7.27
		Supplies:	7.27
Contractor Labor -			
Cleaning Remediation Technician	2.40 HR	36.230	87.12*
Labor for Water extract/remediation labor minimum	1.00 EA	3.480	3.48
		Labor:	90.60
Equipment -			
Dehumidifier unit - XLarge - high capacity	3.00 DA	101.250	303.75
		Equipment:	303.75
WATER EXTRACTION & REMEDIATION Subtotal:			401.62
Material			1,477.11
Supplies			7.27
Labor			2,230.30
Equipment			369.55
General Contractor O&P Items Subtotal			4,084.23
Material Sales Tax			81.66
General Contractor Overhead			416.60
General Contractor Profit			416.60

December 7, 2016

To whom it may concern,

My wife Diane and I (Robert H. Miller Jr.) lived in the basement of 23 Sanborn Street in Portland, Maine in 1986 -1987.

We stayed with the original home owner, Charles Parker. He was elderly and needed people present to aid him as he was infirm and suffering with dementia.

At that time there was a living room, a corner room that we slept in, a small bathroom with a shower, and a kitchenette area in the basement. There was also a separate furnace/washer utility area.

I Robert H. Miller Jr. attest to the truthfulness of the above statements.

Robert H Miller Jr
Signed Name

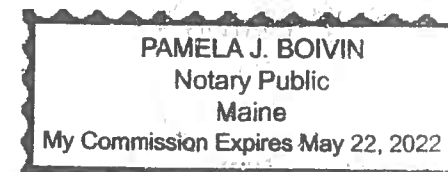
12/7/16
Date

Robert H Miller Jr.
Printed Name

Pamela Boivin
Witnessed

12/7/16
Date

Pamela Boivin
Printed Name



I lived in a small finished basement space at 23 Sanborn Street in Portland, Maine in January of 2014. When I stayed there there was a finished living room, a bath with a shower, a kitchen and a corner bedroom.

Naomi Marthai
Signed Name


Dec 7, 2016
Date

Naomi Marthai
Printed Name

Robert Muller
Witnessed (Notary)

12/7/2016
Date

Term Ends Feb 4, 2023
Notary Number (Expires)

From: **Christina Stacey** cstacey@portlandmaine.gov 
Subject: **Re: 23 Sanborn Street, Notice of Violation**
Date: December 14, 2016 at 3:41 PM
To: Merrill Abramson suraminka@gmail.com

Hi Merrill,

I spoke with my supervisor and she said these will be acceptable evidence for the legalization. So please go ahead and finish up the application and submit.

She also mentioned that you should seek after-the-fact permit approval (separately) for the construction work that was done in the basement. You can use this [application form](#) and should include as much plans/information as you can on what was altered.

I am going to be gone starting tomorrow for vacation and will return December 28th. If questions can wait until then that's great, but if you need immediate assistance with anything you can contact my supervisor, Ann Machado, at amachado@portlandmaine.gov or 874-8709.

Best,
Chris

On Wed, Dec 14, 2016 at 6:28 AM, <suraminka@gmail.com> wrote:

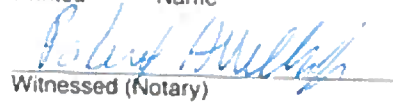
Hi Christina,
Thank you for your time on the phone yesterday. I have attached 2 letters that are sworn and signed affidavits of people who lived in my basement unit. Please let me know that you received them. thank you, Merrill Abramson and Roslyn Shalett

I lived in a small finished basement space at 23 Sanborn Street in Portland, Maine in January of 2014. When I stayed there there was a finished living room, a bath with a shower, a kitchen and a corner bedroom.


Signed Name

Dec 7, 2016
Date

Naomi Marthui
Printed Name


Witnessed (Notary)

12/7/2016
Date

Term Ends Feb 4, 2023
Notary Number (Expires)

You asked about pursuing a legalization for the unapproved dwelling unit. Please review this application form for the requirements. Of primary importance is supplying evidence that the basement unit existed prior to 4/1/95. Examples of documentation include:

Thank you for your letter dated 11/13/16. I do apologize for the delay in responding to you.

Dear Ms. Abramson,

On Dec 1, 2016, at 12:01 PM, Christina Stacey <gstacey@portlandmaine.gov> wrote:

December 7, 2016

To whom it may concern,

My wife Diane and I (Robert H. Miller Jr) lived in the basement of 23 Sanborn Street in Portland, Maine in 1986 -1987.

We stayed with the original home owner, Charles Parker. He was elderly and needed people present to aid him as he was infirm and suffering with dementia.

At that time there was a living room, a corner room that we slept in, a small bathroom with a shower, and a kitchenette area in the basement. There was also a separate furnace/washer utility area.

I, Robert H. Miller Jr, attest to the truthfulness of the above statements.

Robert H Miller Jr
Signed Name

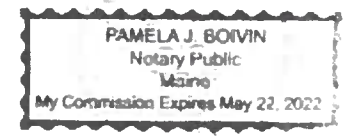
12/7/16
Date

Robert H Miller Jr.
Printed Name

Pamela Boivin
Witnessed

12/7/16
Date

Pamela Boivin
Printed Name



23 SANBORN ST
04103

Portland, Maine



Yes. Life's good here.

Department of Permitting and Inspections

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding that this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the selections below.

1. Once the complete application package has been received by us, and entered into the system
2. You will receive an e-mailed invoice from our office which signifies that your electronic permit application and corresponding paperwork have been entered, ready for payment, to begin the process.
3. You then have the following four (4) payment options:

- provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall
- deliver a payment method through the U.S. Postal Service, at the following address:

**City of Portland
Department of Permitting and Inspections
389 Congress Street, Room 315
Portland, Maine 04101**

By signing below, I understand the review process starts only once my payment has been received. After all approvals have been met and completed, I will then be issued my permit and it will be sent via e-mail. **No work shall be started until I have received my permit.**

Applicant Signature: Muel Hansen Date: 1-13-2017

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.



Permitting and Inspections Department
Michael A. Russell, MS, Director

One- and Two-Family Addition/Alteration Checklist

(Including shed, deck, accessory structure, pool, change of use)

All applications shall include the following:

- One- and Two-Family Additions/Alterations Checklist (this form)
- General Building Permit Application completed
- A plot plan showing the shape and dimensions of the lot, shapes and dimensions of all existing and proposed structures including distance from property lines, location and dimension of all parking areas and driveways (required for any additions to the footprint or volume of the structure, any new or rebuilt structures or accessory detached structures)
- Proof of Ownership (e.g. deed, purchase and sale agreement) if the property was purchased within the past six months

Applications for pools shall also include the following:

- A complete set of plans with structural details, dimensions and a cross section showing the slope and depth ratios (for in-ground pools)
- Design specifications from the manufacturer (for above ground pools)
- Details of required barrier protection including the design of fencing, gates, latches, ladders or audible alarms (if applicable), and showing the location and construction detail for all features. This information can often be obtained from the manufacturer.

n/a

Applications for sheds for storage only and 200 square feet or less shall also include the following:

The length, width and height of the structure as described in:


- A copy of the brochure from the manufacturer; or
- A picture or sketch/plan of the proposed shed/structure

n/a

Applications for additions, alterations and detached accessory structures shall also include the following information per the IRC2009 (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

- Floor plans with dimensions - existing and proposed
- Elevations with dimensions - existing and proposed
- Foundation plan with footing/pier (sonotube) size and location
- Cross sections with framing material (foundation anchor size/spacing, rebar, drainage, damp proofing, floors, walls, beams, ceilings, rafters etc.)
- Detail new wall/floor/ceiling partitions including listed fire rated assemblies and continuity
- Window and door schedules including dimensions, and fire rating
- Stair details, including dimensions of rise/run, head room, guards/handrails, and baluster spacing
- Insulation (R-factors) of walls, ceilings and floors and the heat loss (U-factors) of windows
- Indicate location of egress windows and smoke/carbon monoxide detection
- Deck construction including pier layout, framing, fastenings, guards, handrails, and stair dimensions

Separate permits are required for internal & external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems and appliances.

From: **Permitting and Inspections** buildinginspections@portlandmaine.gov 
Subject: **Re: Attn: Tori**
Date: **January 20, 2017 at 2:14 PM**
To: suraminka@gmail.com, **Christina Stacey** cstacey@portlandmaine.gov

Roslyn,

The Permitting & Inspections Department has received your application, has done a preliminary completeness check of your documents and entered the application in our system. Payments can be made by mail, in person, or online [here](#)

Please reference the Application ID number when submitting your payment. This number is found at the top of your invoice.

Your total amount due is: **\$ 500.00** (See attached pdf file containing your invoice.)

Doreen

On Thu, Jan 19, 2017 at 8:03 PM, Print & Marketing Services 1095 <print.marketing1095@staples.com> wrote:
See PDF Attachment for 11x17 plan

For on-time production times and quality of products, please submit your order online at:
www.staples.com/printandmarketingservices

For questions for online web submission, call [\(888\) 333-3199](tel:8883333199) or live chat with a specialist on the website!

Staples - Store #1095

244 B US Route 1

Falmouth, Maine 04105

[207-781-2255](tel:2077812255)

web submission: www.staplescopycenter.com

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

**CITY OF PORTLAND
PERMITTING AND INSPECTIONS DEPARTMENT**

389 Congress Street
Portland, Maine 04101

INVOICE OF FEES

Application No: 201700085
CBL: 375 B005001
Invoice Date: 01/20/2017

Applicant: SHALETT ROSLYN & MERRIL ABRAMSO
Location: 23 SANBORN ST
Permit Type: Legalization of Non-Conforming Units

Previous Balance	Payment Received	Current Fees	Current Payment	Total Due	Payment Due Date
\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	On Receipt

First Billing

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$100.00
Building Permit Fee First \$1000	1	\$25.00
Legalization of Non-Conforming Units	1	\$300.00
Building Permit Fee Add'l \$1000	1	\$75.00
		\$500.00
Total Current Fees:		+\$500.00
Total Current Payments:		-\$0.00
Amount Due Now:		\$500.00

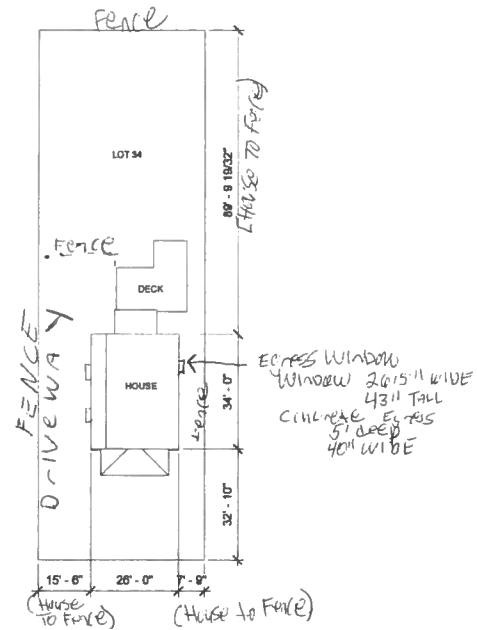
 Detach and remit with payment

CBL 375 B005001
Bill To: SHALETT ROSLYN & MERRIL ABRAMSON JTS
 23 SANBORN ST
 PORTLAND, ME 04103

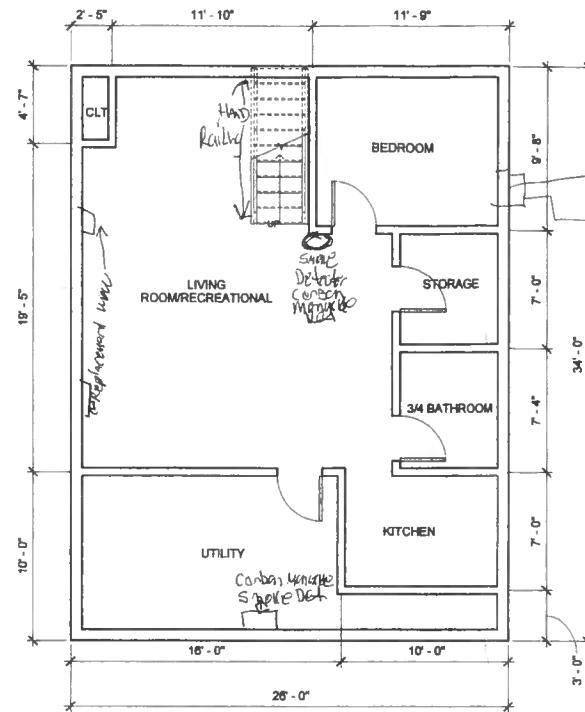
Application No: 201700085
Invoice Date: 01/20/2017
Invoice No: 65574
Total Amt Due: \$500.00
Payment Amount:

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

[Pay On-Line at http://portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)

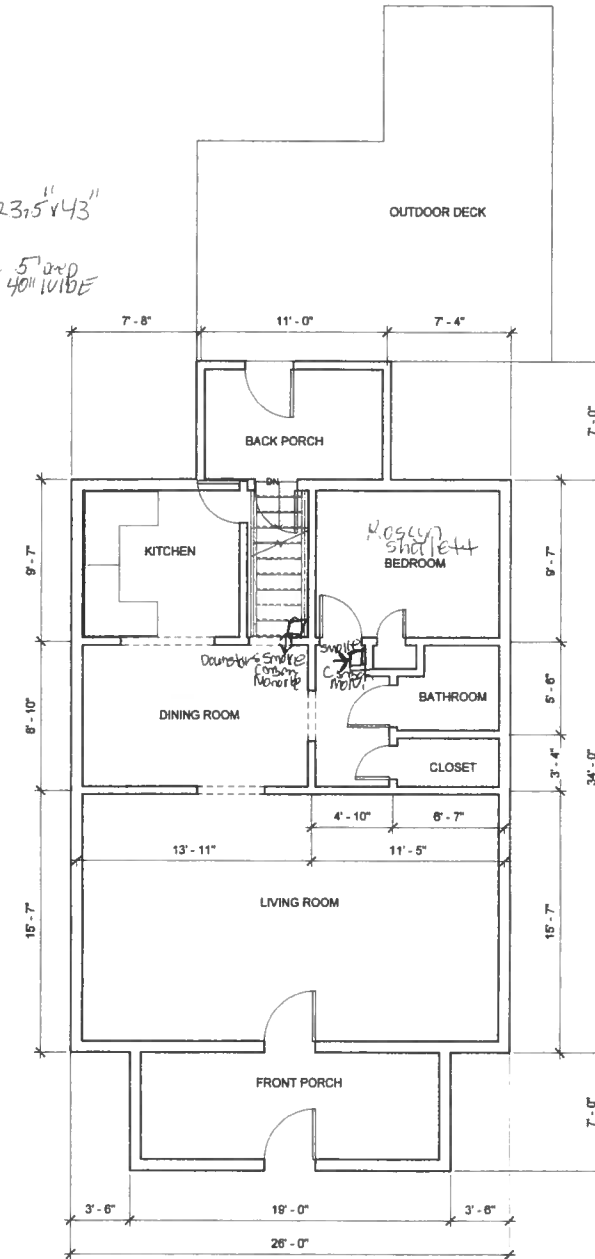


1 SITE
1" = 20'-0"

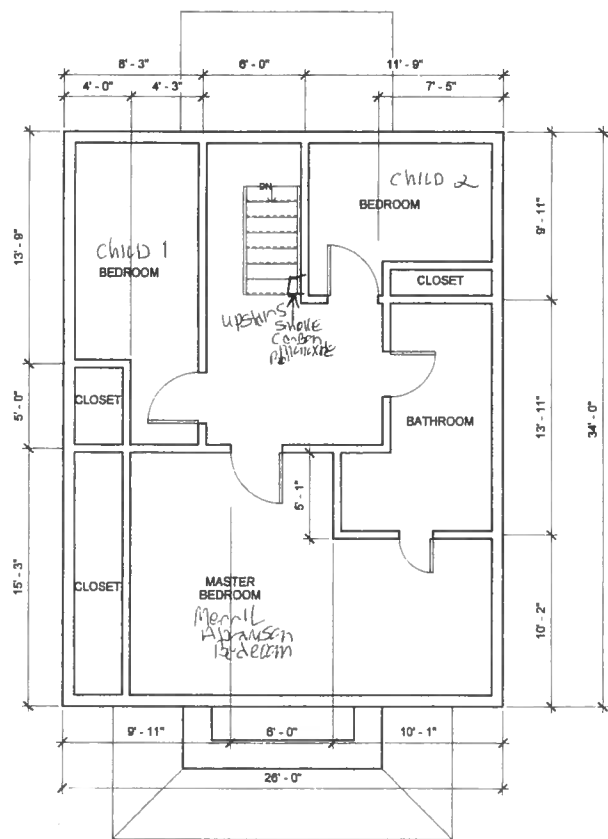


2 BASEMENT
1/4" = 1'-0"

Unit Requesting
LEGALIZATION



3 FIRST FLOOR
1/4" = 1'-0"



4 SECOND FLOOR
1/4" = 1'-0"

No.	Description	Date

MERRILL ABRAMSON
23 SANBORN ST
PORTLAND, MAINE 04103

Project Number 2017-001
Date 01/12/2017
Drawn By JH
Checked By JH

A101

Scale As indicated