

BUILDINGS #19-26 MOUNTFORT ST.

SEARCHED
INDEXED
SERIALIZED
FILED

FRANK M. HOGERTY, JR.
COMMISSIONER

HAROLD E. TRAHY
DEPUTY COMMISSIONER



CHARLES F. ROGAN
DIRECTOR

HARRY S. ROLLINS
ASSISTANT DIRECTOR

STATE OF MAINE

Insurance Department
DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

January 28, 1971

Mr. and Mrs. Joseph Nash
19 Munjoy South
Portland, Maine 04101

Dear Mr. and Mrs. Nash: Re: Boarding Home

In accordance with Title 25, Revised Statutes of 1964, a Supervising State Fire Inspector recently inspected your property and found the following conditions in violation of the statutes governing the fire laws of this State, as indicated below:

C Provide Underwriters Laboratories approved 2½ lb. dry powder fire extinguisher and this extinguisher to be mounted in kitchen.

O

P

Y

Please advise this office in writing when such violations of the fire laws have been corrected in order that this office may advise the Commissioner of the Department of Health and Welfare that your property complies with the statutory provisions relating to fire safety.

By direction of the Insurance Commissioner

Charles F. Rogan

Director

WHR:cag
cc: Health & Welfare Dept.
Chief Joseph Crono
Portland Building Inspector

ALWAYS PREVENT FIRE ALL WAYS

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *55747*

Issued

Portland, Maine *APRIL 25, 1967*

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address *THOMAS COOK, 344 N. FERT Tel. 772-0231*

Contractor's Name and Address *WALPOLE ELECT. WALPOLE, ME. Tel. 563-5283*

Location *MUNTOY SALTER* Use of Building *DWELLING*

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

BLDG. # 22 PTS, 103-106

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets *160* Plugs Light Circuits Plug Circuits

FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges *4* Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

DRYERS Miscellaneous *4* Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence *19* Ready to cover in *19* Inspection *19*

Amount of Fee \$ *20. -*

Signed

Paul A. Tortorella

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
---------	-------	--------

VISITS: 1	2	3	4	5	6
-----------	---	---	---	---	---

7	8	9	10	11	12
---	---	---	----	----	----

REMARKS:

INSPECTED BY *F. W. Hester*
(OVER)

LOCATION *Mun. Sq.*
INSPECTION DATE *4/25/67*
WORK COMPLETED *4/25/67*
TOTAL NO. INSPECTIONS
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05

(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase		2.00
Three Phase		4.00

MOTORS

Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00

HEATING UNITS

Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish-washers, etc. — Each Unit	1.50
TEMPORARY WORK (Limited to 6 months from date of permit)	
Service, Single Phase	1.00

Service, Three Phase	2.00
Wiring, Len Ond...	

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *55746*

Issued

Portland, Maine APRIL 25, 1967

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address *THRINELL CONST. & MOUNTAIN* Tel. *772-0231*

Contractor's Name and Address *WALPOLE ELEC. WALPOLE, ME.* Tel. *563-5283*

Location *MURRAY SOUTH* Use of Building *DWELLING*

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

BLOC. # 21 APTS. 97-102

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets 200 Plugs Light Circuits Plug Circuits

FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges 6 Watts Brand Fees (Size and No.)

Elec. Heaters Watts

DRYERS Miscellaneous 6 Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee \$. *28.00*

Signed *Paul A. Hartman*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND				
VISITS: 1	2	3	4	5	6	...
7	8	9	10	11	12	...

REMARKS:

INSPECTED BY *HW Hartman*

(OVER)

LOCATION *Ma. So.*
INSPECTION DATE *4/25/67*
WORK COMPLETED *4/25/67*
TOTAL NO. INSPECTIONS *1*
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish-washers, etc. — Each Unit	1.50
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TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *55745*

Issued

Portland, Maine *APRIL 25, 1917*

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address *THIRINELLI CONST. 3 MOUNTAIN* Tel. *912-0231*

Contractor's Name and Address *W. A. POLK ELECTRIC, WATerville, ME.* Tel. *563-5287*

Location *MUNJOY SOUTH* Use of Building *dwelling*

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

BLDG. # 20 APTS. 93-96

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets *180* Plugs Light Circuits Plug Circuits

FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges *4* Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

DRYERS Miscellaneous *4* Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence *19* Ready to cover in *19* Inspection *19*

Amount of Fee \$ *21.00*

Signed *Paul D. Fortune*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
10	11	12

REMARKS:

INSPECTED BY *F. W. Herbert*
(OVER)

LOCATION Mun. Sc
INSPECTION DATE 4/15/67
WORK COMPLETED 4/15/67
TOTAL NO. INSPECTIONS
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING			
1 to 30 Outlets	(including switches)	\$ 2.00	
31 to 60 Outlets	(including switches)	3.00	
Over 60 Outlets, each Outlet	(including switches)	.05	
(Each twelve $\frac{1}{4}$ at or fraction thereof of fluorescent lighting or any type of molding will be classed as one outlet).			
SERVICES			
Single Phase		2.00	
Three Phase		4.00	
MOTORS			
Not exceeding 50 H.P.		3.00	
Over 50 H.P.		4.00	
HEATING UNITS			
Domestic (Oil)		2.00	
Commercial (Oil)		4.00	
Electric Heat (Each Room)		.75	
APPLIANCES			
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish-washers, etc. — Each Unit		1.50	
TEMPORARY WORK (Limited to 6 months from date of permit)			
Service, Single Phase		1.00	
Service, Three Phase		2.00	
Wiring, 1-50 Outlets		1.00	
Wiring, each additional outlet over 50		.02	

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55744

Issued

Portland, Maine APRIL 25 1967

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address THIRINELLI CONST. 3 MOUNTAIN Tel. 972-0231

Contractor's Name and Address WALPOLE ELEC. WALPOLE, ME Tel. 563-5283

Location 444 1/2 SOUTH Use of Building DWELLING

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations
BLDG. # 19 APTS. 89-92

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets 160 Plugs Light Circuits Plug Circuits

FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe 2-3/4" Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Range 4 Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

DRYERS Miscellaneous 4 Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee \$ 26.00

Signed Paul L. Hartman

DO NOT WRITE BELOW THIS LINE

SERVICE ✓ METER GROUND

VISITS: 1 ... 2 ... 3 ... 4 ... 5 ... 6 ...

... 7 ... 8 ... 9 ... 10 ... 11 ... 12 ...

REMARKS:

INSPECTED BY J.W. Hartman
(OVER)

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05

(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase		2.00
Three Phase		4.00

MOTORS

Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00

HEATING UNITS

Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish-		
washers, etc. — Each Unit		.50

TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 150 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00

LOCATION Min. So.
INSPECTION DATE 4/25/67
WORK COMPLETED 4/25/67
TOTAL NO. INSPECTIONS
REMARKS:



APPLICATION FOR PERMIT

Class of Building or Type of Structure Fire Class
Portland, Maine, 12-13-18-5

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 115-116 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's name and address UnJoy Associates, 97a Main, Suite 100 Telephone 772-5151
Lessee's name and address Telephone
Contractor's name and address Palmer Marinalli Const. Co., Inc., Telco, Inc. Telephone 772-5151
Architect Specifications Yes Plans Yes No. of sheets 1
Proposed use of building Apartment house No. families 3
Last use No. families
Material Wood No. stories 2 Heat Gas Style of roof Gabled Roofing Shingles
Other buildings on same lot
Estimated cost \$ 10,000 Fee \$ 140.00

General Description of New Work

To construct 2-story frame apartment house as per plans

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 owners

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? Yes If not, what is proposed for sewage? Septic tank
Has septic tank notice been sent? Yes Form notice sent? Yes
Height average grade to top of plate 10 Height average grade to highest point of roof 15
Size, front. 20 depth 20 No. stories 2 solid or filled land? Yes earth or rock? Yes
Material of foundation Concrete Thickness, top 8 bottom 12 cellar 10
Kind of roof Gabled Rise per foot 1/12 Roof covering Shingles
No. of chimneys 2 Material of chimneys Brick of lining Yes Kind of heat Gas fuel Gas
Framing Lumber--Kind Common Dressed or full size? Common Corner posts Yes Sills Yes
Size Girder 4x6 Columns under girders 4x4 Size 10x12 Max. on centers 12
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 16x24, 2nd 16x24, 3rd 16x24, roof 16x24
On centers: 1st floor 16x24, 2nd 16x24, 3rd 16x24, roof 16x24
Maximum span: 1st floor 16x24, 2nd 16x24, 3rd 16x24, roof 16x24
If one story building with masonry walls, thickness of walls? 8 height? 15

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 0 number commercial cars to be accommodated 0
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? No

APPROVED:

J. E. M.

CS 301

INSPECTION COPY

Signature of owner Henry J. Marcelli

Miscellaneous

Will work require disturbing of any tree on a public street? No
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining to the work are observed? Yes

UnJoy Associates

NOTES

9/14/66 - 31 ps. sounds
88.
9/16/66 - Mac. planned
88.
(these have regular
footings)
11/21/67 - Other mode
clearing com inspection
P. 28.
6/13/67 - See memo --
Cert. to be issued.
E. S. S.

Permit No. 16113
Location Bldg #19-26, Munition
Owner Dr. George D. Deasey et al.
Date of permit 11/13/66
Notif. closing-in
Inspn. closing-in
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

1/10/67

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 5, 1994

RE: 24 Mountfort St.

Mr. Gary Parks
P. O. Box 1512
Windham, Maine 04092

Dear Sir:

It has come to our attention that there are three dwelling units in the building you own at 24 Mountfort St. in Portland. Our files indicate that only two dwelling units have been authorized. This is in violation of section 14-463 of the Portland Land Use Code and Chapter 1 section 107.0 of the City's Building Code and may also violate other sections of these and other codes.

You are hereby required to correct these violations within 90 days from date of this letter. Failure to do so will result in legal action.

Copies of the above noted code sections are attached.

Merle Leary
Code Enforcement Officer
Merle Leary

/el

W.D.G.
Zoning Administrator
William D. Giroux

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

October 26, 1994

RE: 24 Mountfort St.

Don Nevers
c/o DMR Properties
34 Diamond St.
Portland, ME 04101

Dear Mr. Nevers:

This letter is in reference to a permit you applied for on behalf of DMR Properties to change the use of 24 Mountfort Street in Portland. The lot size of 1,220 square feet does not allow for a third dwelling unit to be added. In fact the lot is only large enough for one unit as per section 14-139(2)a. of the Land Use Code but is grandfathered for the second apartment.

I understand that you have already added the third apartment and this is an after the fact application. It is necessary that you remove this illegal unit or file for an appeal to the Board of Appeals prior to November 27th, 1994. Failure to do so will result in legal action. I have attached sections 14-139(2)a., 14-472, and 14-473 of the code.

Sincerely,

A handwritten signature in black ink, appearing to read "WDG".
William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enforcement Officer

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

December 1, 1994

RE: 24 Mountfort Street

Don Nevers
c/o DMR Properties
34 Diamond St.
Portland, ME 04101

Dear Mr. Nevers,

This is to follow up my letter of October 26, 1994, regarding the illegal apartment at 24 Mountfort Street in Portland. It is my understanding that you have been attempting to purchase an abutting property to satisfy the land area requirements of the Land Use Code.

Please contact us prior to December 9th regarding your intentions as this matter is ready for referral to the City attorney for legal action.

Sincerely,

A handwritten signature in black ink, appearing to read "WDM".
William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Marge Schmuckal, Asst. Chief of Inspection Services
Merle Leary, Code Enforcement Officer
LT. Gaylen McDougal, Fire Prevention Officer

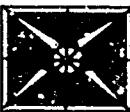
City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101. (207) 874-8703, FAX: 874-8716

Location of Construction: - 24 Mountfort St	Owner: Terdoff, Mark	Phone:	Permit No:
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name:	Address:	Phone:	Permit Issued:
Past Use: 2-fam	Proposed Use: 3-fam	COST OF WORK: \$ 25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	PERMIT FEE: \$ 25.00 INSPECTION: Use Group: Type: Signature: Signature:
Proposed Project Description: Change Use <i>(After the fact)</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:	
Permit Taken By: Mary Gresik	Date Applied For: 21 Oct 94	Special Zone or Review: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> minor	
Zoning Approval: 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			
Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____			
SIGNATURE OF APPLICANT: Don Nevers		ADDRESS:	DATE: 21 Oct 94
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:		PHONE:	
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector			
CEO DISTRICT		<input type="checkbox"/>	

Don Nevers
c/o DMR Properties
34 Diamond St
Portland, ME 04101

24 Oct 95 APRIL

Permit Never Issued
Put to File 1220 ft Lot Size
45' x 24'

ATLANTIC

TITLE
COMPANY

76 Atlantic Place • South Portland, Maine 04106 • (207) 774-4400
Telefax (207) 774-5935

December 6, 1994

Mr. William Giroux
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Mountfort Street, Portland
Donald Nevers

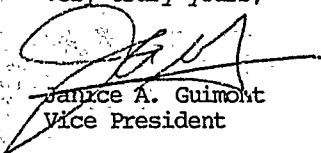
Dear Mr. Giroux:

Don Nevers has contacted this office regarding property on Mountfort Street
after your correspondence to him regarding a zoning issue.

This office is currently researching the Mountfort Street property and will
be responding to Mr. Nevers within the next few weeks with information.

If you should have any questions, please call at the number shown above.

Very truly yours,


Janice A. Guimont
Vice President

cc: Don Nevers

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

December 1, 1994

RE: 24 Mountfort Street

Don Nevers
c/o DMR Properties
34 Diamond St.
Portland, ME 04101

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William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Graj, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Marge Schmuckal, Asst. Chief of Inspection Services
Merle Leary, Code Enforcement Officer
LT. Gaylen McDougal, Fire Prevention Officer

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

October 26, 1994

RE: 24 Mountfort St.

Don Nevers
c/o DMR Properties
34 Diamond St.
Portland, ME 04101

Dear Mr. Nevers:

This letter is in reference to a permit you applied for on behalf of DMR Properties to change the use of 24 Mountfort Street in Portland. The lot size of 1,220 square feet does not allow for a third dwelling unit to be added. In fact the lot is only large enough for one unit as per section 14-139(2)a. of the Land Use Code but is grandfathered for the second apartment.

I understand that you have already added the third apartment and this is an after the fact application. It is necessary that you remove this illegal unit or file for an appeal to the Board of Appeals prior to November 27th, 1994. Failure to do so will result in legal action. I have attached sections 14-139(2)a., 14-472, and 14-473 of the code.

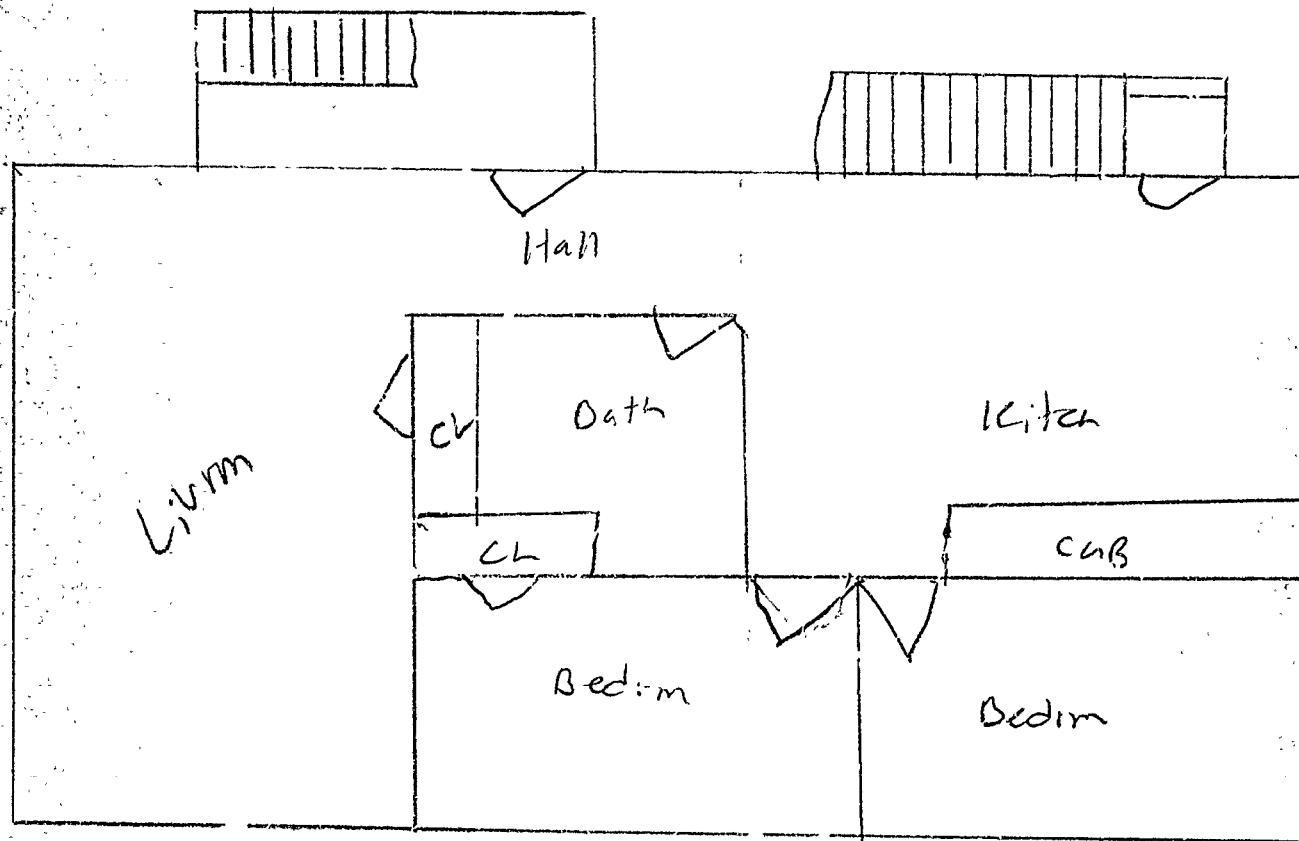
Sincerely,

A handwritten signature in black ink, appearing to read "WDG".
William D. Giroux
Zoning Administrator

/el

cc: Joseph N. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enforcement Officer

3rd and 2nd floor plan
exactly same



1st floor unst
(in question)

