



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

135 Clinton Street

February 11, 1988

Mr. Mark Flourde
585 Forest Avenue
Portland, Maine 04101

Dear Mr. Flourde:

A variance was requested and denied by the Board of Appeals on March 14, 1985, for the building at 135 Clinton Street, in the R-5 Residence Zone. As you can see from the enclosed petitions in opposition to the proposed change of use from two family to a three apartment building, there was a ground-swell of opposition from the Clinton Street neighborhood.

A copy of the materials considered at the hearing was made for your information. A copy of the Board's decision concerning this matter is enclosed with the other materials presented to the Board in 1985.

The minimum lot size for a two family dwelling in the R-5 Residence Zone is 6,000 square feet, and therefore the vacant parcel of 5,000 square feet would not be considered buildable as a separate lot unless it were proved to be a lot of record under Section 14-433 of the Zoning Ordinance. Because such lots have to be in isolated or separate ownership from adjacent lots, this vacant lot of 5,000 square feet can not be considered to be a lot of record. It is owned by an abutter, Mrs. Justine M. Zappia.

Since the last attempt was filed nearly two years ago, Mrs. Zappia would not be precluded from requesting a variance again this year; however, if the same amount of opposition were to be revived, the possibility of another variance being granted by the Board of Appeals would seem to be remote or unlikely.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Decision & relating correspondence
for Variance Request of 1985

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Inspector

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION . . . R-5 PORTLAND, MAINE

VOL 1-1

To the CHIEF OF BUILDING & INSPECTION SERVICES PORTLAND MAINE

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

LOCATION . . . 135 Clinton Street Fire District #1 #2
 1. Owner's name and address . . . Justine M. Zappia - same Telephone 799-3934
 2. Lessee's name and address Telephone
 3. Contractor's name and address . . . Jeffrey Libby Telephone
 No of stories
 Proposed use of building No families
 Past use No. families
 Material No stories . . . Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractor's cost \$ Appeal Fees \$ 50.00
 FIELD INSPECTOR - Mr Base Fee
 @ 775-5451 Late Fee
 Change of Use from two to three family with renovations. TOTAL \$

Stamp of Special Conditions

NOTE TO APPLICANT Separate permits are required for the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No stories solid or filled land? earth or rock?
 Material of foundation Thickness top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimney of lining Kind of heat fuel
 Framing Lumber - Kind Dressed or full size Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4 16" O. C. Bridge over every floor and flat roof span over 8 feet
 Joists and rafters 1st floor 2nd 3rd roof
 On centers 1st floor 2nd 3rd roof
 Maximum span 1st floor 2nd 3rd roof
 If one story building with masonry walls, height of walls? height?

IF A GARAGE

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

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

Signature of Applicant *Justine M. Zappia* Phone #
 Type Name of above Justine M. Zappia 2 3 4
 Other
 and Address

B



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 3

Portland, Maine, September 28, 1988

PERMIT ISSUED

SEP 29 1988

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 143/83, pertaining to the building or structure comprised in the original application 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 135 Clifton St. Within Fire Limits? Dist. No.

Owner's name and address Justin Zoppia, 18 Cottage Lane, G. E. Telephone

Lessee's name and address Telephone

Contractor's name and address Vineat Associates, P.O. Box 8044, Portland Telephone 839-6945

Architect Plans filed No. of sheets

Proposed use of building duplex No. families 2

Last use No. families

Increased cost of work Additional fee \$25.00

Description of Proposed Work

Change floor joist system from 2 X 12 to 2 X 10 spanning 15'6". OK ESHoffse

Sill elevation is 108.5 change to 109.25 OK Steve Harris, Public Works

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

Approved:

Signature of Owner

INSPECTION COPY

Approved:

Inspector of Buildings

FILE COPY

APPLICANT'S COPY

⑨ FW

ASSESSOR'S COPY

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3828

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 133 CLINTON STREET

PROPERTY OWNERS NAME

Last: ZAPPIA First: _____

Applicant Name: SEAN CARR

Mailing Address of Owner/Applicant (if Different): 133 WALNUT ST. S. PORTLAND ME.

PORTLAND PERMIT # 3,200 TOWN COPY

Date Permit Issued: 10/31/88 \$ 14810 FEE

Local Plumbing Inspector Signature: _____ L.P.I. # 11223

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Sean Carr Signature of Owner/Applicant Date _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules

John Carr Local Plumbing Inspector Signature Date Approved _____

PERMIT INFORMATION

| | | |
|---|--|--|
| This Application is for | Type Of Structure To Be Served: | Plumbing To Be Installed By: |
| 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING | 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input checked="" type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____ | 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER |

NOV 1 - '88

LICENSE # 106983

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Number | Column 2 Type of Fixture | Number | Column 1 Type of Fixture |
|--|--------|--|--------|------------------------------|
| HOOK-UP; to public sewer in those cases where the connection is not regulated or inspected by the local health department. | 2 | Hosebibb / Sillcock | 2 | Bathub (and Shower) |
| | | Floor Drain | | Shower (Separate) |
| | | Urinal | 2 | Sink |
| HOOK-UP; to an existing subsurface wastewater disposal system. | | Drinking Fountain | 4 | Wash Basin |
| | | Indirect Waste | 4 | Water Closet (Toilet) |
| | | Water Treatment Softener, Filter, etc. | 2 | Clothes Washer |
| | | Grease/Oil Separator | | Dish Washer |
| PIPING RELOCATION; of sanitary lines, drains, and piping without new fixtures. | | Dental Cuspidor | | Garbage Disposal |
| | | Bidet | 1 | Laundry Tub |
| | | Other: _____ | | Water Heater |
| Number of Hook-Ups & Relocations | | | | |
| Hook-Up & Relocation Fee | 2 | Fixtures (Subtotal) Column 2 | 4 | Fixtures (Subtotal) Column 1 |
| | | | 2 | Fixtures (Subtotal) Column 2 |
| | | | 1.6 | Total Fixtures |
| | | | | Fixtures Fee |
| | | | | Hook-Up & Relocation Fee |
| | | | | Permit Fee (Total) |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Page 1 of 1
HHE-211 Rev. 9/88

TOWN COPY

PERMIT # 001143 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Justina Zippia
 Address: 18 Cottage Lane Cape Elizabeth
 LOCATION OF CONSTRUCTION: 135 Clinton Street
 CONTRACTOR: Vincent Assoc. SUBCONTRACTORS: 839-6945
 ADDRESS: P.O. Box 8004 Portland, ME 04104 mail to
 Est. Construction Cost: 1821,127,609 Type of Use: duplex
 Past Use: _____
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 Conversion - Explain minor site plan - construct new

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:
 1. Type of Soil: _____
 2. Set Backs - Front 20.5 Rear _____ Side(s) 13
 3. Footings Size: _____
 4. Foundation Size: 32 x 40 no walls
 5. Other _____

Floor:
 1. Sills Size: 2x6 PT ills must be anchored.
 2. Joist Size: 2x12 built up 3x4 brackings
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No windows _____
 3. No doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Material _____

For Official Use Only

Date: AUGUST 25, 1988 Subdivision: Yes No
 Inside Fire Limits _____ Name _____
 Blgd Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost: 1,271,000 Permit Expiration _____
 Value/Structure _____ Ownership _____
 Fee: 705.00 Public _____ Private _____

Colling: (136-A-2as changed)
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size: _____
 3. Type Colling: _____
 4. Insulation Type: _____ Size _____
 5. Ceiling Height: _____ SEP 30 1988

Roof:
 1. Truss or Rafter Size: _____ Span _____
 Sheathing Type: _____ City of Portland
 2. Covering Type: _____
 4. Other _____

Chimneys:
 Type: Block 4, 1/2" x 12" x 8" x 8" Number of Fire Places: N/A

Heating:
 Type of Heat: FHW

Electrical:
 Service Entrance Size: 100 Amp Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes _____ No
 2. No. of Tubs or Showers: 1 Tub/unit
 3. No. of Flushes: 2 per unit
 4. No. of Lavatories: 2 per unit
 5. No. of Other Fixtures: 1 washer hook-up, 1 kit sink per unit

Swimming Pools:
 1. Type: N/A
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law

Zoning:
 District: R-5 Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other (Explain): _____
 Date Approved: SEP 16, 1988

Permit Received By: Roanne O'Neil

Signature of Applicant: [Signature] Date: August 25, 1988

Signature of CEO: _____ Date: _____

Inspection Dates: _____

ELECTRICAL INSTALLATIONS

Permit Number 29700

Location 133 Old St.

Owner Sam M. [unclear]

Date of Permit 10/20/88

Final Inspection

By Inspector [Signature]

Permit Application Register Page No. 42

INSPECTIONS: Service 240 Amp by [Signature]
Service called in 10/24/88
Closing-in 11/7/88 by [Signature]

PROGRESS INSPECTIONS.

CODE
COMPLIANCE
COMPLETED
DATE

| DATE: | REMARKS: |
|---------|---|
| 11/7/88 | Permit due for inspection |
| 12/6/88 | Watermeter needs to be grounded at the service disconnect - defective P3 FCI right side kit outlet (does not work in trip test) |
| 1/3/89 | No Call for final inspection or violations |



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date October 20 1988
 Receipt and Permit number 79706

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 133 Clinton Street
 OWNER'S NAME: Harry Tibbetts ADDRESS: _____

| | FEES | |
|---|-----------------------|--------------|
| OUTLETS: | | |
| Receptacles <u>62</u> Switches <u>40</u> Plugmold _____ ft TOTAL <u>107</u> | | <u>9.20</u> |
| FIXTURES: (number of) | | |
| Incandescent _____ Fluorescent _____ (not strip) TOTAL | | |
| Strip Fluorescent _____ ft. | | |
| SERVICES: | | |
| Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u> .. | | <u>3.00</u> |
| METERS: (number of) | | |
| MOTORS: (number of) | | |
| Fractional _____ | | |
| 1/2 HP or over _____ | | |
| RESIDENTIAL HEATING: | | |
| Oil or Gas (number of units) _____ | | |
| Electric, (number of rooms) _____ | | |
| COMMERCIAL OR INDUSTRIAL HEATING: | | |
| Oil or Gas (by a main boiler) <u>2</u> | | <u>10.00</u> |
| Oil or Gas (by separate units) _____ | | |
| Electric Under 20 kws _____ Over 20 kws _____ | | |
| APPLIANCES: (number of) | | |
| Ranges _____ <u>2</u> _____ | Water Heaters _____ | |
| Cook Tops _____ | Disposals _____ | |
| Wallovens _____ | Dishwashers _____ | |
| Dryers _____ <u>2</u> _____ | Compactors _____ | |
| Fans _____ <u>4</u> _____ | Others (denote) _____ | |
| TOTAL <u>8</u> | | <u>12.00</u> |
| MISCELLANEOUS: (number of) | | |
| Branch Panels _____ | | |
| Transformers _____ | | |
| Air Conditioners Central Unit _____ | | |
| Separate Units (windows) _____ | | |
| Signs 20 sq. ft. and under _____ | | |
| Over 20 sq. ft. _____ | | |
| Swimming Pools Above Ground _____ | | |
| In Ground _____ | | |
| Fire/Burglar Alarms Residential _____ | | |
| Commercial _____ | | |
| Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ | | |
| over 30 amps _____ | | |
| Circus, Fairs, etc. _____ | | |
| Alterations to wires _____ | | |
| Repairs after fire _____ | | |
| Emergency Lights, battery _____ | | |
| Emergency Generators _____ | | |

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 34.20

INSPECTION: Will be ready on Oct 21 1988, or Will Call _____
CONTRACTOR'S NAME: George McCallum
ADDRESS: 150 Elm Rd
TEL.: _____
MASTER LICENSE NO.: 07356 **SIGNATURE OF CONTRACTOR:** George McCallum
LIMITED LICENSE NO.: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 133 A & 133 B Clinton Street

Issued to Justice Zappia Recovable Trust Date of Issue 12/3/92

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. n/a, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Two condominium units

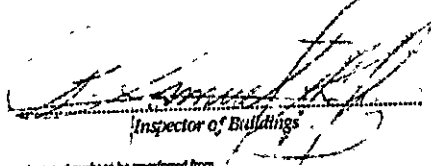
Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector


Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$100. Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Justine Zappia Revocable Trust Phone # 878-2004
Address: C/O Thomas Powers, Atty- 1050 Forest Ave.
Portland, ME 04103
LOCATION OF CONSTRUCTION 133 A & 133 B Clifton St.

Address: _____ Phone # _____
Est. Construction Cost: _____ Proposed Use: two condo units
Past Use two apartments

of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion REVIEW FOR TWO CONDO UNITS

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size _____ Spacing 16" O.C.
4. Joist Size: _____
5. Bridging Type: _____ Size _____
6. Floor Sheathing Type: _____ Size _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

White - Tax Assessor

For Official Use Only

Date 7/10/92 Subdivision: _____
Inside Fire Limits _____ Name _____
Bldg Code _____ Lot _____
Time Limit _____ Ownership: _____
Estimated Cost _____

Zoning:

Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) WDP = 7-13-92

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Joisting
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise...

Signature of Applicant Thomas Powers / SPH Date _____

CEO's District _____

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

SEABORN ASSOCIATES
ATTORNEYS AT LAW

a professional association

*THOMAS E POWERS
COLLEEN P. TUCKER
PAMELA M. BUGOSH

*(also admitted in Mass.)

CYNTHIA T CHURCHILL
of counsel

1050 FOREST AVENUE
PORTLAND, MAINE 04103

(207) 878-2004

(207) 878-8909 telecopier

July 2, 1992

Bill Giroux, Inspection Services
City of Portland
389 Congress Street
Portland, Maine 04101

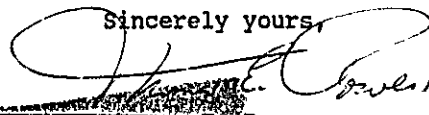
RE: 133 A & B Clinton Street
Portland, Maine

Dear Sir/Madam:

Enclosed is an Application for Condominium Conversion Permit for the above-referenced property together with a check in the amount of \$100.00 for the application fee and a photocopy of the condominium plan. I understand the application process takes seven to ten days.

If you need anything further, please feel free to give me a call. Thank you for your assistance.

Sincerely yours,



Thomas E. Powers

333 A & B Clinton St Condo 1892
6-26-92

JUSTINE M. ZAPPIA
GABRIEL ZAPPIA
TRUSTEES, U/A DATED 9/26/93
18 COTTAGE LANE
CAPE FIZABETH, ME 04107

PAY TO THE ORDER OF City of Portland \$ 100.00
One Hundred 00/100 DOLLARS

GASCO NORTHERN
A BANK OF BOSTON COMPANY
GASCO NORTHERN BANK, N.A.

Portfolio 50
Justine Zappia

MEMO
⑆011200022⑆ 22⑈815⑈008⑈ 1892

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 133A+B CLINTON ST.
PORTLAND, ME 04103

Assessor's chart: # 136
Block: A
Lot: 2

Name of Owner: JUSTINE ZAPPIA REVOCABLE TRUST

Address: c/o SEABORN ASSOCIATES, P.A., 1050 FOREST AVE, FTLD. 04103

Telephone No.: 878-2004

Name of Project: 133A+B CLINTON STREET CONDOMINIUM

No. of Units to be Converted: 2 (DUPLEX)

No. of Units applying for: 2

No. of Units in Structure: 2

Date or which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: _____

INSPECTION SERVICES USE ONLY

Approved By _____ Date: _____
Zoning _____

| | | No of units approved (circle) and date | | | | | | | | | |
|-------------------------|----------------|--|---|---|---|---|---|---|---|----|--|
| | | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| <i>Alene</i> 11/4/92 | Fire Dept. 1 | | | | | | | | | | |
| | others | | | | | | | | | | |
| <i>Alene</i> 11/4/92 | Plumbing: 1 | (2) | | | | | | | | | |
| | others | | | | | | | | | | |
| <i>Alene</i> 11/4/92 | Elec. 1 | | | | | | | | | | |
| | others | | | | | | | | | | |
| <i>Alene</i> 11/4/92 | Bldg. & 1 | (2) | | | | | | | | | |
| | Housing others | | | | | | | | | | |
| <i>Alene</i> 11/4/92 | C. o' O. 1 | (2) | | | | | | | | | |
| | others | | | | | | | | | | |

Comments:

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apartment number wherever possible)
4. Have notices of intent been given to tenants in accordance with ARTICLE VII SECTION 14-568 of the Municipal Code entitled "Condominium Conversion Ordinance"?
Yes No
5. Have relocation payments been made to eligible tenants in accordance with ART VII, Sect 14-569 of the Municipal Code?
Yes No
6. Have relocation referrals and assistance been provided to tenants on demand?
Yes No

CONDOMINIUM CONVERSION APPLICATION
PART III

PROJECT DATA:

1. Name of Project: 133 A+B CLINTON STREET CONDOMINIUM

2. Assessor's Reference, (Chart-Block-Lot): 136 -A-2

3. Number of units and rental rates before conversion:
(Please specify whether or not monthly rent includes utilities.)

| | <u>Number</u> | <u>Monthly Rent</u> |
|-------------------------------------|---------------|---------------------|
| a) One bedroom units..... | _____ | _____ |
| b) Two bedroom units.... | _____ | _____ |
| c) Three or more bedroom units..... | <u>2</u> | _____ |

4. Number of units and purchase price after conversion:

| | <u>Number</u> | <u>Purchase Price</u> |
|-------------------------------------|---------------|-----------------------|
| a) One bedroom units..... | _____ | _____ |
| b) Two bedroom units..... | _____ | _____ |
| c) Three or more bedroom units..... | <u>2</u> | _____ |

5. Length of time building owned by applicant: ^{BEFORE} SINCE CONSTRUCTION IN 1988

6. Place a check in the spaces below if there has been or will be any building improvements, renovations, or modifications associated with this conversion which require any of the following permits:

Building Permit Plumbing Permit None
 Electrical Permit Heating Permit

7. Specify the type and approximate cost of any building improvements associated with this conversion that do not require permits:

- \$ _____ Exterior walls, windows, doors, roof;
- \$ _____ Insulation;
- \$ _____ Interior cosmetic (e.g. wall or floor refinishing, etc.);
- \$ _____ Other (specify) _____;
- None.

8. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1(A) 2(B) 3 4 5 6 7 8 9 10

| | | | | | | | | | | | |
|--|--------|-------|--|--|--|--|--|--|--|--|--|
| a) Length of occupancy..... | Vacant | 9 Mos | | | | | | | | | |
| b) Age of head of household..... | Ø | 23 | | | | | | | | | |
| c) Number of children..... | Ø | Ø | | | | | | | | | |
| d) Number of persons ages 60 or over.... | Ø | Ø | | | | | | | | | |
| e) Will tenant purchase unit? (Yes/No)... | No | No | | | | | | | | | |
| f) If not, was (or will) relocation payment (be) made? (Yes/No)..... | No | No* | | | | | | | | | |
| g) If moving, check destination below:.. | | | | | | | | | | | |
| i) Same Neighborhood..... | | | | | | | | | | | |
| ii) Elsewhere in Portland | | | | | | | | | | | |
| iii) Out of Portland..... | | | | | | | | | | | |
| iv) Unknown..... | | | | | | | | | | | |

APPLICANT SIGNATURE:

Justin Zappin

DATE:

6-26-92

* TENANTS WILL REMAIN APRA. CONVERSION

SEABORN ASSOCIATES
ATTORNEYS AT LAW

a professional association

THOMAS E. POWERS
COLLEEN P. TUCKER
PAMELA M. BUGOSH

(also admitted in Mass.)

CYNTHIA T. CHURCHILL
of counsel

NICHOLAS H. WALSH

1050 FOREST AVENUE
PORTLAND, MAINE 04103

(207) 878-2004

(307) 878-8909 telecopier

Jennifer Cross
113 B Clinton St.
Portland, ME 04102

May 21, 1992
HAND-DELIVERED

NOTICE OF INTENT TO CONVERT

Please take notice of my intent to convert the apartment unit in which you now reside to the condominium form of ownership on or about June 15, 1992. By law I must give you 120 days' notice of this intent to convert to a condominium. Unless other arrangements are made to extend your tenancy, you may be required to vacate the apartment by September 20, 1992, so that your apartment can be offered for sale to the public.

As a tenant, Maine law gives you the first option to purchase your apartment. For the sixty days following your receipt of this notice, you shall have an exclusive and irrevocable option to purchase the apartment in which you now live. You may not assign this right to anyone. If you do not purchase or contract to purchase the apartment during this sixty-day period, I cannot sell or offer the unit to anyone else for the following 180 days at a price or on terms more favorable than the price or terms offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

If you do not buy your apartment, I am required by law to assist you in finding another place to live and in determining your eligibility for relocation payments as set forth in Article VII Section 14-569 of the Portland Municipal Land Use Code. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress St., Portland Maine 04101 (telephone: 775-5451).

Please direct any questions to my attorneys, Colleen P. Tucker or Thomas E. Powers. Thank you.

Sincerely,

Justine Zappia
Justine Zappia

**APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I**

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 133A+B Clinton St. Portland, ME 04103 Assessor's chart: 136
Block: A
Lot: 2

Name of Owner: JUSTINE ZAPPALA REVOCABLE TRUST
Address: 96 BEADORN ASSOCIATES, P.A., 1060 FOREST AVE, PTLD. 04103

Telephone No.: 878-2004

Name of Project: 133A+B CLINTON STREET CONDOMINIUM

No. of Units to be Converted: 2 (DUPLIX)

No. of Units applying for: 2

No. of Units in Structure: 2

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: _____

INSPECTION SERVICES USE ONLY

Approved By _____ Date: _____
Zoning _____

| | No of units approved (circle) and date | | | | | | | | | |
|----------------|--|---|---|---|---|---|---|---|----|--|
| | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| ✓ Fire Dept: 1 | | | | | | | | | | |
| others 0 | | | | | | | | | | |
| Plumbing: 1 | | | | | | | | | | |
| others | | | | | | | | | | |
| Elec.: 1 | | | | | | | | | | |
| others | | | | | | | | | | |
| Bldg. & 1 | | | | | | | | | | |
| Housing others | | | | | | | | | | |
| C. of O. 1 | | | | | | | | | | |
| others | | | | | | | | | | |

Comments: *Garage access to left side unit only - Basement sleeping over has no fire rated separation from boiler/furnace area. Basement access to 2nd means of egress via 1st or second bedroom that also is not separated from the adjacent living unit by fire rated separation. Ed. 7-21-94*

**APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I**

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 133A+B CLINTON ST.
PORTLAND, ME 04103 Assessor's chart: 136
Block: A
Lot: 2

Name of Owner: JUSTINE ZAPPIA REVOCABLE TRUST
Address: c/o SEABORN ASSOCIATES, P.A., 1050 FOREST AVE, FTLD. 04103
Telephone No.: 878-2004
Name of Project: 133A+B CLINTON STREET CONDOMINIUM
No. of Units to be Converted: 2 (DUPLX)
No. of Units applying for: 2
No. of Units in Structure: 2
Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: _____

INSPECTION SERVICES USE ONLY

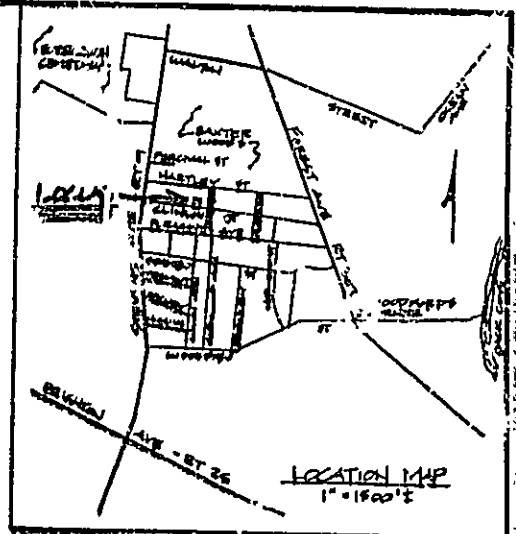
Approved by _____ Date: _____
Zoning _____

| | | No of units approved (circle) and date | | | | | | | | | |
|--------------------|--------|--|---|---|---|---|---|---|---|----|--|
| | | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| Fire Dept: | 1 | | | | | | | | | | |
| | others | | | | | | | | | | |
| ✓ Plumbing: | 1 | | | | | | | | | | |
| | others | | | | | | | | | | |
| Elec.: | 1 | | | | | | | | | | |
| | others | | | | | | | | | | |
| ✓ Bldg. & Housing: | 1 | | | | | | | | | | |
| | others | | | | | | | | | | |
| C. of O. | 1 | | | | | | | | | | |
| | others | | | | | | | | | | |

Comments:

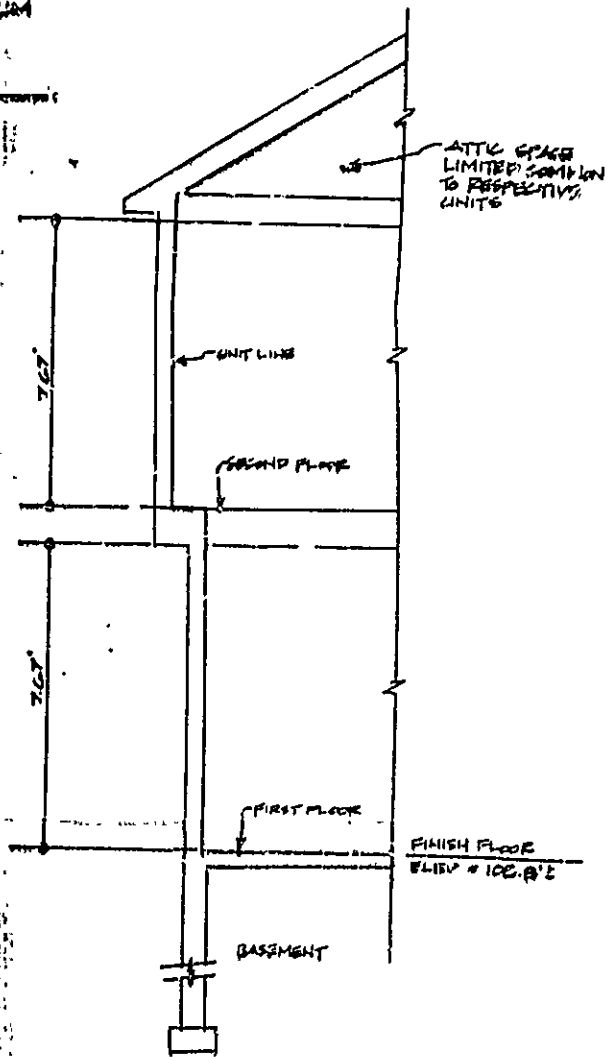
PLAN REFERENCE:

1. "STANDARD BOUNDARY SURVEY, SITE PLAN, CLINTON ST, PORTLAND, ME. MADE FOR BERRY TIBBETTE, ET COFFIN ADVANCED TECHNOLOGIES, 13-15 MAIN STREET, GRAN MAINE, DATED AUGUST 16, 1992.
2. "PLAN SHOWING LOTS ON CLINTON STREET AS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK G, PG. 18.



NOTES:

1. TOTAL AREA EQUALS 6000 SQ. FT.
2. LOCUS IS ZONED R-6 (RESIDENTIAL) PER CITY OF PORTLAND ZONING ORDINANCE FOR REGULATIONS.
3. PROJECT BENCH MARK IS THE TOP OF A BRASS PLUG IN A 6" X 6" GRANITE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY CORNER OF CLINTON ST & THE NORTHWESTERLY CORNER OF LAYER ST. ELEVATION = 99.70' (AS PROVIDED BY THE CITY OF PORTLAND).
4. REFERENCE IS MADE TO DECLARATION OF CONDOMINIUM OF "133 A & B CLINTON STREET CONDOMINIUM" DATED _____, & RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK _____, PAGE _____.
5. LOCUS IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
6. LAND THAT IS NOT DESIGNATED AS LIMITED COMMON AREAS SHALL BE DESIGNATED AS COMMON AREAS.
7. LOCUS IS IDENTIFIED AS LOT 30 & 31 LOT 22 PER PLAN REFERENCE # 2.
8. KITCHEN & DISHWASHER PLACES ARE LIMITED COMMON AREAS.



TYPICAL CROSS SECTION:
No Scale

APPROVED BY THE CITY OF PORTLAND
PLANNING BOARD ON _____

**133 A & B CLINTON STREET CONDOMINIUM
LOCATED IN PORTLAND MAINE**

BY: JUSTINE ZAPPIA

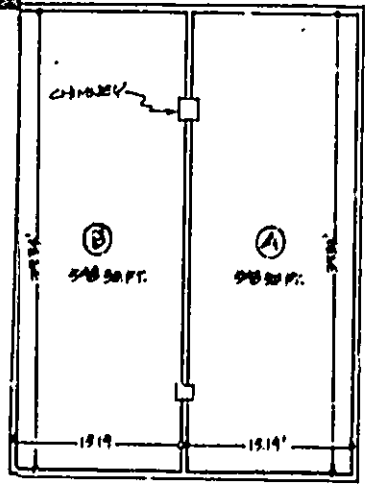
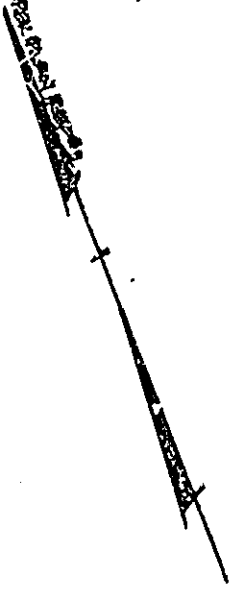
SCALE 1" = 10'

DATED = MAY 29, 1992

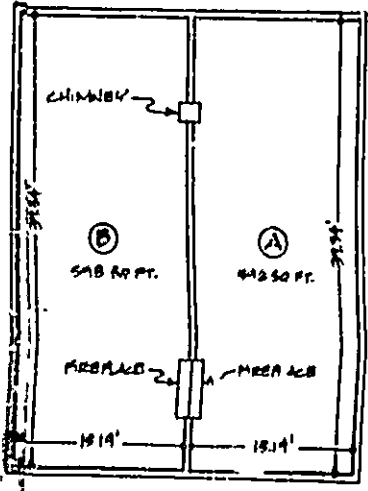
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING STRUCTURE DEPICTED ON THIS PLAN WAS LOCATED ON MAY 22, 1992, IN RELATIONSHIP TO THE BOUNDARY RESULTS

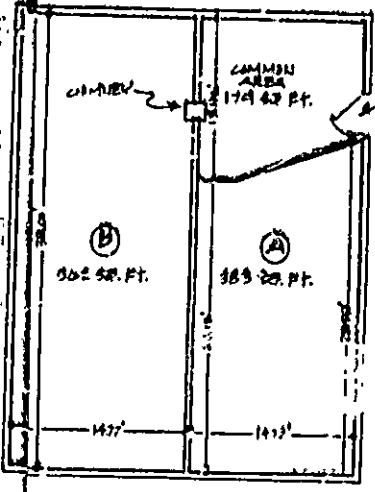
WALTER H. & MARGARET B. GALLANT
C.E.P.D. BK. 1049, P. 51



2ND FLOOR



1ST FLOOR



BASEMENT

F.L.P. 0 415



Handwritten notes and signatures on the right side of the page, including a signature that appears to be 'W. H. GALLANT'.

STAKE POLES NOT SHOWN ON PLAN REF #1

1/4
DONALD F. G. MIRIAM URBAN
C.C.R.D. BK 8208, P. 470

1/4
DONALD F. G. MIRIAM URBAN
C.C.R.D. BK 8208, P. 471

S 65° 37' 41" E - 60.00'

FOUND IRON PIPE

EXISTING CONCRETE SLAB

LIMITED COMMON AREA FOR UNIT B FOR PARKING OF VEHICLES

LIMITED COMMON AREA FOR UNIT A FOR PARKING OF VEHICLES

OAK TREES

LIMITED COMMON AREA - UNIT B

LIMITED COMMON AREA - UNIT A

REMAINING LAND OF
JULIENNE RAFFLA
C.C.R.D. BK 8104, P. 270

DWELLING

PORCH

FOUND IRON PIPE

GRASS

GRASS

DWELLING

TO STEVENS AVE

CLINTON STREET (BITUMINOUS CONCRETE)

EDGE OF PAVEMENT

CH ELEC

CH BLUE

