



Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

September 3, 2014

Bangor Savings Bank  
c/o Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Attn: Tabatha J. Berube

RE: 105-117 Washington Avenue- 12-P-13, 16, 18, 19, 20, 29, 31, 37- (the "Property") – B-2b Zone  
Cotton Street Holdings LLC., Owner

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The principal structure is located in a B-2b zone. A small zoning map is being enclosed with this determination letter.

To the best of my knowledge the entire building is in compliance with all Municipal Land Use zoning codes, regulations and ordinances. A check of our files indicates that there are no pending or threatened violations against it. Copies of Planning reviews and permits and certificates of Occupancy are enclosed with this letter.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is stylized and cursive.

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

*received  
3/2/05*

2005-0026  
Application I. D. Number

2/17/2005  
Application Date

101 Washington Avenue  
Project Name/Description

A & M Partners Llc  
Applicant

120 Exchange St, Portland, ME 04101  
Applicant's Mailing Address

Consultant/Agent  
Applicant Ph: (207) 775-2100 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

101 - 101 Washington Ave, Portland, Maine  
Address of Proposed Site

012 P019001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building     Building Addition     Change Of Use     Residential     Office     Retail  
 Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning **B-2**

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 2/22/2005

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved     Approved w/Conditions See Attached     Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

# A & M PARTNERS, INC.

REAL ESTATE DEVELOPMENT/MANAGEMENT

120 EXCHANGE STREET PORTLAND, MAINE 04101



(207) 879-1358

February 16, 2005

Sarah Hopkins  
Development Review Program Manager  
Planning Department  
City Hall  
389 Congress Street  
Portland, Maine 04101

Dear Sarah:

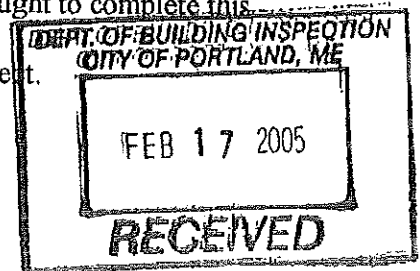
Please find enclosed 9 sets of plans for minor subdivision review at 107 Washington Ave.

This is the site we always talked about that would augment the parking available for 59-75 Washington Ave. It is shown on the Nissen's survey previously submitted. As you can see from the plans we intend to keep the existing structure (formerly an automotive repair facility) and re-position it either as new commercial space or as indoor parking, depending on market conditions and demands.

The most intense this use of on-site parking for the existing building would probably be if it were used as office and this use would require 18 spaces, (400 SF/space). This would leave a minimum surplus of 55 spaces (73-18).

Please accept the following as a written statement to supplement the full plan sets provided.  
Site plan checklist item:

- ITEM #34 Potential uses could range from retail, to office, to distribution, to parking.
- ITEM #35 There is no residential use proposed.
- ITEM #36 The total area of the site being developed is approx. 44,700 SF.
- ITEM #37 The footprint of the existing structure is approx. 7,500 SF.
- ITEM #38 All existing easements are shown on the previously submitted survey.
- ITEM #39 Solid waste will be handled by a dumpster within the existing structure.
- ITEM #40 The site remains virtually unchanged except for paving and lighting the existing gravel parking areas.
- ITEM #41 We anticipate no drainage problems, the flow patterns will remain basically the same, however, the surface water will now be collected and treated in an approved "oil/grit" separator.
- ITEM #42 We hope to start site work April 1 and be complete in 60 days depending on weather.
- ITEM #43 There are no State or Federal permits being sought to complete this project.
- ITEM #44 There are no pending applications for this project.
- ITEM #45 N/A



---

ITEM #46 Previously provided with 75 Washington submissions. (Same ownership)  
ITEM #47 Previously provided with 75 Washington submissions. (Same ownership)

Please feel free to contact me if you have any additional questions at 775-2100.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Scarks".

Michael Scarks, President  
A & M Partners, LLC

SHERIDAN STREET  
(BITUMINOUS)

11' 10 1/2"

*rounded  
raised island  
pedestrian  
passway /  
landscaped*

75' 3 1/2"

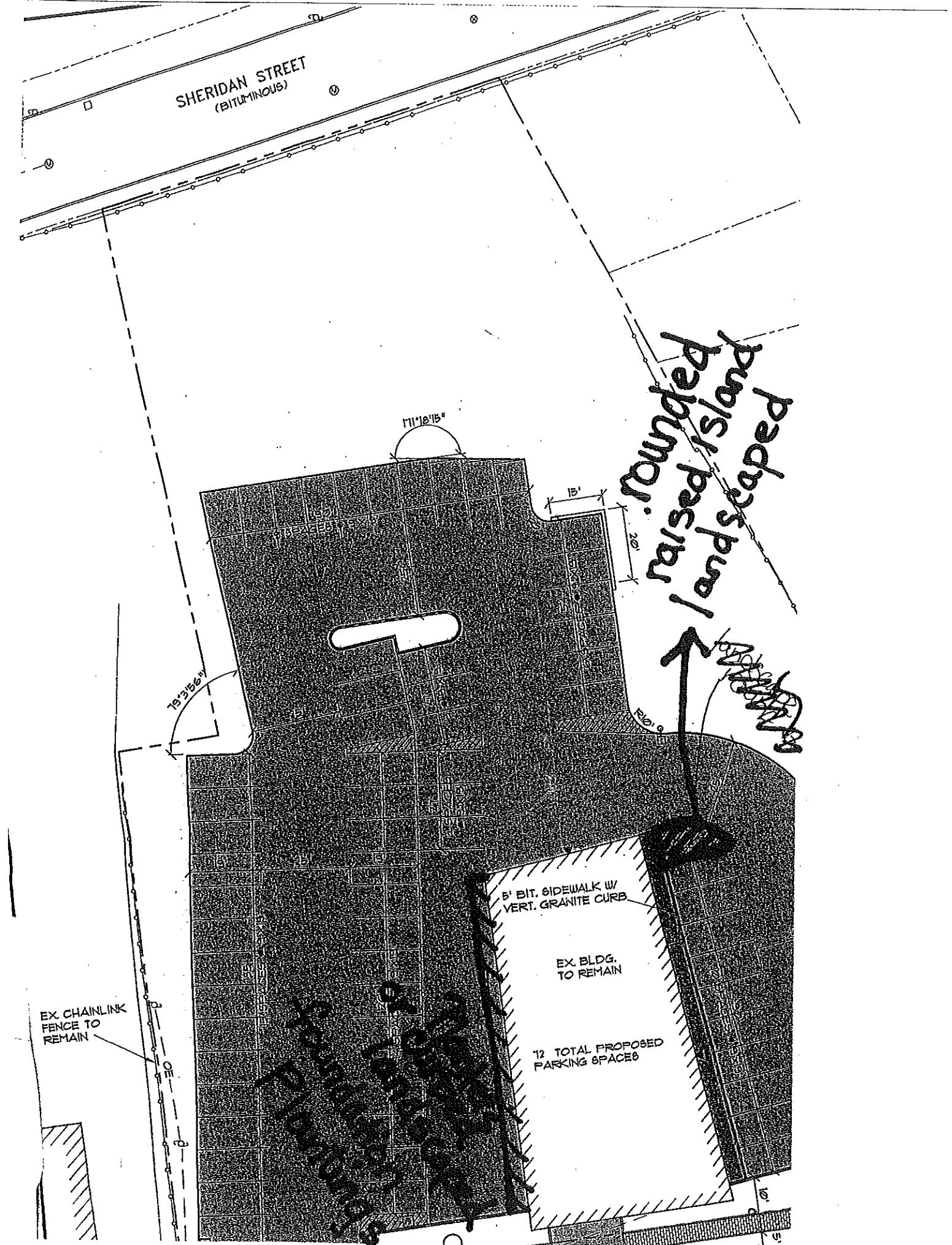
5' BIT. SIDEWALK W/  
VERT. GRANITE CURB

EX. BLDG.  
TO REMAIN

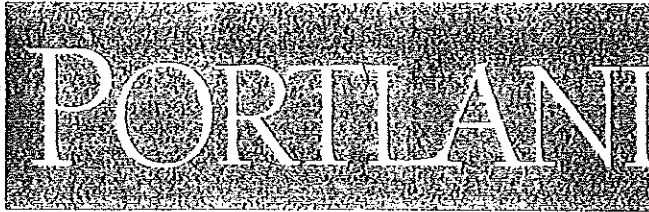
12 TOTAL PROPOSED  
PARKING SPACES

EX. CHAINLINK  
FENCE TO  
REMAIN

*12 TOTAL PROPOSED  
PARKING SPACES*







*Strengthening a Remarkable City, Building a C*

107 Washington  
Avenue

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

June 16, 2005

Mr. Mike Scarks  
Neptune Properties  
120 Exchange Street  
Portland, ME 04101

RE: 107 Washington Avenue, parking lot  
ID #2005-0026, CBL #012-P-019

Dear Mr. Scarks:

On June 15, 2005, the Portland Planning Authority approved a parking lot to be located at 107 Washington Avenue as shown on the approved plan with the following condition:

- i. that when the existing building is occupied, the Zoning Administrator shall review the number of parking spaces required for the reuse.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

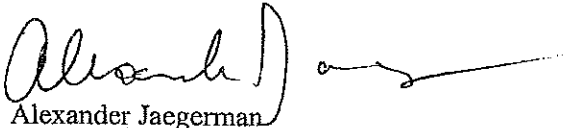
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

O:\PLANDEV\REVIEW\WASHINGTON\107\APPROVAL LETTER6-15-05.DOC

3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director







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

Permit No: 08-1469	Issue Date:	CBL: 012 P018001
-----------------------	-------------	---------------------

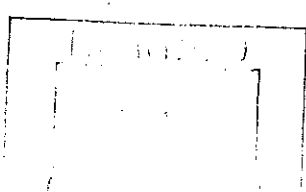
Location of Construction: 105 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: A & M Partners / Lou Wood	Contractor Address: 120 Exchange Street Portland	Phone: 2074506128
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial - Auto Garage	Proposed Use: Commercial - Office of Corrections/ Parole- Change of use from auto garage to Office of Corrections/ Parole w/ Interior renovations	Permit Fee: \$485.00	Cost of Work: \$38,400.00	CEO District: 1
Proposed Project Description: Change of use from auto garage to Office of Corrections/ Parole w/ Interior renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: B Type: IBL-2003 Signature: <i>Green, Cass</i> Signature: <i>JWB 11/21/08</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 11/18/2008	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan M <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/18/08</i>	Zoning Appeal <input type="checkbox"/> Variance <i>Superior Court attached</i> <input type="checkbox"/> Miscellaneous <i>reversed the EBAS decision with instructions to issue the permit</i> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>Oct 28, 2009</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
--	---	--

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 08-1469	Date Applied For: 11/18/2008	CBL: 012 P018001
-----------------------	---------------------------------	---------------------

Location of Construction: 105 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: A & M Partners / Lou Wood	Contractor Address: 120 Exchange Street Portland	Phone: (207) 450-6128
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Office of Corrections/ Parole- Change of use from auto garage to Office of Corrections/ Parole w/ Interior renovations	Proposed Project Description: Change of use from auto garage to Office of Corrections/ Parole w/ Interior renovations
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/18/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) This property shall remain parole offices for the Office of Corrections. Any change of use shall require a separate permit application for review and approval.</li> <li>2) Separate permits shall be required for any new signage.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/21/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) The bathroom fixture count is based on the letter from the Dept. Of Corrections for employee use. If a future tenant occupies the space, this may require an increase in the amount.</li> <li>2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</li> </ol>			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 11/18/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) An evacuation plan is required</li> <li>2) Fire extinguishers required. Installation per NFPA 10</li> <li>3) Emergency lights and exit signs are required</li> <li>4) Application requires State Fire Marshal approval.</li> </ol>			

<p><b>Comments:</b></p> <p>11/18/2008-ldobson: previous permit#070572 fees applied to this permit</p> <p>11/18/2008-mes: This permit is tied to the original permit #07-0572 which was denied based on B-2b uses not allowing governmental uses such as a State parole office. The ZBA On 8/2/07 denied the appellant's interpretation appeal. The appellant took the case to Superior Court. On October 28, 2008 Superior Court Justice Thomas E. Delahanty II issued a decision that the zoning ordinance should not prohibit this use (copy of decision attached to the permit) with the order that the permit be issued for zoning purposes.</p>
--



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 105 WASHINGTON AVE CBL 012 P018001

Issued to A & M Partners Llc / A & M Partners / Lou Wood Date of Issue 06/01/2009

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. 08-1469, 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  
Entire

APPROVED OCCUPANCY  
Corrections and Parole Office  
Use Group B  
Type 2B  
IBC 2003

Limiting Conditions: None

This certificate supersedes certificate issued

Approved:

06/01/09 Michael A. Collins  
(Date) Inspector  
3rd Floor 202

*[Signature]*  
Inspector of Buildings

Notice: 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.

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

Permit No: 09-0373	Issue Date:	CBL: 012 P018001
-----------------------	-------------	---------------------

Location of Construction: 105 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: HVAC Services, Inc.	Contractor Address: 73 Bradley Drive Westbrook 04092	Phone: 2078544822
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: B-2b

Past Use: Commercial office connected w/ permit#081469	Proposed Use: Commercial office connected w/ permit#081469 - install a Natural gas Heating/ Cooling unit on roof	Permit Fee: \$420.00	Cost of Work: \$39,700.00	CEO District: 1
Proposed Project Description: install a Natural gas Heating/ Cooling unit on roof		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: HVAC	

\* See Conditions

Signature: *(KG)*

Signature: *ME GAS REG*  
Date: *2/5/10*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

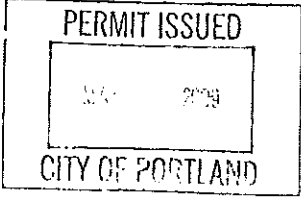
Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Ldobson	Date Applied For: 04/27/2009	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>Apr 4/28/09 km</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ASU</i>
---	---	---



**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Art Girard - Office Building

PROJECT ADDRESS: 107 Washington Ave.

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)  
Excavate a 10' x 90' area for snow storage - Build a concrete block retaining wall 2' wide x 4' high x 100' long +/-.

CHART/BLOCK/LOT: 012 P 018001

### CONTACT INFORMATION:

#### OWNER/APPLICANT

Name: Art Girard  
Address: 120 Exchange Str.  
Portland, ME  
Zip Code: 04101  
Work #: 828-4650  
Home #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: Dave Chapman  
Address: 381 County Rd.  
Scarborough, ME  
Zip Code: 04074  
Work #: 839-6987  
Home #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**RECEIVED**

SEP - 2 2009

City of Portland  
Planning Division

#### Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

#### Applicant's Assessment Y(yes), N(no), N/A

N/A  
NO  
N/A  
NO  
Yes  
Yes  
NO  
NO  
NO  
Yes  
Yes

#### Planning Division Use Only

N/A  
no  
no  
no  
yes  
yes  
no  
no  
no  
yes  
yes

SEP 10 2009

**Planning Division Use Only**      Exemption Granted X <sup>with condition</sup> Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

The applicant shall confirm with the Inspection Division whether a building permit is required for the retaining wall.

Planner's Signature Barbara Bachmidt      Date Sept. 9, 2009

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

**Sec. 14-523. Approval required.**

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

---

**IMPORTANT NOTICE TO APPLICANT**

**An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.**

---

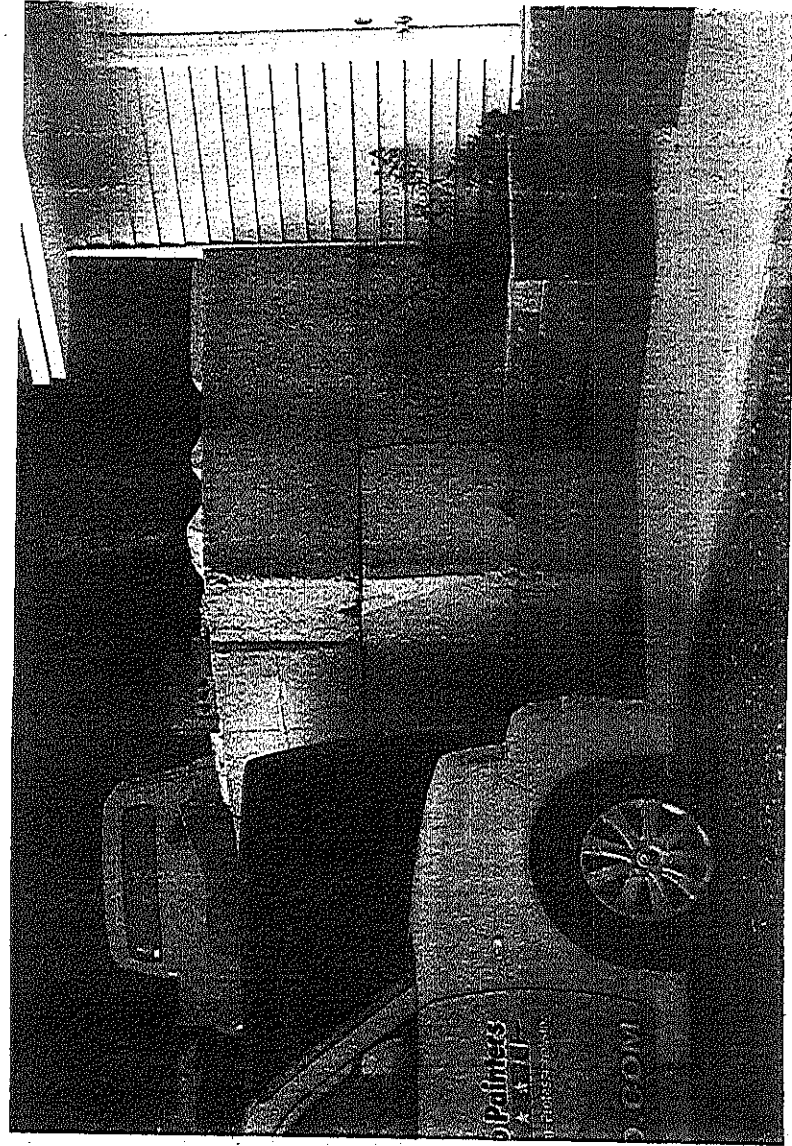
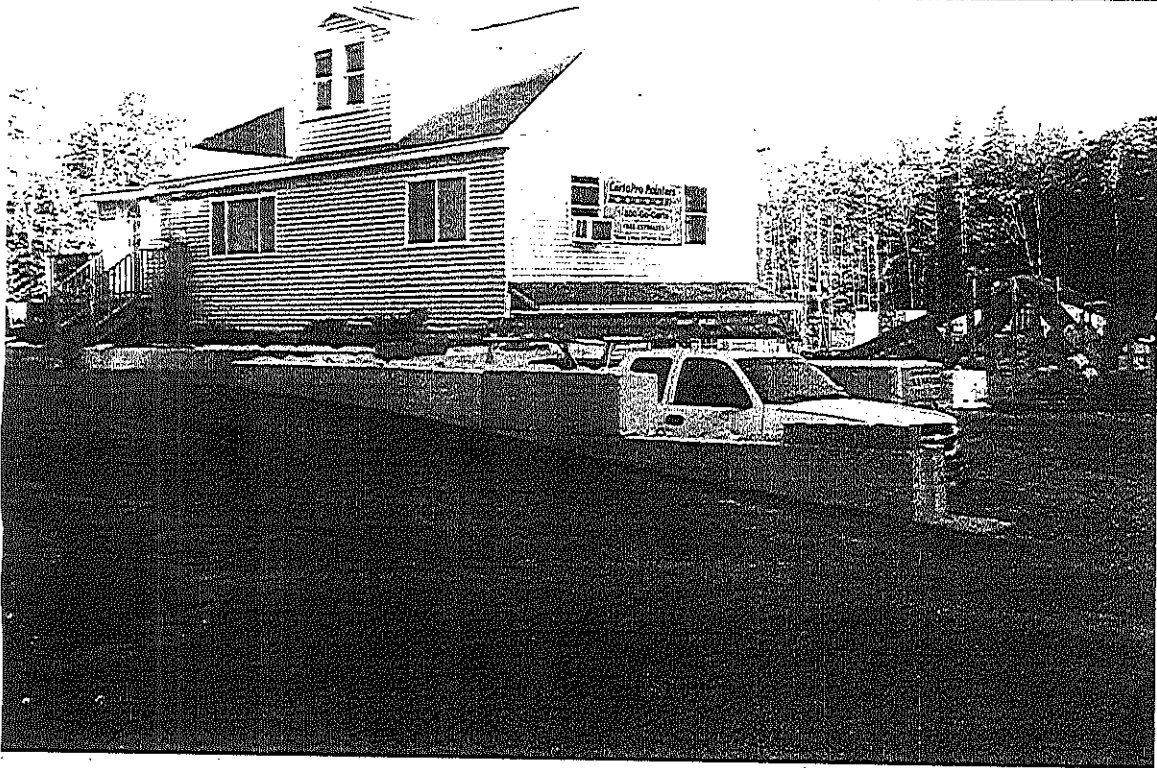
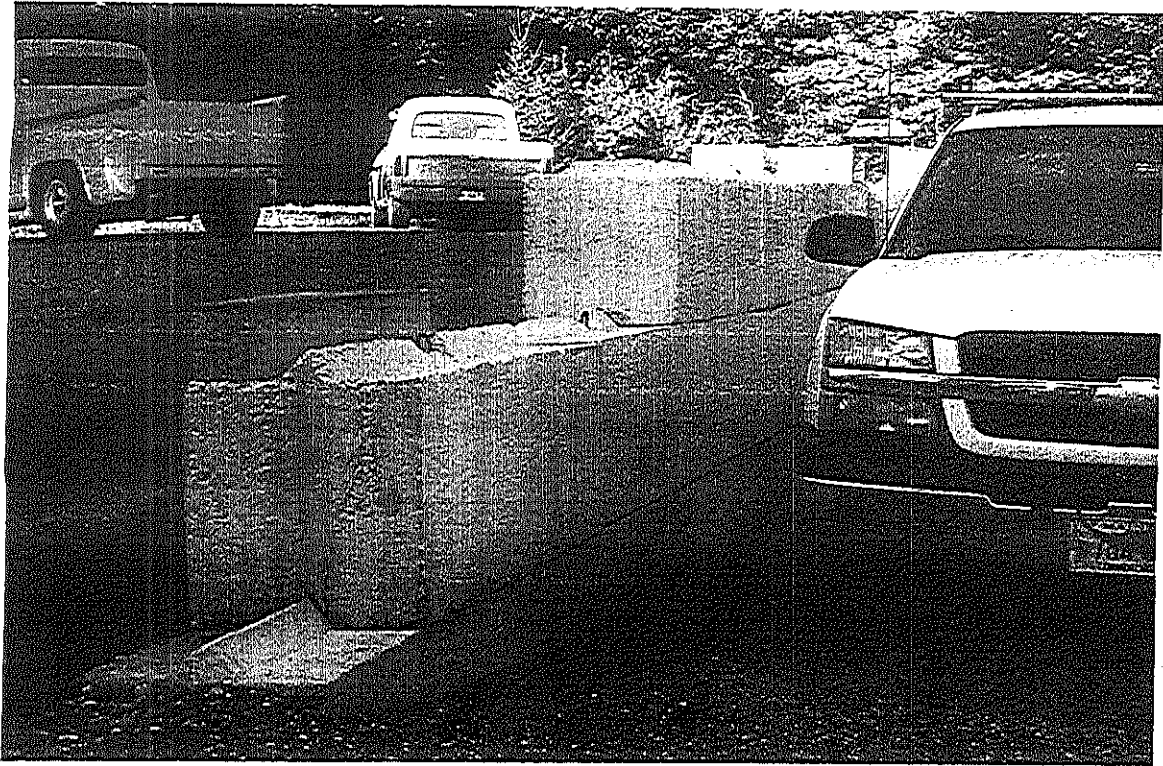


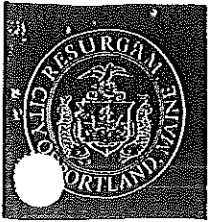
Planning Barbara Barhydt  
September 9, 2009  
Exemption for 107 Washington Avenue

Dan Goyette, Consulting Engineer, reviewed the plan and had no problems with the proposal. I visited the site and it meets the standards for an exemption.

The applicant shall confirm with the Inspection Division whether a building permit is required for the retaining the wall.

**\*\* THIS EXEMPTION IS NOT A BUILDING PERMIT – PLEASE CHECK WITH  
BUILDING INSPECTIONS PRIOR TO ANY WORK BEING DONE \*\***





# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

June 16, 2005

Mr. Mike Scarks  
Neptune Properties  
120 Exchange Street  
Portland, ME 04101

*By-side Parking  
774-9511  
Filling site?*

RE: 107 Washington Avenue, parking lot  
ID #2005-0026, CBL #012-P-019

Dear Mr. Scarks:

On June 15, 2005, the Portland Planning Authority approved a parking lot to be located at 107 Washington Avenue as shown on the approved plan with the following condition:

- i. that when the existing building is occupied, the Zoning Administrator shall review the number of parking spaces required for the reuse.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

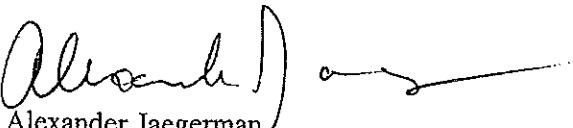
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

O:\PLAN\DEV\REV\WASHINGTON107\APPROVAL LETTER6-15-05.DOC

3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator

August 29, 2013

Lawrence R. Clough, Esq.  
Jensen Baird Gardner & Henry  
Ten Free Street  
PO Box 4510  
Portland, Maine 04112

RE: 105-107 Washington Avenue and 152-156 Sheridan Street (the "Property")- 012-P-013, 016, 017, 018, 019, 020, 021, 029 - B-2b Zone

Dear Attorney Clough,

I am in receipt of your request for a determination letter concerning the Property. The entire Property is located within the B-2b zone and does not abut a residential zone. My determination is based upon a survey performed by David E. Titcomb of Titcomb Associates and dated July 19, 2002 called job #202048.1, Revision # 9 dated 8/13/13.

I have reviewed the proposed conveyance of land fronting on Sheridan Street and the remaining developed property fronting on Washington Avenue. Both lots meet or can meet at the time of development, all the B-2b dimensional requirements. The proposed land conveyance will not violate the City of Portland's Land Use Zoning Ordinance.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

Sheridan Street

PROPOSED CONVEYANCE

10,502 s.f./0.24 acres

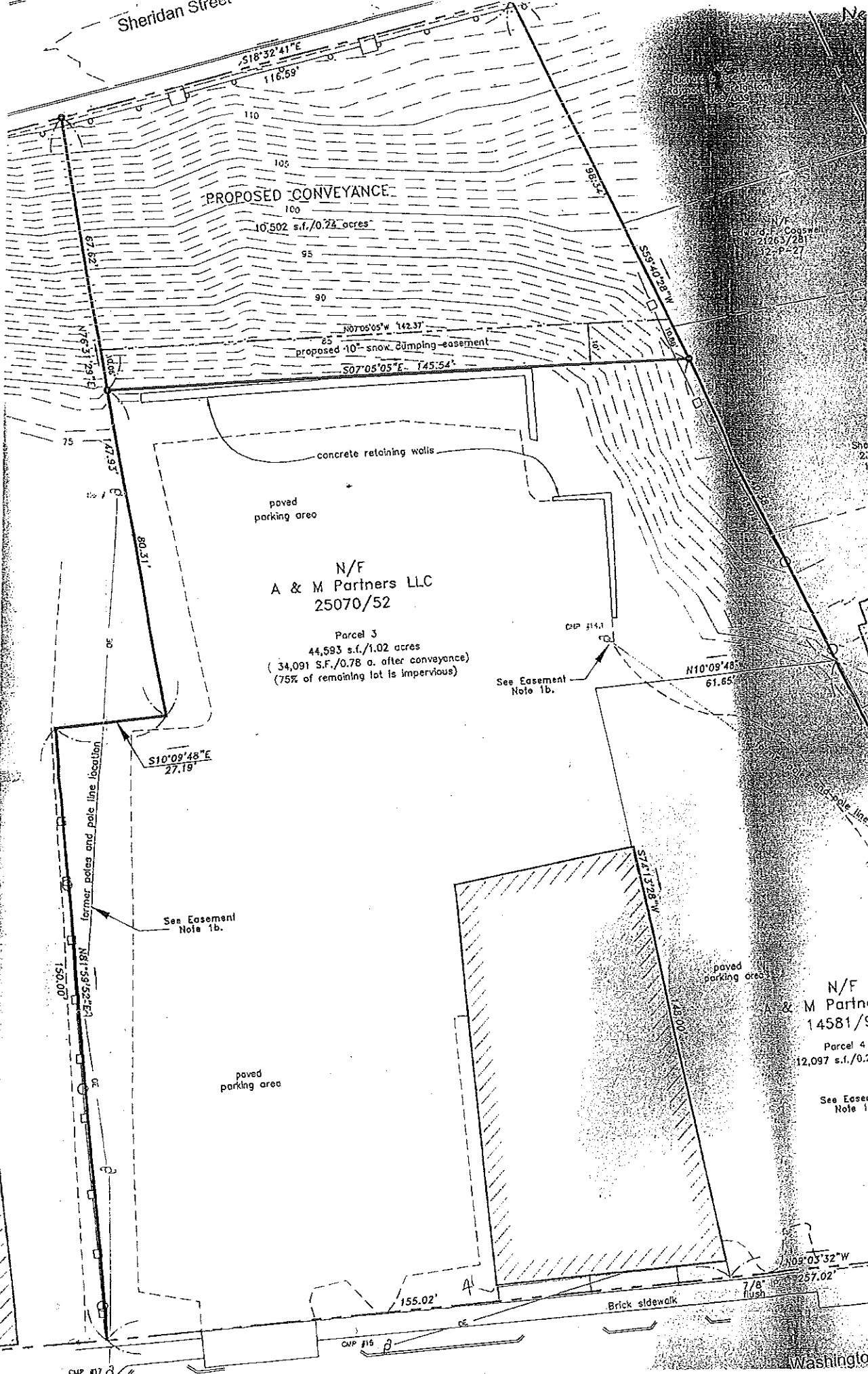
N/F  
A & M Partners LLC  
25070/52

Parcel 3  
44,593 s.f./1.02 acres  
(34,091 S.F./0.78 a. after conveyance)  
(75% of remaining lot is impervious)

N/F  
A & M Partners LLC  
21263/281  
22-P-27

N/F  
A & M Partne  
14581/9  
Parcel 4  
12,097 s.f./0.28

See Easem  
Note 1c



Washington

**Marge Schmuckal - RE: 101 Washington Avenue - 12-P-19 & 20**

---

**From:** Marge Schmuckal  
**To:** Tabatha Berube  
**Date:** 9/3/2014 11:33 AM  
**Subject:** RE: 101 Washington Avenue - 12-P-19 & 20

---

thank you Tabitha,

I do have the determination letter for 59 Washington Avenue to pick up at our front counter. I will "attack" the other one at 101 Washington Ave as soon as I get feed back from you.

Marge

>>> Tabatha Berube <tberube@bernsteinshur.com> 9/3/2014 11:28 AM >>>

Marge, I am looking into this now and will get back to you asap.

Thank you

Tabatha

**Tabatha J. Berube**

**Paralegal**

**Confidentiality notice:** This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

**IRS notice:** Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

---

**From:** Marge Schmuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Wednesday, September 03, 2014 10:09 AM  
**To:** Tabatha Berube  
**Subject:** 101 Washington Avenue - 12-P-19 & 20

Hi Tabatha,

I am a little confused about this request. The CBL numbers that you have given me are only part of the accessory parking lot that goes along with a building abutting this parking lot. Is this lot being divided and selling off part of the lot, or is the building and the rest of the parking part of this request?

Marge Schmuckal

Zoning Administrator

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.



# BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main  
207-774-1127 facsimile  
bernsteinshur.com

100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Tabatha J. Berube  
Paralegal  
207 228-7377 direct  
tberube@bernsteinshur.com

August 27, 2013

Marge Schmuckal  
Assistant Chief of Inspection Services  
Zoning Administrator  
Planning & Urban Development  
CITY OF PORTLAND  
389 Congress Street  
Portland, ME 04101

RECEIVED

AUG 27 2014

Re: Cotton Street Holdings LLC  
101 Washington Avenue, Portland, Maine  
12-P-19-20

Dept. of Building Inspections  
City of Portland Maine

*B-2b - Parking lots*

Dear Marge:

Please issue a letter to Bangor Savings Bank c/o Bernstein Shur confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,

*Tabatha J. Berube*  
Tabatha J. Berube

**Marge Schmuckal - 101 Washington Avenue - 12-P-19 & 20**

---

**From:** Marge Schmuckal  
**To:** tberube@bernsteinshur.com  
**Date:** 9/3/2014 10:09 AM  
**Subject:** 101 Washington Avenue - 12-P-19 & 20

---

Hi Tabatha,

I am a little confused about this request. The CBL numbers that you have given me are only part of the accessory parking lot that goes along with a building abutting this parking lot. Is this lot being divided and selling off part of the lot, or is the building and the rest of the parking part of this request?

Marge Schmuckal  
Zoning Administrator

**Marge Schmuckal - FW: 101 Washington Avenue - 12-P-19 & 20**

---

**From:** Tabatha Berube <berube@bernsteinshur.com>  
**To:** "Marge Schmuckal (MES@portlandmaine.gov)" <MES@portlandmaine.gov>  
**Date:** 9/3/2014 12:40 PM  
**Subject:** FW: 101 Washington Avenue - 12-P-19 & 20

---

Marge, the assessor's office just called and Tax Map Lots 12/P/31 and 37 should also be included.

Thank you for jumping on this.

Tabatha

**Tabatha J. Berube**

**Paralegal**

**Confidentiality notice:** This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

**IRS notice:** Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

---

**From:** Tabatha Berube  
**Sent:** Wednesday, September 03, 2014 12:25 PM  
**To:** 'Marge Schmuckal'  
**Subject:** RE: 101 Washington Avenue - 12-P-19 & 20

Marge, it appears that my request should have also included 113 Washington Avenue, Tax Map 12/P/13, 16, 18, 29. As you have pointed out below the initial request was only a portion of the premises. I've spoken the assessor's office and a number of parcel owned by Cotton Street Holdings, LLC have merged. Since this transaction took place in early April the records/tax map I was working from have not been updated. I apologize for the confusion. ✓ ✓

Please let me know if you need any further information.

Tabatha

**Tabatha J. Berube**

**Paralegal**

**Confidentiality notice:** This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

**IRS notice:** Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

**Marge Schmuckal - RE: 101 Washington Avenue - 12-P-19 & 20**

---

**From:** Tabatha Berube <toberube@bernsteinshur.com>  
**To:** 'Marge Schmuckal' <MES@portlandmaine.gov>  
**Date:** 9/3/2014 12:25 PM  
**Subject:** RE: 101 Washington Avenue - 12-P-19 & 20

---

Marge, it appears that my request should have also included 113 Washington Avenue, Tax Map 12/P/13, 16, 18, 29. As you have pointed out below the initial request was only a portion of the premises. I've spoken the assessor's office and a number of parcel owned by Cotton Street Holdings, LLC have merged. Since this transaction took place in early Aril the records/tax map I was working from have not been updated. I apologize for the confusion.

Please let me know if you need any further information.

Tabatha

**Tabatha J. Berube**

**Paralegal**

**Confidentiality notice:** This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

**IRS notice:** Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

---

**From:** Marge Schmuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Wednesday, September 03, 2014 10:09 AM  
**To:** Tabatha Berube  
**Subject:** 101 Washington Avenue - 12-P-19 & 20

Hi Tabatha,

I am a little confused about this request. The CBL numbers that you have given me are only part of the accessory parking lot that goes along with a building abutting this parking lot. Is this lot being divided and selling off part of the lot, or is the building and the rest of the parking part of this request?

Marge Schmuckal  
Zoning Administrator

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.

**From:** Marge Schmuckal [<mailto:MES@portlandmaine.gov>]  
**Sent:** Wednesday, September 03, 2014 10:09 AM  
**To:** Tabatha Berube  
**Subject:** 101 Washington Avenue - 12-P-19 & 20

Hi Tabatha,

I am a little confused about this request. The CBL numbers that you have given me are only part of the accessory parking lot that goes along with a building abutting this parking lot. Is this lot being divided and selling off part of the lot, or is the building and the rest of the parking part of this request?

Marge Schmuckal  
Zoning Administrator

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.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)   [Home](#)   [Departments](#)   [City Council](#)   [E-Services](#)   [Calendar](#)   [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

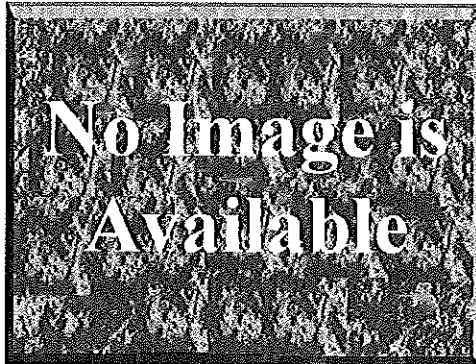
<b>CBL</b>	012 P019001
<b>Land Use Type</b>	PARKING LOTS
Verify legal use with Inspections Division	
<b>Property Location</b>	101 WASHINGTON AVE
<b>Owner Information</b>	COTTON STREET HOLDINGS LLC 70 EXCHANGE ST STE 30 PORTLAND ME 04101
<b>Book and Page</b>	31430/212
<b>Legal Description</b>	12-P-19-20 WASHINGTON AVE 101-107
<b>Acres</b>	12250 SF 0.2812

B2 b

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	1220	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$61,300.00	A & M PARTNERS LLC
<b>BUILDING VALUE</b>	\$22,000.00	380 WARREN AVE
<b>NET TAXABLE - REAL ESTATE</b>	\$83,300.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$1,666.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



[View Map](#)

**Outbuildings/Yard Improvements:**

	<b>Building 1</b>
<b>Year Built</b>	2011
<b>Structure</b>	ASPHALT PARKING
<b>Size</b>	7500
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

**Sales Information:**

Sale Date	Type	Price	Book/Page
-----------	------	-------	-----------

**Marge Schmuckal - RE: 101 Washington Avenue - 12-P-19 & 20**

---

**From:** Marge Schmuckal  
**To:** Tabatha Berube  
**Date:** 9/3/2014 11:33 AM  
**Subject:** RE: 101 Washington Avenue - 12-P-19 & 20

---

thank you Tabitha,

I do have the determination letter for 59 Washington Avenue to pick up at our front counter. I will "attack" the other one at 101 Washington Ave as soon as I get feed back from you.

Marge

>>> Tabatha Berube <tberube@bernsteinshur.com> 9/3/2014 11:28 AM >>>

Marge, I am looking into this now and will get back to you asap.

Thank you

Tabatha

**Tabatha J. Berube**  
**Paralegal**

**Confidentiality notice:** This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

**IRS notice:** Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

---

**From:** Marge Schmuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Wednesday, September 03, 2014 10:09 AM  
**To:** Tabatha Berube  
**Subject:** 101 Washington Avenue - 12-P-19 & 20

Hi Tabatha,

I am a little confused about this request. The CBL numbers that you have given me are only part of the accessory parking lot that goes along with a building abutting this parking lot. Is this lot being divided and selling off part of the lot, or is the building and the rest of the parking part of this request?

Marge Schmuckal  
Zoning Administrator

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.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

**CBL** 012 P013001  
**Land Use Type** RETAIL & PERSONAL SERVICE  
 Verify legal use with Inspections Division  
**Property Location** 113 WASHINGTON AVE  
**Owner Information** COTTON STREET HOLDINGS LLC  
 80 EXCHANGE ST STE 30  
 PORTLAND ME 04101  
**Book and Page** 31430/212  
**Legal Description** 12-P-13-16-18-29-31-37  
 WASHINGTON AVE 105-117  
 34091 SF  
**Acres** 0.7826

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	1212	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$253,200.00	A & M PARTNERS LLC
<b>BUILDING VALUE</b>	\$298,900.00	380 WARREN AVE
<b>NET TAXABLE - REAL ESTATE</b>	\$552,100.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$11,042.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

**Building 1**  
**Year Built** 1948  
**Style/Structure Type** OFFICE BUILDING - LOW-RISE  
**# Units** 1  
**Building Num/Name** 1 - OFFICE OF CORRECTION  
**Square Feet** 4802

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

**Exterior/Interior Information:**

**Building 1**  
**Levels** 01/01  
**Size** 4802  
**Use** MULTI-USE OFFICE  
**Height** 15  
**Walls** CONC. BLOCK  
**Heating** HOT AIR  
**A/C** CENTRAL

**Outbuildings/Yard Improvements:**

**Building 1**  
**Year Built** 2011  
**Structure** ASPHALT PARKING



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



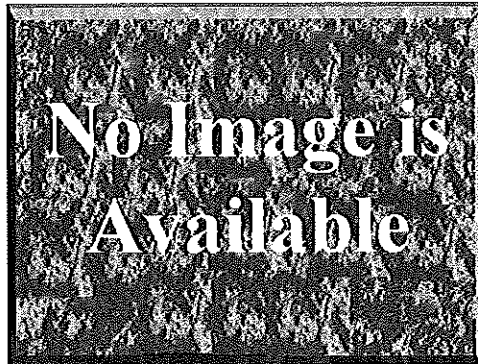
Best viewed at 800x600, with Internet Explorer

<b>CBL</b>	012 P019001
<b>Land Use Type</b>	PARKING LOTS
Verify legal use with Inspections Division	
<b>Property Location</b>	101 WASHINGTON AVE
<b>Owner Information</b>	COTTON STREET HOLDINGS LLC 70 EXCHANGE ST STE 30 PORTLAND ME 04101
<b>Book and Page</b>	31430/212
<b>Legal Description</b>	12-P-19-20 WASHINGTON AVE 101-107
<b>Acres</b>	12250 SF 0.2812

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	1220	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$61,300.00	A & M PARTNERS LLC
<b>BUILDING VALUE</b>	\$22,000.00	380 WARREN AVE
<b>NET TAXABLE - REAL ESTATE</b>	\$83,300.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$1,666.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



[View Map](#)

**Outbuildings/Yard Improvements:**

	<b>Building 1</b>
<b>Year Built</b>	2011
<b>Structure</b>	ASPHALT PARKING
<b>Size</b>	7500
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

**Sales Information:**

Sale Date	Type	Price	Book/Page
-----------	------	-------	-----------



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2021	<b>Applicant:</b> COTTON STREET HOLDINGS LL
<b>Project Name:</b> 101 WASHINGTON AVE	<b>Location:</b> 101 WASHINGTON AVE
<b>CBL:</b> 012 P019001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 08/28/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00

<b>Total Current Fees:</b>	+	<b>\$150.00</b>
<b>Total Current Payments:</b>	-	<b>\$150.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 012 P019001  
**Bill To:** COTTON STREET HOLDINGS LLC  
 70 EXCHANGE ST STE 30  
 PORTLAND, ME 04101

**Application No:** 0000-2021  
**Invoice Date:** 08/28/2014  
**Invoice No:** 46305  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

**[Click Here to Pay On Line](#)**