

PORTLAND MAINE

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*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.

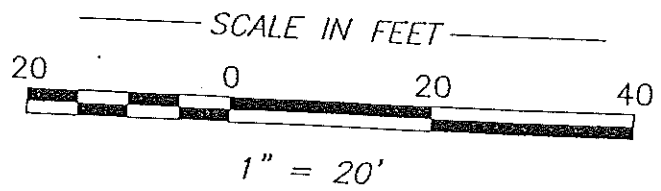
I have reviewed the proposed conveyance of land fronting on Sheridan Street and the remaining developed property fronting on Washington Avenue. Both lots meet or can meet at the time of development, all the B-2b dimensional requirements. The proposed land conveyance will not violate the City of Portland's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

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Numbers shown are derived from plan reference 17.



OWNERS OF RECORD

A & M Partners LLC
Book 25070, Page 52

Rev. 9	08/13/13	Impervious surface calculations, remaining lot, snow ease.	RJC
Rev. 8	08/01/13	Impervious surface calculations, remaining lot	
Rev. 7	07/10/13	Updated research for proposed conveyance, lot division	
Rev. 6	09/07/11	Add decks & concrete to #112 Sheridan St.	JNS
Rev. 5	06/29/11	Add Parcels A & B, remove CMP easements	JNS
Rev. 4	02/28/11	Add proposed improvements	JNS
Rev. 3	06/25/09	Remove Note 5	JNS
Rev. 2	07/07/04	Revise abutters A-E	JNS
Rev. 1	08/29/03	Add property to be conveyed, easement details	JNS

Plan of Lot Division
(Former J.J. Nissen Bakery)

Sheridan Street

Portland, Maine

MADE FOR

A & M Partners LLC

380 Warren Avenue

Portland, Maine 04103

JOB# 202048.1

DATE: July 19, 2002

SCALE: 1" = 20'

BOOK# 677

202048-R8.dwg

FILE# 8500



Titcomb Associates

133 Gray Road
Falmouth, Maine 04105

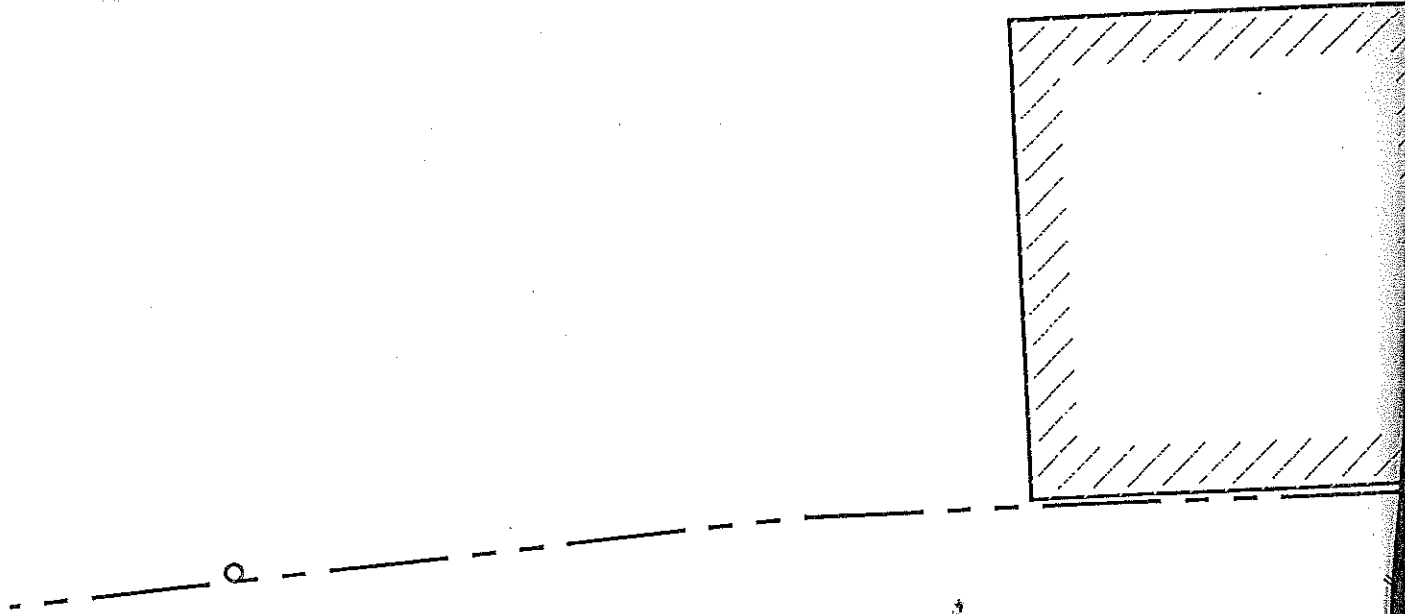
EASEMENTS and ENCUMBRANCES

1) The locus property (Parcel 3) is subject to and/or benefits from the following easements granted to Central Maine Power Company and New England Telephone and Telegraph Company:

1a) Book 3877, Page 309

1b) Book 3796, Page 182.

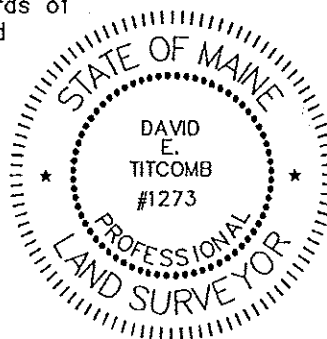
Note: Poles and wires have been removed.



CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors, except as noted.

David E. Titcomb PLS #1273
Seal is for revisions 7, 8 & 9 only.



Applicant: AMIG LLC

Date: 8/29/13

Address: 152-156 Sheridan C-B-L

CHECK-LIST AGAINST ZONING ORDINANCE

The lot Does NOT Abutt Res.

Date -

Zone Location - B-2b

Interior or corner lot -

Proposed Use/Work - to convey a lot as described

Sewage Disposal - City

Existing

New lot to be conveyed

Lot Street Frontage - None for res, 50' for Bus.

257 ft 9 in

116,59' side

Front Yard - res None / Bus. Am

4' scaled

Can meet

Rear Yard - Res: 10' / Bus: 10'

OK lot shown

can meet

Side Yard - Res: 5' / Bus: None

meets currently

Can meet

Projections -

Width of Lot -

meets currently

Can meet

Height - Res: 45' / Bus: 50'

10,502 sq ft

Lot Area - NO min req for res 44,593 sq ft

10,000 sq ft for Bus

Lot Coverage/ Impervious Surface -

RES -> 90% - meets currently 75% given
BUS -> 90%

Can meet

Area per Family - NO New use proposed

Off-street Parking - Existing is not reducing any existing parking

Can meet based on future proposed use

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 14 - Zone C

Marge Schmuckal - Another Zoning Determination Letter Request re 152-156 Sheridan St (part of Map 12 Lots P 17 and P21)

From: "Lawrence R. Clough" <lclough@JBGH.com>
To: 'Marge Schmuckal' <MES@portlandmaine.gov>
Date: 8/21/2013 4:53 PM
Subject: Another Zoning Determination Letter Request re 152-156 Sheridan St (part of Map 12 Lots P 17 and P21)
CC: AMG Holdings LLC 'Andre'a Girard <andreaamg@maine.rr.com>
Attachments: Survey 202048-R9 13Aug13.pdf; GIS Map 152-156 Sheridan St.pdf; Warranty Deed 152-156 Sheridan to Rosenblatt.doc; Zoning Map Excerpt.pdf

12-P-17 & 21

Marge:

On behalf of A&M Partners LLC, I am writing to request a zoning determination letter for the proposed transfer of a 0.17 acre (10,502 sq. ft.) parcel with 116.59' of frontage and approximately 69 feet of depth located at 152-156 Sheridan St. from a larger 1.30 acre (56,690 sq. ft.) parcel owned by A & M Partners LLC. The larger parcel was acquired by two deeds, one recorded at 2507052 and the other at 14581/99 bounded by Washington Ave, Sheridan Street, and various abutters, per the enclosed survey.

The parcel to be conveyed is currently unimproved.

The retained property is known as 105-107 Washington Avenue. The retained property will have 257' of frontage on Washington Ave, multiple parking spaces including parking used by the tenants located in the former JJ Nissen bakery building, and a 4,800 square foot office building occupied by the State of Maine.

I believe this property received site plan approval in 2005 for parking use and later for the office building. I believe it is in the B2-b zone.

The City's tax maps do not reflect the assembly of this property over the years, and I believe the property as a whole consists of 7 different tax map parcels

The enclosed excerpt from the City's GIS map shows the location of the property to be separated out, which is very steeply sloped.

I have circled on an attached copy of survey the parcel to be split off.

By copy of this letter I am asking Andrea Girard to get you the \$150 fee. The survey is being tweaked and I will arrange for you to get a paper copy

Thanks. Please call if you have any questions

Lawrence R. Clough, Esq.
JENSEN BAIRD GARDNER & HENRY
Ten Free Street
PO Box 4510
Portland, ME 04112

(207) 775-7271 - telephone
(207) 775-7935 - fax

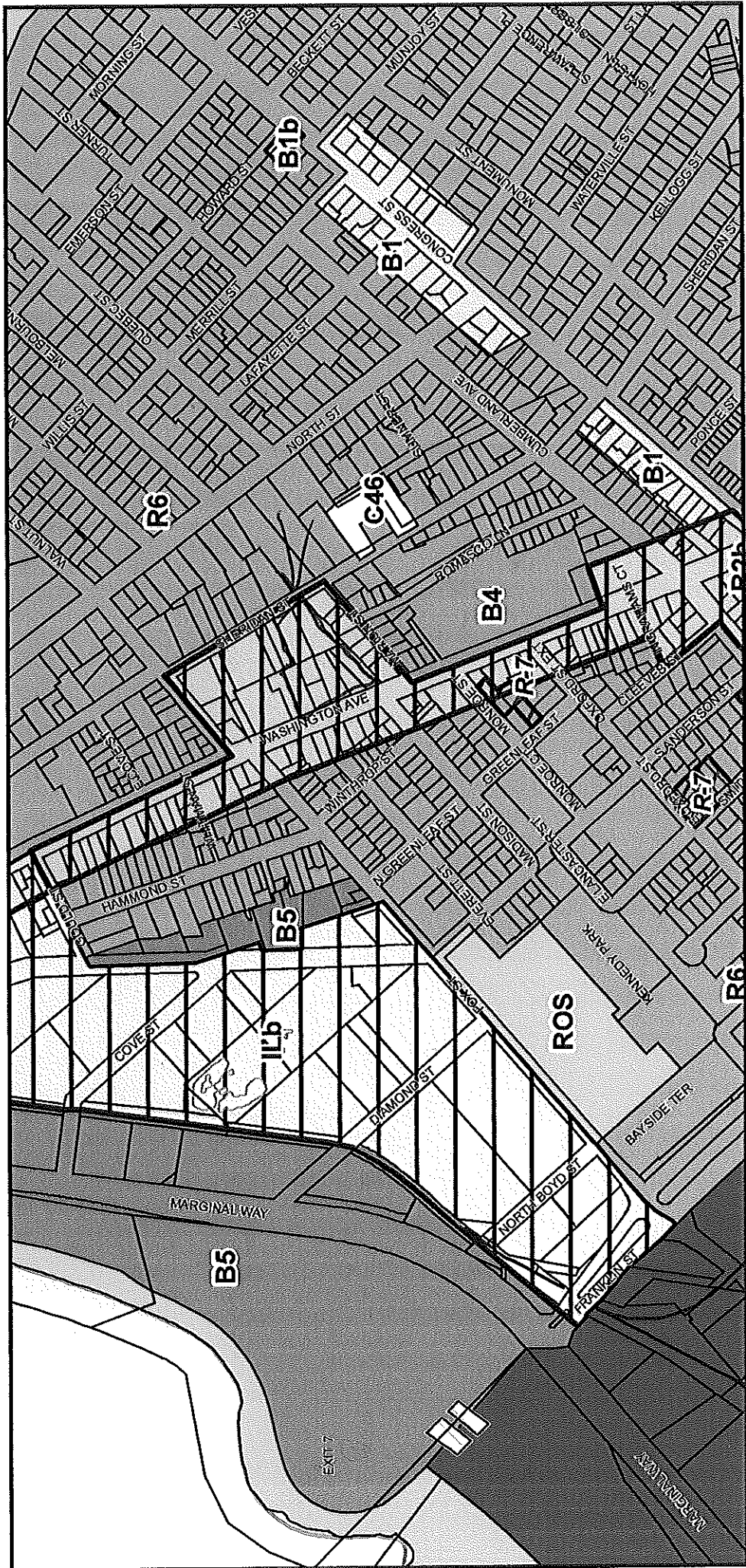
Confidentiality Notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all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

IRS Notice: United States Treasury Regulations require us to inform you that any tax advice contained in this communication and any attachment or enclosure is not intended or written by us to be used, and cannot be used, by any taxpayer for the purpose of avoiding tax penalties.

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.

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, attachments and/or files, including any contained in your reply.

IRS Notice: United States Treasury Regulations require us to inform you that any tax advice contained in this communication and any attachment or enclosure is not intended or written by us to be used, and cannot be used, by any taxpayer for the purpose of avoiding tax penalties.



156 Sheridan St



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 P021001
Land Use Type VACANT LAND
 Verify legal use with Inspections Division
Property Location 152 SHERIDAN ST
Owner Information A & M PARTNERS LLC
 380 WARREN AVE
 PORTLAND ME 04103
Book and Page 25070/052
Legal Description 12-P-21
 SHERIDAN ST 152-154

 11930 SF
Acres 0.2739

Current Assessed Valuation:

[browse city services a-z](#)

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

TAX ACCT NO. 1222 **OWNER OF RECORD AS OF APRIL 2013**
 A & M PARTNERS LLC

LAND VALUE \$47,700.00 380 WARREN AVE
BUILDING VALUE \$0.00 PORTLAND ME 04103
NET TAXABLE - REAL ESTATE \$47,700.00
TAX AMOUNT \$925.86



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



[View Map](#)

Best viewed at 800x600, with Internet Explorer

Sales Information:

Sale Date	Type	Price	Book/Page
5/3/2007	LAND	\$315,655.00	25070/52
12/1/1997	LAND	\$301,000.00	13507/328

New Search!

August 13, 2013, job #202048.1, file #8500. The above described parcel contains 10,502 square feet. Bearings are based on Magnetic North 2002.

Excepting and reserving to the Grantor, its successors and assigns, the remaining portion of said Parcel 3 and also excepting and reserving a perpetual easement ten feet (10') in width running along the westerly sideline of property herein conveyed abutting the Grantor's retained property for the deposit of snow and ice removed from the Grantor's retained property and for the entry on said easement area on foot and with vehicles and machines, which easement area is bounded and described as follows:

Beginning at an iron pin set at the northwesterly corner of the property herein conveyed and a corner of the retained land of the Grantor herein:

Thence running N 76° 31' 29" E by the northerly sideline of the property herein conveyed a distance of 10.06 feet to a point;

Thence running S 07° 05' 05" E a distance of 142.37 feet to the southerly sideline of the property herein conveyed;

Thence running S 59° 40' 28" W by the southerly sideline of the property herein conveyed a distance of 10.88 feet to a point;

Thence running N 07° 05' 05" W by land of the Grantor herein a distance of 145.54 feet to the point of beginning.

WITNESS its hand and seal on _____, 2013.

A & M Partners, LLC

By: _____

name: _____

Its: _____

Witness

Notary Public
State of Maine
Cumberland, ss.

_____, 2013

Then personally appeared before me the above named _____, in his/her said capacity and acknowledged the foregoing instrument to be his/her free act and the free act and deed of said limited liability company.

Maine Attorney at Law/Notary Public

Name: _____

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **A & M PARTNERS, LLC**, a Maine limited liability company with a place of business in Portland, Maine (the “Grantor”), in consideration of One Dollar (\$1.00) and other valuable consideration HEREBY GRANTS to **JEFFREY ROSENBLATT**, an individual whose mailing address is _____, _____ with WARRANTY COVENANTS, the premises situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain parcel of land located on the westerly side of Sheridan Street and being located northerly of Marion Street in the City of Portland, Maine, being a portion of Parcel 3 as shown on a plan entitled as depicted on a “Plan of Property (former J. J. Nissen Bakery) Washington Avenue, Romasco Lane, Sheridan Street & Marion Street, Portland, Maine” made for A & M Partners, LLC. dated July 19, 2002 by Titcomb Associates and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 190 (the “Plan”), being more particularly bounded and described as follows:

Beginning at an iron pin set on the westerly sideline of Sheridan Street at the northeasterly corner of land now or formerly of land now or formerly of Richard G. Creighton and Raymond H. Creighton, Jr. as described in a deed recorded in said Registry of Deeds in Book 6368, Page 339;

Thence running S 59° 40' 28" W by said Creighton land and by land now or formerly of Edward F. Cogswell and Elizabeth I. Cogswell as described in a deed recorded in said Registry in Book 2310, Page 307, and by land now or formerly of Loretta Dobson as described in a deed recorded in said Registry of Deeds in Book 13224, Page 335, a distance of Ninety-Eight and 34/100 (98.34) feet to an iron pin set and retained land A & M Partners, LLC;

Thence running N 07° 05' 05" W by said retained A&M Partners, LLC land to an iron pin set and other land of now or formerly of Richard G. Creighton and Raymond H. Creighton, Jr. as described in said deed recorded in said Registry of Deeds in Book 6368, Page 339;

Thence running N 76° 31' 29" E by said other land of Creighton a distance of Sixty-Seven and 62/100 (67.62) feet to an iron pin set at the southeasterly corner of said land of Creighton and the westerly sideline of said Sheridan Street.

Thence running S 18° 32' 41" E by the westerly sideline of said Sheridan Street a distance of One Hundred Sixteen and 59/100 (116.59) feet to point of beginning.

Being a portion of the premises conveyed by warranty deed from A.G. Car Co., Inc. to A & M Partners, LLC dated May 2, 2007 and recorded in said Registry of Deeds in Book 25070, Page 52. Subject to the matters as shown on the Plan referenced above and to an updated depiction of the property herein conveyed prepared by Titcomb Associates updated through

August 13, 2013, job #202048.1, file #8500. The above described parcel contains 10,502 square feet. Bearings are based on Magnetic North 2002.

Excepting and reserving to the Grantor, its successors and assigns, the remaining portion of said Parcel 3 and also excepting and reserving a perpetual easement ten feet (10') in width running along the westerly sideline of property herein conveyed abutting the Grantor's retained property for the deposit of snow and ice removed from the Grantor's retained property and for the entry on said easement area on foot and with vehicles and machines, which easement area is bounded and described as follows:

Beginning at an iron pin set at the northwesterly corner of the property herein conveyed and a corner of the retained land of the Grantor herein:

Thence running N 76° 31' 29" E by the northerly sideline of the property herein conveyed a distance of 10.06 feet to a point;

Thence running S 07° 05' 05" E a distance of 142.37 feet to the southerly sideline of the property herein conveyed;

Thence running S 59° 40' 28" W by the southerly sideline of the property herein conveyed a distance of 10.88 feet to a point;

Thence running N 07° 05' 05" W by land of the Grantor herein a distance of 145.54 feet to the point of beginning.

WITNESS its hand and seal on _____, 2013.

A & M Partners, LLC

By: _____

name: _____

Its: _____

Witness

State of Maine
Cumberland, ss.

_____, 2013

Then personally appeared before me the above named _____, in his/her said capacity and acknowledged the foregoing instrument to be his/her free act and the free act and deed of said limited liability company.

Maine Attorney at Law/Notary Public

Name: _____

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1774	Applicant: A & M PARTNERS LLC
Project Name: 152 SHERIDAN ST	Location: 152 SHERIDAN ST
CBL: 012 P021001	Application Type: Determination Letter
Invoice Date: 08/23/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$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
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 012 P021001
Bill to: A & M PARTNERS LLC
 380 WARREN AVE
 PORTLAND, ME 04103

Application No: 0000-1774
Invoice Date: 08/23/2013
Invoice No: 42375
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/planning/permitstatus.asp>

City of Portland

8/21/2013

152-156 Sheridan St

150.00

ZONING DETERMINATION LETTER

Norway A&M LLC ...4 152-156 Sheridan St

150.00