



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

June 26, 2014

Nicole Lamonda
c/o Zoning Info, Inc.
3555 N.W. 58th Street
Suite 400
Oklahoma City, OK 73112

RE: 7-9 Montgomery Street – 013-G-006 (the "Property")

Dear Ms. Lamonda,

I am in receipt of your request for a determination letter concerning the Property. The Property is located primarily the B-2b Business Zone. A small portion of the building extends into the R-6 Zone. I believe that 14-51 "Extension of zone lines" allows the B-2b zone to apply to the entire Property. I am including a copy of the area zoning map showing the surrounding zones. There are no other know overlay zones.

The approved uses are:

7 Montgomery Street, Four Dwelling Units
9 Montgomery Street, Four Dwelling Units

There is no evidence that a site plan approval was required or received.

There are no outstanding building or zoning violations on file.

There are no issued variances or special permits on file.

There are certificates of occupancy issued and are enclosed with copies of building permits herein.

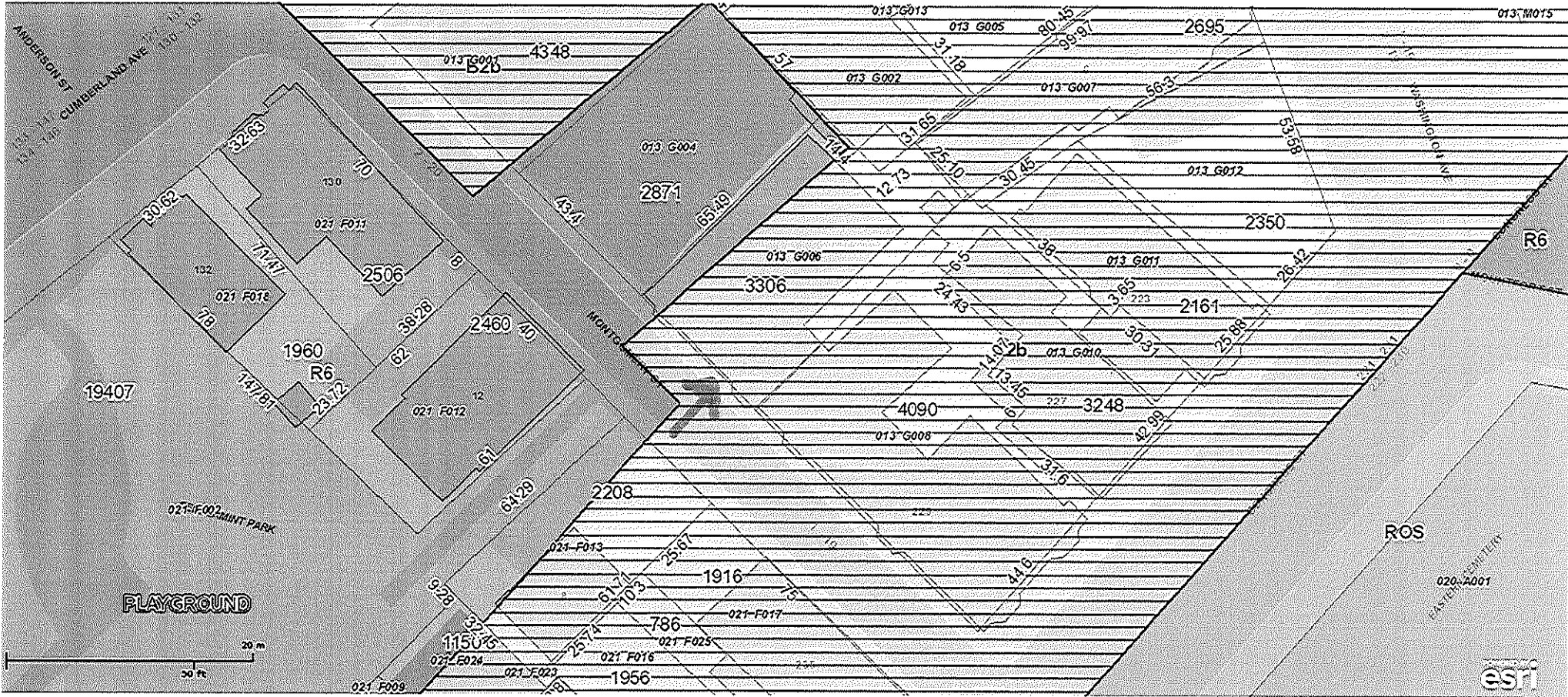
The \$150.00 fee required for this determination is outstanding at this time and must be paid within 30 days receipt of this letter. For any questions, please call (207) 874- 8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

7-9 Montgomery Street





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 7 Montgomery St.

Issued to James E. Harmon

Date of Issue 4/5/90

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. 89/2071, 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

Dwelling Unit Only

Four Dwelling Units

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4-5-90
E. J. B.

[Signature]
Inspector

[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
Department of Building Inspection

Certificate of Occupancy

LOCATION 9 Montgomery St.

Issued to James E. Harmon

Date of Issue 7/9/90

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. 89/2071, 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

Entire

four dwelling units

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7-9-90

[Signature]
Inspector

[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: 10-0115	Issue Date:	CBL: 013 G006001
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Location of Construction: 7 Montgomery St	Owner Name: COASTAL BAY PROPERTIES LL	Owner Address: 223A CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: P.O. Box K 4 Summer Street Freeport	Phone: 2078650394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	Zone: B-2b

Past Use: Residential multi -Legal Use: 7 Montgomery = 4 dwelling units; 9 Montgomery = 4 dwelling units.	Proposed Use: Residential Multi - install a building wide Fire Alarm System - FACP will be installed in the basement	Permit Fee: \$230.00 Cost of Work: \$20,435.00 CEO District: 1	FIRE DEPT: w/conditions <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied 2/9/10 Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-2 Type: Fire Alarm JBC-2003 Signature: <i>[Signature]</i> 2/10/10
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Proposed Project Description:
Install a building wide Fire Alarm System - FACP will be installed in the basement

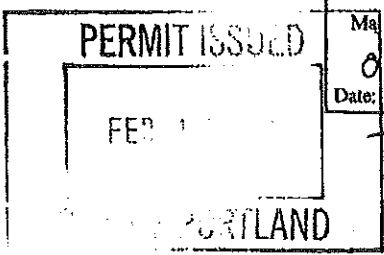
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 02/09/2010	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	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
	Ma <input type="checkbox"/> Mjnor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/9/10</i>	Date: _____	Date: _____



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

Permit No: 05-1179	Issued Date: PERMIT ISSUED SEP 13 2005	013 G006001
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Location of Construction: 7 MONTGOMERY ST	Owner Name: MUNJOY HILL PROPERTIES LL	Owner Address: PO BOX 641	Phone: SEP 13 2005
Business Name:	Contractor Name: Adam Flaherty JR.	Contractor Address: 20 Smith St. Portland	Phone: CITY OF PORTLAND (207) 874-2951
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Multi Family	Phone: B2L
Past Use: Residential multi	Proposed Use: Residential multi replace existing stoop	Permit Fee: \$30.00	Cost of Work: \$100.00
Proposed Project Description: Residential replace existing stoop		CEO District: 1	
<p><i>7 montgomery st = 4 dwelling units legal use; 9 montgomery st = 4 dwelling units meet egress</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: BB
		Signature: <i>Gra. Coes</i>	Signature: <i>[Signature]</i> 9/12/05
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: **dmartin** Date Applied For: **08/19/2005**

Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/10/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9/10/05</i></p>
		<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9</i></p>

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

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

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- [Q & A](#)

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Best viewed at 800x600, with Internet Explorer

CBL 013 G006001
Land Use Type FIVE TO TEN FAMILY
 Verify legal use with Inspections Division
Property Location 7 MONTGOMERY ST
Owner Information NAA PROPERTIES LLC
 PO BOX 3793
 PORTLAND ME 04104
Book and Page 27612/110
Legal Description 13-G-6
 MONTGOMERY ST 7-9
 3306 SF
Acres 0.0759

Current Assessed Valuation:

TAX ACCT NO.	1414	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$63,700.00	NAA PROPERTIES LLC
BUILDING VALUE	\$267,800.00	PO BOX 3793
NET TAXABLE - REAL ESTATE	\$331,500.00	PORTLAND ME 04104
TAX AMOUNT	\$6,434.42	

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

Building Information:

Building 1
Year Built 1900
Style/Structure Type APARTMENT - GARDEN
Units 8
Square Feet 11460

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

Exterior/Interior Information:

Building 1
Levels B1/B1
Size 2292
Use SUPPORT AREA
Height 7
Heating NONE
A/C NONE

Building 1
Levels 01/01
Size 2292
Use APARTMENT
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

	Building 1
Levels	02/04
Size	2292
Use	ADAPTMENT
Height	10
Walls	BRICK/STONE
Heating	HW/STEAM
A/C	NONE

Other Features:

	Building 1
Structure	PORCH - COVERED
Size	3X16

Outbuildings/Yard Improvements:

	Building 1
Year Built	1980
Structure	SHED FRAME
Size	1X16
Units	1
Grade	C
Condition	3

Sales Information:

Sale Date	Type	Price	Book/Page
2/24/2010	LAND + BUILDING	\$810,000.00	27612/110
7/24/2007	LAND + BUILDING	\$1,250,000.00	25315/82
1/25/2002	LAND + BUILDING	\$770,000.00	17248/195
11/1/1996	LAND + BUILDING	\$205,000.00	12808/305

New Search!