



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

March 12, 2013

Bernstein Shur
Monument Title Company
Granit State Economic Development Corporation
U.S. Small Business Administration
Androscoggin Savings Bank

c/o Tom Hanson, Esp.
Bernstein Shur
100 Middle Street
Portland, ME 04101

RE: 43 Washington Avenue – 013-I-020 (the "Property") – B-4 Zone

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The Property is located within the B-4 Commercial Corridor which allows an accessory coffee roaster, offices, retail, and restaurant (café). There is also an approved single family unit on the second floor. I have enclosed copies of the building history and certificates of occupancy for the Property.

A research of Inspection Services file indicate that there are no pending or threatened violations against the Property. To the best of my knowledge, the Property is in compliance with all applicable Municipal Land Use Zoning codes, regulations and ordinances.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Granted
7/3/58
58/63

CONDITIONAL USE APPEAL

June 18, 1958

Rose Calazzo

owner of property at 41-43 Washington Avenue,
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Permit construction of a one story masonry building 30 feet by 42 feet, for use as a wholesale bakery. This permit is not issuable because a wholesale business is not allowable in the B-2 Business Zone in which the property is located unless authorized by the Board of Appeals, as provided in Section 9-A-7a of the Zoning Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

Rose Calazzo

By: *Rose Calazzo*
APPELLANT

DECISION

After public hearing held July 3, 1958, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Frank G. Hinckley
Harry M. Almy
Joseph S. Gagnier
BOARD OF APPEALS



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

GOVERNMENT
JUL 22 1958

Class of Building or Type of Structure 2nd class

Portland, Maine, June 10, 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 41-43 Washington Ave. Within Fire Limits? yes Dist. No. 3
 Owner's name and address Vito Calazzo, 197 Newbury St. Telephone _____
 Lessee's name and address Boston System Bakery, 72 Middle St. Telephone _____
 Contractor's name and address Fusco & Richio, 240 Sherwood St. Telephone 4-3177
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Bakery No. families _____
 Last use _____ No. families _____
 Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 10,300.00 Fee \$ 11.00

General Description of New Work

To construct 1-story concrete block 30' x 42' as per plan

Sent to Health Dept. 6/12/58

Rec'd. from Health Dept.

Appeal sustained 7/3/58

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO contractor**

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 concrete at least 4' below grade Thickness, top _____ bottom _____ cellar _____
 Material of underpinning with footing 12" wall Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 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 _____
 If one story building with masonry walls, thickness 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 other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #A1-43 Washington Ave.

Issued to **Vito Calazzo**
197 Newbury St.

Date of Issue **December 2, 1958**

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. **58/942**, 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

Wholesale Bakery

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

E. L. Smith
.....
(Date) Inspector

Warren D. ...
.....
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.

September 22, 1977

41-45 Washington Avenue

Rose Caiazzo
297 Harvard Street
Portland, Maine

cc: Vito Caiazzo
140 Middle Road
Falmouth, Maine

Dear Mrs. Caiazzo:

Following is the decision of the Board of Appeals regarding your petition to construct an addition to existing building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself, which is based on the estimated cost of the work. Also, before the permit can be issued, you must submit plans for the building.

Very truly yours,

A. Allan Soule
Asst. Director

AAS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

A NONCONFORMING USE APPEAL

Findings of Fact

The applicant is Vito Calazzo and he is interested in the property located at 41-45 Washington Ave. as bakery(wholesale & retail). The owner of the property is Rosa Calazzo and his address is 297 Harvard St., Portland, Me.. The property is located in a B-2 Zone. The present use of the property is bakery.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.17.B of the Ordinance to permit construction of a 17'x86' and 13'x30' one story addition on the right side and rear of existing bldg. which is not issuable because this addition would constitute an increase in the existing non-conforming use.
(bakery- wholesale and retail)

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mr. Calazzo

and the names and addresses of those appearing in opposition to the application are:

REASONS FOR DECISIONS

The parcel of land in question (~~is~~/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: _____

and also by reason of the following topographical features: _____

and they (do/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

- (a) existed at the time of the enactment of the provision for which a variance is sought; or
- (b) were created by natural forces; or
- (c) were a result of governmental action.

The carrying out of the strict letter of the provision from which a variance is sought (~~would/would not~~) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: _____

The hardship (~~is~~/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: _____

Property in the same zone or neighborhood (~~will~~/ will not) be adversely affected by the granting of the variance and the granting of the variance (~~will~~/will not)

SPECIFIC RELIEF GRANTED

After a public hearing held on Sept. 15, 1977, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do not~~) exist with respect to this property and that a nonconforming use variance should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

W. E. Estel

Jacqueline Cohen

Robert J. Adams

Gene D. Snow

Marshall Decker

Thomas J. Murphy

PERMIT # 001868 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Vito Calazzo - 772-2134 - Home -

Address: P.O. Box 4294, Portland, ME 04101

LOCATION OF CONSTRUCTION: 21-42 Washington Avenue

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 25,000.00 Type of Use: Bakery & single fam.

Past Use: Garage

Building Dimensions: 56' x 30' Sq. Ft. 1,680 Stories: 2 Lot Size: 4,935 S.F.

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain (to construct addition for single family (2nd. stor.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 56'x30' = 1,680 S.F.

Residential Buildings Only: # Of Dwelling Units _____ # Of New Dwelling Units _____

- Foundation:
- Type of Soil: _____
 - Set Backs - Front _____ Rear _____ Side(s) _____
 - Footings Size: _____
 - Foundation Size: _____
 - Other: _____

- Floor:
- Sills Size: _____ Sills must be anchored.
 - Girders Size: _____
 - Lally Column Spacing: _____ Size: _____
 - Joist Size: _____ Spacing 16" O.C.
 - Strid tag Type: _____ Size: _____
 - Floor Sheathing Type: _____ Size: _____
 - Other Material: _____

- Exterior Walls:
- Studding Size _____ Spacing _____
 - No. wind wds _____
 - No. Doors _____
 - Header Size _____ Span(s) _____
 - Bracing: Yes _____ No _____
 - Corner Posts: Yes _____
 - Insulation Type _____ Size _____
 - Sheathing Type _____ Size _____
 - Siding Type _____ Weather Exposure _____

10. Masonry Requirements:
- Wall Covering Type _____
 - Fire Wall if required _____
 - Other Materials _____

PERMIT ISSUED
WITH LETTER

For Official Use Only

Date: <u>March 20, 1989</u>	Subdivision: <u>Yes / No</u>
Inside Fire Limits: _____	Name: _____
Edge Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>\$25,000.00</u>	Permit Expiration: _____
Value/Structure: _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$125.00</u>	

- Ceiling:
- Ceiling Joists Size: _____
 - Ceiling Strapping Size _____ Spacing _____
 - Type Ceiling: _____
 - Insulation Type _____ Size _____
 - Ceiling Height: _____

- Roof:
- Truss or Rafter Size _____
 - Sheathing Type _____
 - Roof Covering Type _____
 - Other: _____

Chimneys: Type _____ Number of Fire Places _____

Heating: Type of Heat: _____

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

- Plumbing:
- Approval of soil test if required OK No _____
 - No. of Tubs or Showers _____
 - No. of Flushes _____
 - No. of Lavatories _____
 - No. of Other Fixtures _____

- Swimming Pools:
- Type: _____
 - Pool Size: _____ Square Footage _____
 - Must conform to National Electrical Code and State Law.

Zoning: District B-2 Street Frontage Req. _____ Provided _____

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: 4-5-89

Permit Received By: Jovce M. Rinaldi

Signature of Applicant: Vito Calazzo Date: 3-20-89

Signature of CEO: V. Calazzo Date: 1-3-89

Inspection Dates: _____

Handwritten: MR. Addario



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 41-43 Washington Avenue

Date of Issue August 3, 1989

Issued to Vito Calazzo

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. 89/1860, 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

bakery/single family - 2nd floor

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

8-11-89
(Da)

Inspector

Inspector of Building

Note: This certificate identifies lawful use of building or premises, and cannot be transferred from owner to owner when property changes hands. Copy will be furnished to owner for \$25 per dollar.

900478

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone _____ Map # _____ Lot# _____

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

Owner: Vito Caiazzo Phone # 773-2815

Address: 41 -43 Washington Ave; Ftld, ME 04101

LOCATION OF CONSTRUCTION 41-43 Washington Ave.

Contractor: owner Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: commercial w deck

Past Use: commercial

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 Construct a deck; 17'x16' - on roof

For Official Use **PERMIT ISSUED**

Date 5/23/90 Name _____
 Inside Fire Limits _____ Lot JUN 8 1990
 Bldg Code _____ Ownership: _____ Public
 Time Limit _____
 Estimated Cost \$650 **City Of Portland**

Zoning: B-4 Business
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ 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) OK W/D N = P 6-7-90

Foundation:

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

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
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 Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
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 E. Chase

Signature of Applicant [Signature] Date 5-23-90

Signature of CEO [Signature] Date 6-4-90

Inspection Dates _____

White-Tax Assessor Yellow-GPCOG White Tag -CEO

PERMIT ISSUED
 [7] M.A. Addato © Copyright GPCOG 1983

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

Permit No: 03-1415	Issue Date:	CBL: 013 I020001
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Location of Construction: 43 Washington Ave	Owner Name: Bartlett Island LLC	Owner Address: 67 India St	Phone: 879-2233
Business Name:	Contractor Name:	Contractor Address: PO Box 473 Westbrook	Phone: 2078579488
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial Bakery	Proposed Use: Coffee Shop/ retail and office- Renovate interior to include partition walls, small retail counter in front of building	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 5 Type: 5B 12/4/03	

Proposed Project Description:
Coffee Shop/ retail and office- Renovate interior to include partition walls,
small retail counter in front of building

*Not a changed use - add bakery
had retail in front also*

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 11/13/2003	Zoning Approval
-----------------------------	---------------------------------	------------------------

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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/20/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	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>
	<i>Separate permits are required for any new signage</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
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City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1056	Issue Date:	CBL: 013 1020001
-----------------------	-------------	---------------------

Location of Construction: 43 Washington Ave	Owner Name: Bartlett Island Llc	Owner Address: 67 India St	Phone: 879-2233
Business Name:	Contractor Name: Aero Heating and Ventilating	Contractor Address: 378 Presumpscot Portland	Phone: 2077612092
Lessee/Buyer's Name	Phone:	Permit Type: Hood Systems, Commerical	Zone:

Past Use: coffee shop	Proposed Use: coffee shop w/gas coffee roaster	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	

Proposed Project Description:
install gas coffee roaster in coffee shop

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

Permit Taken By: jodinea	Date Applied For: 07/29/2004	Zoning Approval		
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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied 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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3586-ALTCOMM	Date Applied: 3/23/2012	CBL: 013-1-020-001	
Location of Construction: 43 WASHINGTON AVE	Owner Name: BARTLETT ISLAND LLC	Owner Address: 67 INDIA ST PORTLAND, ME 04101	Phone:
Business Name: Coffee By Design	Contractor Name: Revision Energy - Jen Hatch	Contractor Address: 142 Presumpscot St., Portland, ME 04103	Phone: (207) 221-6342
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-4
Past Use: Coffee By Design	Proposed Use: Same -- Coffee By Design -- install 40 solar electric panels, flush mounted against roof	Cost of Work: 50000.00	CEO District:
Proposed Project Description: Adding solar panels to roof; ELECT PERM 201241146		Fire Dept: <input checked="" type="checkbox"/> Approved <i>of conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>FM/F2</i> Type: <i>N/A</i> <i>Solar Panels</i> <i>IBC 2011</i> Signature: <i>[Signature]</i>
		Signature: <i>[Signature]</i> (58)	<i>[Signature]</i> 4/10/12
Permit Taken By:		Pedestrian Activities District (P.A.D.)	

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.	Zoning Approval		
	Special Zone or Reviews	Zoning Appeal	Historic Preservation
	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>3/26/12</i> <i>OK</i> <i>ABN</i>	<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:	<input type="checkbox"/> Not in Dist 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:

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 _____

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

Kathryn Pariseau, Paralegal
207 228-7372 direct
kpariseau@bernsteinshur.com

February 28, 2013

Via Hand Delivery

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

Re: 23-E-6/11 Diamond Street, Portland
13-I-20/43 Washington Avenue, Portland
20-E-19/67 India Street, Portland

RECEIVED

FEB 28 2013

Dept. of Building Inspections
City of Portland Maine

Dear Marge:

Please issue a letter confirming what zone the building and improvements located at the above properties 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.

Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; Granite State Economic Development Corporation and U.S. Small Business Administration; and Androscoggin Savings Bank in c/o Tom Hanson, Esq., Bernstein Shur, 100 Middle Street, Portland, ME 04101

Enclosed please find our check in the amount of \$450 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

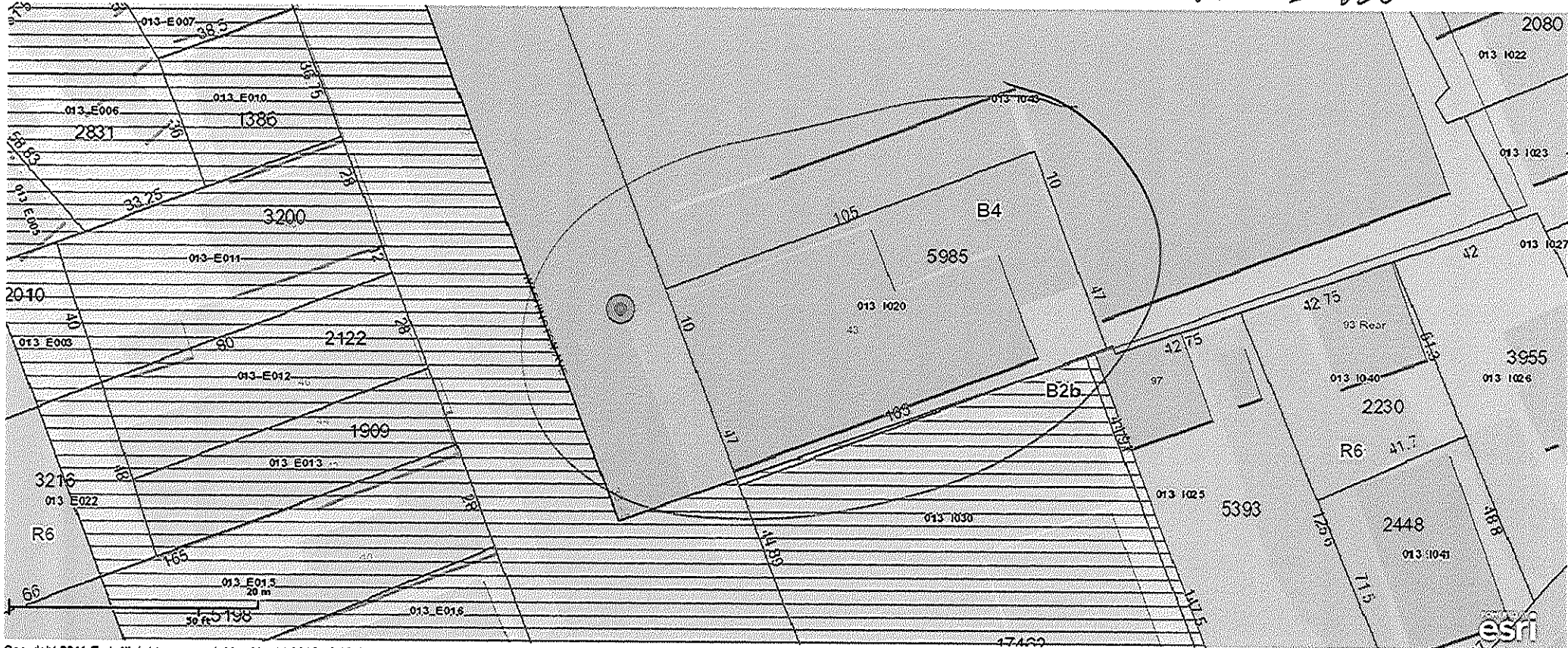
Please let me know by e-mail kpariseau@bernsteinshur.com when this is ready so that I may pick it up to save mailing time. Any chance we can pick this up by March 12th?

Sincerely yours,


Kathryn Pariseau

43 Washington Av e

B-4 Commercial Corridor
013-1-020



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 674-8486

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Current Owner Information:

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Best viewed at 800x600, with Internet Explorer

CBL 013 1020001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 43 WASHINGTON AVE
Owner Information BARTLETT ISLAND LLC
 67 INDIA ST
 PORTLAND ME 04101
Book and Page 20147/188
Legal Description 13-I-20
 WASHINGTON AVE 43
Acres 0.1374

Current Assessed Valuation:

TAX ACCT NO. 1456 **OWNER OF RECORD AS OF APRIL 2012**
 BARTLETT ISLAND LLC
LAND VALUE \$122,900.00 **67 INDIA ST**
BUILDING VALUE \$254,800.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$377,700.00
TAX AMOUNT \$7,108.32

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

Building Information:

Building 1
Year Built 1920
Style/Structure Type MIXED RES/COMM
Units 1
Building Num/Name 1 - COFFEE BY DESIGN
Square Feet 5259

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Exterior/Interior Information:

Building 1
Levels 01/01
Size 3549
Use RETAIL STORE
Height 12
Walls CONC. BLOCK
Heating HW/STEAM
A/C NONE

Building 1
Levels 02/02
Size 1710
Use APARTMENT
Height 10
Walls FRAME
Heating HW/STEAM
A/C NONE

Other Features:

Building 1
Structure CENTRAL AIR
Size 1839X1

Building 1
Structure PORCH - OPEN
Size 14X17

Outbuildings/Yard Improvements:

Building 1
Year Built 1920

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

RECEIPT OF FEES

Application No: 0000-1650	Applicant: BARTLETT ISLAND LLC
Project Name: 43 WASHINGTON AVE	Location: 43 WASHINGTON AVE
CBL: 013 I020001	Application Type: Determination Letter
Invoice Date: 03/01/2013	

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 013 I020001
Bill to: BARTLETT ISLAND LLC
 67 INDIA ST
 PORTLAND, ME 04101

Application No: 0000-1650
Invoice Date: 03/01/2013
Invoice No: 40270
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.