



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

May 29, 2014

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

RE: 191-193 Congress Street – 013-M-023 (the "Property") -

Dear Ms. Lamonda,

I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within the B-1 Neighborhood Business Zone. There are no other known overlay zones. Abutting the sides of the Property is a B-1 zone and the rear of the Property is abutting a B-1 zone and R-6 residential zone. Across the street from the Property is an R-6 residential zone .

The approved use of the property is twelve (12) residential dwelling units which is permitted use allowed in the B-1 zone.

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 is no certificate of occupancy on file. Enclosed are copies of building permit with listed approved uses of the Property.

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



APPLICATION FOR PERMIT

Class of Building or Type of Structure... Second Class

Portland, Maine, Aug. 28, 1955
Okam 10/1/55

PERMIT ISSUED
01837
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ demolish ~~and~~ all the following ~~existing~~ ~~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 193 Congress St. Within Fire Limits? yes Dist. No.

Owner's name and address Richard P. & NA te. F. Twomey, Pine Point Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building apartment house No. families 12

Last use " " No. families 12

Material brick No. stories 3 Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 300 Fee \$ ~~150~~ 2.00

General Description of New Work

To demolish 3-story open rear piazza, and to construct 3-story open rear piazza approximately the same size, 9' x 18', plans to be furnished.

ADVANCE PERMIT ISSUED TO DEMOLISH ONLY 8/2826/55.

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 Richard P. Twomey

Details of New Work

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning 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:

OK-10/18/55-098

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to

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

Permit No: 07-0394	Issue Date:	CBL: 013 M023001
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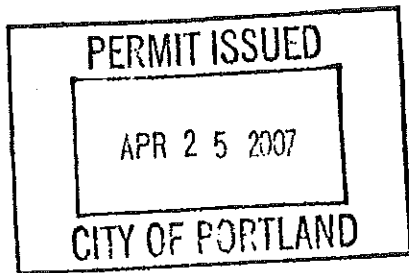
Location of Construction: 193 CONGRESS ST	Owner Name: H A T LLC	Owner Address: 13 LAWRENCE AVE	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: 4 Summer Street Freeport	Phone 2078650394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	Zone: B-1

Past Use: Multi Family Residential	Proposed Use: Multi Family Residential - New Fire Alarm System	Permit Fee: \$70.00	Cost of Work: \$4,787.15	CEO District: 1
Proposed Project Description: New Fire Alarm System <i>legal use: 12 residential dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NFPA 72	INSPECTION: Use Group: R2 Type: SB IBC 2003	
		Signature: <i>Carey Chase</i> Signature: <i>Jan 4/23/07</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: 04/13/2007	Zoning Approval
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- 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input checked="" type="checkbox"/> Denied Date: <i>4/13/07</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 checked="" 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: _____
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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

May 16, 2014

Site 30707

Ms. Marge Schmuckal
, City of Portland
389 Congress St. RM 315, Portland, ME
04101

RE:

**193 Congress Street
013 M023**

Ms. Marge Schmuckal

Please find this to be a formal request for zoning verification on the above stated property. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- ✓ • What is the current zone of the property?
- ✓ • Are there any overlay districts?
- ✓ • Is this property a permitted use in this district?
- ✓ • Did the property receive site plan approval, and if so, can you provide a copy?
- ✓ • What are the abutting zoning districts?
- ✓ • Are there any outstanding building or zoning violations on file?
- ✓ • Were any variances or special permits issued?
- ✓ • Was a certificate of occupancy issued and if so, may we obtain a copy of it?

**If you can not Fax or E-mail
Please return the letter to:**

Zoning Info, Inc.
3555 N.W. 58th Street
Suite 505
Oklahoma City, OK 73112
Phone: 405-525-2998
Fax: 405-528-4878

Thank you,

Nicole Lamonda
Research Analyst
Extension: 111
nicole@zoning-info.com

Our clients deadline for this information is 05/26/2014.

RECEIVED

MAY 19 2014

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1925	Applicant: H A T LLC
Project Name: 193 CONGRESS ST	Location: 193 CONGRESS ST
CBL: 013 M023001	Application Type: Determination Letter
Invoice Date: 05/20/2014	

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

CBL 013 M023001
Bill to: H A T LLC
 13 LAWRENCE AVE
 PORTLAND, ME 04102

Application No: 0000-1925
Invoice Date: 05/20/2014
Invoice No: 45159
Total Amt Due: \$0.00
Payment Amount:

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>