



Planning & Urban Development Department

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator  
July 17, 2014

Scott E. Herrick, Esq.  
c/o Drummond & Drummond  
One Monument Way  
Portland, Maine 04101

RE: 15-17 Merrill Street, Portland, Maine; 14-F-9, 11 & 13 (the "Premises") – R-6 Zone

Dear Attorney Herrick,

I am in receipt of your request for a determination letter concerning the Premises. I hereby certify with respect to the above-referenced property owned by Cumberland Merrill Apartments, LLC and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:  
Land Use Zoning Ordinance of the City of Portland revised through July 2, 2014.
2. The Premises are located in the following zoning district under the Land Use Zoning Ordinance: R-6 Residential Zone, and the current use of the Premises as a four (4) residential apartment building is a permitted use thereunder.
3. There are no known, unresolved violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:  

<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> UNRESOLVED VIOLATIONS EXIST
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4. The following permits and approvals, as applicable to the Premises, have been obtained:
 

(a)	<input type="checkbox"/>	[Not on File] Certificate of Occupancy
(b)	<input type="checkbox"/>	[N/A] Conditional Use Approval
(c)	<input type="checkbox"/>	[N/A] Site Plan Approvals
(d)	<input type="checkbox"/>	[N/A] Subdivision Approval
(e)	<input type="checkbox"/>	[Not on File] Building Permit
(f)	<input type="checkbox"/>	[N/A] Condominium Conversion
(g)	<input checked="" type="checkbox"/>	[ ] Copies of 1955 City Directory & Pre-1957 Assessor's records

Very truly yours,

Marge Schmuckal

Zoning Administrator  
City of Portland, Maine

**DUNLOP**  
**TIRES**  
**RETREADING**  
**SERVICE TIRE CORP.**  
**Vulcanizing**

311-315 CUMBERLAND AVE. Tel. 2-6525

830

Left Right

Mellen Street—Cont.  
 Vacant apt 5  
 Robert Berry apt 6  
 Joseph E Carlans Δ2-8646  
 94 Mrs Mary A Tibbetts Δ2-5332  
 96 Joseph Doucette

**MELROSE STREET**

WARD 8

From 29 Belmont to Junction of Woodford and Arlington

20 COYLE STREET crosses  
 29 OLIFTON STREET crosses  
 41 Willard H Woodbury Δ2-2075  
 51 Harriet Gidden Δ2-1243  
 52 Morris P Lerman Δ2-8979

**MERIDIAN STREET—PEAKS ISLAND**

From Oakland avenue easterly

**MERILINE AVENUE**

WARD 8

—UNACCEPTED—

From Hillcrest avenue to Rowe avenue  
 1 Clifford J Curry  
 2 Charles S Curry Δ2-6725

**MERRIAM STREET**

WARD 9

From between 82 and 90 Columbia road  
 11 Walter E Trimbach Δ4-9789  
 12 Charles G Harrington Δ2-3208  
 13 John G Powers Jr Δ4-0079  
 14 Carl A Taylor Δ3-6195

**MERRIAM STREET—PEAKS ISLAND**

From Spruce avenue southerly to Maple

**MERRILL COURT**

WARD 4

From 77 Chestnut to 44 Stone

**MERRILL STREET**

WARD 1

From 83 Congress to 56 Melbourne  
 5 Reuben F Calderwood Δ3-2465  
 8 Charles L Doyle  
 Clayton E Walker Δ4-8958  
 9 Mrs Mary J Brown Δ3-0683  
 10 Harvey E Garland trucking and h Δ2-0988  
 Earl M Doughty Δ3-6870  
 (rear) Lizzie M Lewis  
 14 Mrs Margaret Smith  
 Leonard E Emery  
 15 Frederick C Strout Δ2-5189  
 Oliver W Swann Δ4-8040  
 16 Walter D Gallagher Δ3-3446  
 Charles McLaughlin  
 Maurice V Lawler Δ2-9563  
 17 Charles G McAnany  
 Merton E Payson Δ3-3053  
 18 CUMBERLAND AVENUE begins  
 19 Mrs Delia R Johnson  
 19½ Joseph W Franklin Δ  
 21 Norman W Hodgkins Δ3-2540  
 David Stuart  
 Mrs Kathleen Nassa Δ2-2869  
 23 Percival E Davies Δ3-0418  
 Joseph S Cavallero  
 Mrs Eva M Lucey Δ3-7806  
 27 Marcel W Andrews  
 Arthur E Bowie Δ2-3120  
 29 Edward J Latham Δ3-3792  
 Thomas F McCarthy  
 Robert L Davidson  
 Mary W Stinson  
 Joseph U Fournier  
 CARLETON PLACE ends  
 33 TURNER STREET ends  
 James A Collins Δ3-7944  
 35 Leo A DiFiore  
 37 Frederick M McCarthy Δ5-1240  
 Samuel L Casale Δ  
 40 Vacant Store  
 41 James H Clark Δ2-0594  
 43 Mrs Dorothy S Bowden  
 45 Charles M Farrington Δ5-1749  
 Mrs Dorothy Watters  
 Chester McLean  
 48 Francis H Wyman  
 Fred R Brown  
 40 Edward R Nelson  
 Jesse L Haynes  
 50 Vacant  
 51 Miles W Green  
 Everett F Green Δ2-8961  
 55 George E Davis Δ  
 Roland E Deveau  
 56 Raymond E Webber

1955—ERED. L. TOWER COMPANIES'

Left Right

57 Joseph M Ferranti  
 Mrs Louise Thibodeau Δ2-7759  
 58 Arnold C Wood  
 Daniel J Vessey Δ2-9574  
 61 QUEBEC STREET crosses  
 65 Henry A Romano Δ4-8915  
 Philip R Albert Δ2-8482  
 66 Merrill Street Garage storage  
 67 Arthur B Duncanson  
 69 Conrad A Matson Δ5-0784  
 Albert Matson Δ2-4813  
 71 Jimmy's Grocery Store  
 73 Mrs Barbara E Carmichael  
 Δ5-0887

**MICHIGAN AVENUE**

WARD 9

—UNACCEPTED—

From Dakota to Idaho  
 9 Alfred C Stearns Δ2-0668  
 205 Lyman A Moffett  
 207 Arthur A Johnson Δ2-7908  
 250 Anthony J Stromsky

**MIDDLE STREET**

WARDS 2, 3, 4

From 18 Hancock to Monument square  
 1 Sante Ferrante Δ3-4139  
 Mrs Anna Vacchiano Δ  
 Vincenzo Manoriti  
 John S Smith  
 Domenic Fontana  
 3 Donald J Roderick  
 James L Billings  
 7 Rosario Bellino Δ3-1419  
 Rocco C Risbara  
 10 Mollie Agger Δ4-3811  
 13 Frank Bellino Δ  
 Luigi Di Fazio Δ2-3296  
 Giro Fornisano Δ4-7328  
 14 Raymond J Clish Δ3-5812  
 Donald R Adams  
 15 Richard H Smith Δ4-7935  
 Giacomo Baudone  
 John DiFazio  
 17 Angelo P Quatrano  
 Paul R Dube  
 18 Marion B Giglio Δ  
 Guy G Quatracci Δ2-2421  
 19 Mrs Mary T Quatrano Δ3-2597  
 Philip A Quatrano  
 Alfred E Neff  
 Andrew Quatrano  
 19½ John J Quatrano  
 Charles W Swiger  
 Glenwood Libby  
 21 Mrs Mary T Bickford  
 James R Quimby  
 James Hamilton  
 22 Alexander A Marino blacksmith  
 25 Thomas H Flanagan Δ4-1707  
 Aniello A Quatrano Δ4-3327  
 27 Frank P Lapomarda  
 Lorenzo Lapomarda Δ4-9725  
 30 Mrs Felicia Cartonio  
 Alphonso V Russo Δ5-0388  
 Jason Co Storage  
 34 INDIA STREET crosses  
 36 Vacant  
 36a Anthony Sangillo  
 Mrs Winnifred B Nielsen  
 Bertrum F Norton  
 Earl L Nelson  
 Vacant store  
 36b Kovensky Bros fruit dirs (whol)  
 38 Vacant  
 39 Vacant  
 40 Mrs France V Keezer Δ2-7392  
 Henry J Gresik  
 Michael Solak  
 John J Dorazio  
 41 Michael A Valente jr  
 Michael Valente Δ4-6724  
 41½ Paolino & Quatrucci barbers  
 43 Lorenzo Spera gro  
 45 Roberto Ruggiero  
 Benjamin S Fogg  
 Vacant store  
 46 Store room Eastern Beauty Sup-  
 ply Co  
 Thomas L Leo Δ2-6275  
 Vacant apt  
 48 Mrs Mary Murrell Δ4-9135  
 Frank Quatracci Δ2-8527  
 49 Johnny's Fish Market  
 William A Sargent  
 Roy F Devoe  
 Nunzi F Mandarelli  
 51 Jacob G Geller  
 Jerrald O'Brien  
 Clinton H Doucette  
 Roy B Wheeler  
 Vacant store  
 52 Vacant  
 53 Vacant  
 55 Storage  
 55a Hazel F Babb

Left Right

Carl A Sutter  
 Milton L Jones  
 57 Vacant store  
 59 Economy Wall Paper Δ2-1676  
 59½ Horace J Neptune  
 Beacher H Cyr  
 Mrs Dellma A Hart  
 Joseph D Babineau  
 Rev Harry Simansky abattoir  
 Colonial Television Co Inc  
 64 Vacant  
 66-68 Louis E Peverada gro Δ3-7438  
 67 HAMPSHIRE STREET crosses  
 Vacant store  
 71 Boston System bakery Δ3-2815  
 72 Community Food Centre Δ4-0247  
 76 David Levinsky fruit  
 77 S Blumenthal & Sons meats  
 Δ2-8317  
 78 State Upholstering Co Δ3-4915  
 80 Second Hand Store used clothing  
 81 Community Food Center storage  
 81½ William E Stewart  
 John A Tweede  
 82 Louis Blumenthal meats Δ4-2468  
 83 Storage  
 83½ Nicholas G Naples  
 Eugene A Simoneau  
 Robert F Michaud Δ4-9078  
 Last Chance Cafe Δ2-9290  
 86 Vacant  
 88 Franklin Pharmacy Δ2-9344  
 — FRANKLIN STREET crosses  
 89 Wolf Building  
 Vacant store  
 92 George A M Bell  
 Alfonso R Valley Δ4-6441  
 Vacant store  
 93 Michael Stefinski  
 Mrs Elvina Lunt  
 94 Tomaso Degifico barber  
 94½ Seth R Lewis Δ4-3184  
 Vernon McLucas  
 Warren L Webster Δ4-7075  
 Mrs Harriet Clemens  
 95 Model Fruit Company Δ4-3671  
 96 Mack's Flooring Co  
 Storage  
 97½ Mrs Marguerite A Vachon  
 Katherine A Hayward  
 Mrs Lucy M Gove  
 Gardiner E King  
 Freeman H Donk  
 Mrs Mildred Dyer  
 Charles W Langley  
 Mrs Beatrice B Juzak  
 Roland N Sargent  
 99 Pard's Cafe Δ3-9152  
 Vacant  
 102 Vacant  
 102a Mrs Alice L Smith Δ5-1705  
 Daz L Byrd  
 Vacant store  
 104 Waldo Corp  
 Anthoensen Press prntrs Δ4-8301  
 Forest City Printing Co Δ3-6636  
 Leon E Strout Inc electrotypers  
 Δ4-5107  
 John W Marchi bookbinder and  
 paper rulers Δ2-9712  
 106 Rocco's Pool Room  
 Vacant  
 — CHATHAM STREET ends  
 Vacant  
 107 Jimmie's Sanitary Market Δ5-2071  
 108 Antonio Caiazzo  
 Mrs Victoria Cartonio  
 Storage  
 109 Volunteers of America used  
 clothing and furn  
 111-113 P Reuben & Co plmbrs Δ2-8401  
 111a Robinson Hall  
 Church of God in Christ (Pent)  
 115 Vacant store  
 — GARDEN LANE begins  
 116 Marshall Engineering Co Δ3-1624  
 117-119 Reliable Furniture Co warehouse  
 Surrey Shoe Co mfrs  
 H A Jacobs & Sons shoe find-  
 ings Δ2-9796  
 — DEER STREET ends  
 122 Westy's Market  
 Martin M MacIsso  
 — CHURCH STREET begins  
 127 Aloose Printing Co Δ4-9829  
 127a Storage Lancaster Furniture Co  
 Vacant store  
 128 Perri-Modes dress mfrs Δ2-7132  
 Pellex Inc laboratory Δ2-6567  
 130 Antoine J Lemieux barber  
 131 The Eastern News Co Δ4-3834  
 132 The Italian Canteen restr  
 Δ3-9386  
 134 VINE STREET ends  
 140-142 Megquier & Jones Δ3-6471  
 141 Cook Everett & Pennell druggist  
 wholesale Δ3-9251  
 — PEARL STREET crosses  
 144 Marks Printing House Δ2-4578

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	13	Merrill		OF			5		14	F	13	

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS  
C/O JOHN F DANA  
57 EXCHANGE ST. CITY

LAND & BLDG. MERRILL ST. #13  
ASSESSORS PLAN 14-F-13  
AREA 3300 SQ. FT.

RECORD OF TAXPAYER

YEAR BOOK PAGE

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	<input checked="" type="checkbox"/>	WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	<input checked="" type="checkbox"/>
STREET		TREND OF DISTRICT	
PAVED	<input checked="" type="checkbox"/>	IMPROVING	
SEMI-IMPROVED		STATIC	<input checked="" type="checkbox"/>
DIRT		DECLINING	
SIDEWALK	<input checked="" type="checkbox"/>		

## LAND VALUE COMPUTATIONS AND SUMMARY

## LAND VALUE COMPUTATIONS AND SUMMARY

## ASSESSMENT RECORD INCREASE DECREASE

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
32	97	1800	99	1800	580	
TOTAL VALUE LAND						580
TOTAL VALUE BUILDINGS						2220
TOTAL VALUE LAND AND BUILDINGS						2800
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

1950	LAND	400		
	BLDGS.	1075		
	TOTAL	1475		
1951	LAND	350		
	BLDGS.	1325		
	TOTAL	1675		

## LAND VALUE COMPUTATIONS AND SUMMARY

## LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

195	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

YEAR	ORIG. COST	RENTAL	280
YEAR	SALE PRICE	EXPENSE	-
YEAR	U. S. R. S.	NET	280

14-E-13

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

1ST. 1600  
2ND 1600  
TOTAL 3200

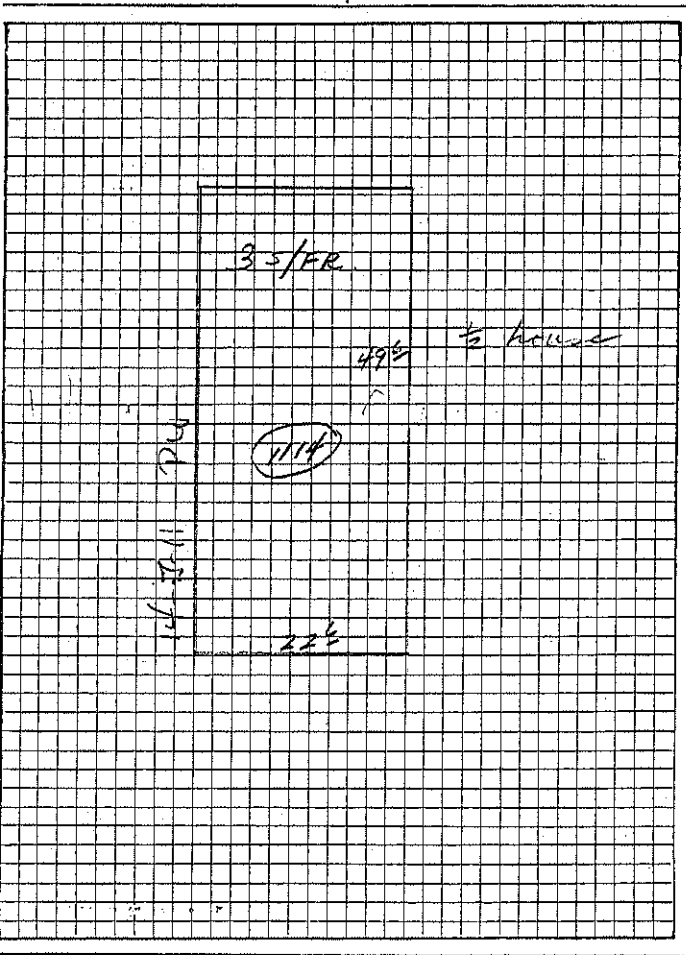
CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE	✓✓✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER			B 1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓✓✓	BSMT.	
SOLID BRICK		HARDWOOD		2ND	4
STONE VENEER		PLASTER	✓✓✓	1ST	4
CONC. OR CIND. BL.		UNFINISHED		3RD	6
		METAL CLG.		OCCUPANCY	
TERRA COTTA				SINGLE FAMILY	
VITROLITE		RECREAT. ROOM		TWO FAMILY	✓
PLATE GLASS		FINISHED ATTIC		APARTMENT	
INSULATION		FIREPLACE		STORE	
WEATHERSTRIP		HEATING		THEATRE	
ROOFING		PIPELESS FURNACE		HOTEL	
ASPH. SHINGLES	✓	HOT AIR FURNACE		OFFICES	
WOOD SHINGLES		FORCED AIR FURN.		WAREHOUSE	
ASBES. SHINGLES		STEAM		COMM. GARAGE	
SLATE TILE		HOT WAT. OR VAPOR		GAS STATION	
METAL		NO HEATING	1-2-3 ✓	ECONOMIC CLASS	
COMPOSITION				OVER BUILT	
ROLL ROOFING		GAS BURNER		UNDER BUILT	
INSULATION		OIL BURNER		DT. 5/17/53	AR. C5
		STOKER		LD. 198	PD. C5
				MS.	CK. 1

COMPUTATIONS	
UNIT	1951
1114 S. F.	9720
S. F.	
P.W.	-380.
ADDITIONS	
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING	-1620
PLUMBING	+390
TILING	
M.F.	+1970
TOTAL	9680
FACT.	-15-1460
REP. VAL.	8770

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Dwg.	A 3 1/2 FR	B	76+		F	8220	55%	3700	48%	2220		
	B											
	C											
	D											
	E											
	F											
	G											
YEAR	1951					1951 TOTAL BLDGS.				2220		
TAX VAL.						19				19		
OLD VAL.						19				19		
CHANGE						19				19		



# REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	15 ✓	Merrill		OF			5		14	F	11	

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS  
 C/O JOHN F DANA  
 57 EXCHANGE ST. CITY

LAND & BLDG. MERRILL ST. #15  
 ASSESSORS PLAN 14-F-11  
 AREA 3250 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	✓ WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES ✓
STREET	
PAVED	✓ IMPROVING
SEMI-IMPROVED	STATIC ✓
DIRT	DECLINING
SIDEWALK	✓
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
32	96	18 <sup>00</sup>	98	17 <sup>62</sup>	560	
TOTAL VALUE LAND					560	
TOTAL VALUE BUILDINGS					2230	
TOTAL VALUE LAND AND BUILDINGS					2790	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL	380
YEAR	SALE PRICE	EXPENSE	—
YEAR	U. S. R. S.	NET	

ASSESSMENT RECORD	INCREASE	DECREASE
1950	LAND 400	
	BLDGS. 1175	
	TOTAL 1575	
1951	LAND ✓ 325	
	BLDGS. ✓ 1350	
	TOTAL ✓ 1675	
195	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

14-F-41

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 1940  
FIRE EXPOSED  
FRONT STAIRS  
NO V.I.S. FIRE DAM.

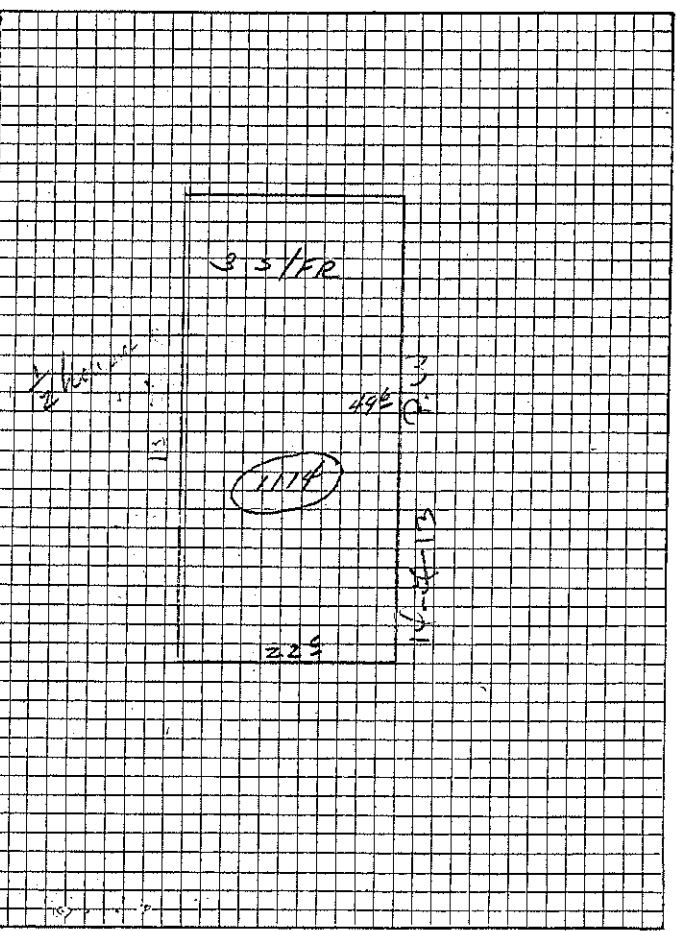
YEAR 19

1ST. 16.00  
2ND. 16.00  
TOTAL 32.00

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	1/2 ✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH	1/2 ✓	ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	✓ ✓ ✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		✓		LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		B 1 2 3		NO LIGHTING	
BRICK VENEER		PINE	✓ ✓ ✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD		BSMT.	2ND 4
SOLID BRICK		PLASTER	✓ ✓ ✓	1ST	4 3RD 6
STONE VENEER		UNFINISHED		OCCUPANCY	
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	
TERRA COTTA		HEATING		TWO FAMILY	<input checked="" type="checkbox"/>
VITROLITE		PIPELESS FURNACE		APARTMENT	
PLATE GLASS		HOT AIR FURNACE		STORE	
INSULATION		FORCED AIR FURN.		THEATRE	
WEATHERSTRIP		STEAM		HOTEL	
ROOFING		HOT WAT. OR VAPOR		OFFICES	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	NO HEATING 1-2-3	<input checked="" type="checkbox"/>	WAREHOUSE	
WOOD SHINGLES		GAS BURNER		COMM. GARAGE	
ASBES. SHINGLES		OIL BURNER		GAS STATION	
SLATE TILE		STOKER		ECONOMIC CLASS	
METAL		SUMMARY OF BUILDINGS		OVER BUILT	5/17/50
COMPOSITION		OCCY	TYPE	UNDER BUILT	1/28
ROLL ROOFING		GR.	AGE	DT.	AR. C 5
INSULATION		COND.	REM.	I.D.	PD. C 5
		REP. VAL.	COND.	MS.	CK. 1

COMPUTATIONS	
UNIT	1951
1114 S. F.	9720
S. F.	
P.W.	-380
ADDITIONS	
1-2 1/2 BAY	+110
BASEMENT	2-80
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING	-1020
PLUMBING	+390
TILING	
M.F.	+970
TOTAL	9710
FACT-15	1460
REP. VAL.	8250



OCCY	TYPE	GR.	AGE	REM.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Dwg	13 1/2 FR	B	76+		F	8250	55%	3710	40%	2230		
B												
C												
D												
E												
F												
C												
YEAR	1951					1951 TOTAL BLDGS.				2230		
TAX VAL.						19				19		
OLD VAL.						19				19		
CHANGE						19				19		

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	17	Merrill		OF			5		14	F	9	

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS  
C/O JOHN F DANA  
57 EXCHANGE ST. CITY

LAND MERRILL ST. #17 ASSESSORS  
PLAN 14-F-9 AREA 2427 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Land only</i>			

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	<input type="checkbox"/> SEWER
LOW	<input type="checkbox"/> GAS
ROLLING	<input type="checkbox"/> ELECTRICITY
SWAMPY	<input checked="" type="checkbox"/> ALL UTILITIES
STREET	<input type="checkbox"/> TREND OF DISTRICT
PAVED	<input checked="" type="checkbox"/> IMPROVING
SEMI-IMPROVED	<input checked="" type="checkbox"/> STATIC
DIRT	<input type="checkbox"/> DECLINING
SIDEWALK	<input checked="" type="checkbox"/>
TILLABLE	<input type="checkbox"/> PASTURE
	<input type="checkbox"/> WOODED
	<input type="checkbox"/> WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1991	19
25	96	18 <sup>00</sup>	98	18 <sup>00</sup>	450	
TOTAL VALUE LAND					450	
TOTAL VALUE BUILDINGS					-	
TOTAL VALUE LAND AND BUILDINGS					450	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

ASSESSMENT RECORD		INCREASE	DECREASE
1950	LAND	275	
	BLDGS.		
	TOTAL	275	
1951	LAND ✓	275	
	BLDGS.	-	
	TOTAL ✓	275	
195	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		



# Drummond & Drummond

A Limited Liability Partnership  
Counselors at Law

One Monument Way, Portland, Maine 04101

RECEIVED

JUN 17 2014

Dept. of Building Inspections  
City of Portland Maine

June 16, 2014

7/2/2014

Horace W. Horton  
Arthur A. Cerullo  
Andrew W. Sparks  
Paul E. Peck  
Phillip P. Mancini  
Jennifer I. Richard  
Douglas F. Britton  
Scott E. Herrick  
Christopher E. Pazar  
Stephanie E. Strouse  
Nathaniel R. Huckel-Bauer  
Julia G. Pitney  
Heather T. Whiting  
Andrew P. Pierce  
Patrick C. Lever  
Michael T. Devine

Wadleigh B. Drummond  
1885-1979  
Josiah H. Drummond  
1914-1991

Of Counsel  
Robert C. Santomenna  
Paul M. Koziell

Telephone: 207-774-0317  
Facsimile: 207-761-4690  
<http://www.ddlaw.com>

Via Hand Delivery and Email  
City of Portland  
389 Congress St.  
Room 315  
Portland, ME 04101  
**Attn: Marge Schmuckal**  
Zoning Administrator

R-6 no 'G'-drive  
14-C-18

14-F-9-11-13

Re: Zoning Letter for 1-3 Cumberland Avenue and 15-17 Merrill Street, Portland

Dear Ms. Schmuckal,

Attached please find our request for zoning letters in connection with the above referenced properties together with a check for \$300.00. Please forward the completed letters to my attention at [sherrick@ddlaw.com](mailto:sherrick@ddlaw.com).

Thank you for your attention to this matter.

Sincerely,

Scott E. Herrick

SEH/nw



CITY OF PORTLAND ZONING LETTER

June 13, 2014

Androscoggin Bank

Re: 15-17 Merrill Street, Portland, Maine; Tax Map 14-F-9-11-13 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Cumberland Merrill Apartments, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through August 15, 2013.

2. The Premises are located in the following zoning district under the Zoning Ordinance: R-6 Residential Zone – R-6, and the current use of the property as an apartment building is a permitted use thereunder.

3. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

[ ] NONE [ ] UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

\_\_\_\_\_

4. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a) [X] [N/A] Certificate of Occupancy.
(b) [X] [N/A] Conditional Use Approval.
(c) [X] [N/A] Site Plan Approval.
(d) [X] [N/A] Subdivision Approval.
(e) [X] [N/A] Building Permit.
(f) [X] [N/A] Condominium Conversion.
(g) [X] [N/A] Other: \_\_\_\_\_

Signature of Authorized Person: \_\_\_\_\_

Typed or Printed Name of Signatory: Marge Schmuckal

Title of Signatory: Zoning Administrator

City or Other Governmental Agency: City of Portland, Zoning Administration

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

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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:**

**CBL** 014 F009001  
**Land Use Type** FIVE TO TEN FAMILY  
 Verify legal use with Inspections Division  
**Property Location** 15 MERRILL ST  
**Owner Information** CUMBERLAND MERRILL APARTMENTS LLC  
 103 LOUDEN RD  
 SACO ME 04072  
**Book and Page** 25664/208  
**Legal Description** 14-F-9-11-13  
 MERRILL ST 15-17  
**Acres** 8977 SF  
 0.2061

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	1904	<b>OWNER OF RECORD AS OF APRIL 2013</b>
<b>LAND VALUE</b>	\$132,600.00	CUMBERLAND MERRILL APARTMENTS LLC
<b>BUILDING VALUE</b>	\$297,600.00	103 LOUDEN RD
<b>NET TAXABLE - REAL ESTATE</b>	\$430,200.00	SACO ME 04072
<b>TAX AMOUNT</b>	\$8,350.18	

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** APARTMENT - GARDEN  
**# Units** 6  
**Square Feet** 8904

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**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 2232  
**Use** SUPPORT AREA  
**Height** 6  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 2232  
**Use** APARTMENT  
**Height** 9  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** NONE

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

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

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**Building 1**  
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**Use** SUPPORT AREA  
**Height** 6  
**Heating** NONE  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 2232  
**Use** APARTMENT  
**Height** 9  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** NONE

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Best viewed at 800x600, with Internet Explorer

**Building 1**  
**Levels** 02/02  
**Size** 2232  
**Use** APARTMENT  
**Height** 9  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** NONE

**Building 1**  
**Levels** 03/03  
**Size** 2208  
**Use** APARTMENT  
**Height** 8  
**Walls** FRAME  
**Heating** HW/STEAM  
**A/C** NONE

**Other Features:**

**Building 1**  
**Structure** PORCH - COVERED  
**Size** 3X16

**Building 1**  
**Structure** PORCH - COVERED  
**Size** 4X5

**Sales Information:**

Sale Date	Type	Price	Book/Page
12/16/2004	LAND + BUILDING	\$0.00	22133/342

[New Search!](#)

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1949	<b>Applicant:</b> CUMBERLAND MERRILL APAR
<b>Project Name:</b> 15 MERRILL ST	<b>Location:</b> 15 MERRILL ST
<b>CBL:</b> 014 F009001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 06/18/2014	

<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

<b>Previous Balance</b>	<b>\$0.00</b>
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
<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** 014 F009001  
**Bill to:** CUMBERLAND MERRILL APARTMENTS LLC  
 103 LOUDEN RD  
 SACO, ME 04072

**Application No:** 0000-1949  
**Invoice Date:** 06/18/2014  
**Invoice No:** 45498  
**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>