



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

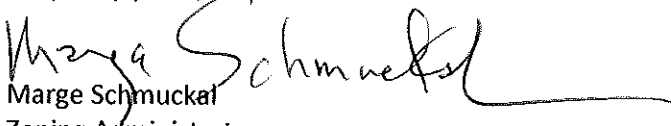
RE: 15-17 Merrill Street, Portland, Maine; 14-F-9, 11 & 13 (the "Premises") – R-6 Zone

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:
 NONE UNRESOLVED VIOLATIONS EXIST
4. The following permits and approvals, as applicable to the Premises, have been obtained:
(a) [Not on File] Certificate of Occupancy
(b) [N/A] Conditional Use Approval
(c) [N/A] Site Plan Approvals
(d) [N/A] Subdivision Approval
(e) [Not on File] Building Permit
(f) [N/A] Condominium Conversion
(g) [] 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 Glidden 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
 50 Jesse L Haynes
 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
 2 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 Quatrucchi 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 & Quatrucchi 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 Quatrucchi 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
 70 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 Tweedie
 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
 87 Franklin Pharmacy Δ2-9344
 — FRANKLIN STREET crosses
 89 Wolf Building
 90 Vacant store
 92 George A M Bell
 Alfonso R Valley Δ4-6441
 93 Vacant store
 Vacant
 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
 97 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 Pardi's Cafe Δ3-9152
 102 Vacant
 102a Vacant
 Mrs Alice L Smith Δ5-1705
 Daz L Byrd
 104 Vacant store
 105 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
 107 Vacant
 108 Jimmie's Sanitary Market Δ5-2071
 Antonio Caiazzo
 Mrs Victoria Cartonio
 109 Storage
 110-112 Volunteers of America used
 clothing and furn
 111-113 P Reuben & Co plmbrs Δ2-8401
 111a Robinson Hall
 114 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	✓ 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	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			

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			

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	400			
	BLDGS.	1075			
	TOTAL	1475			
1951	LAND ✓	350			
	BLDGS ✓	1325			
	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				
19	LAND				
	BLDGS.				
	TOTAL				

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			

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

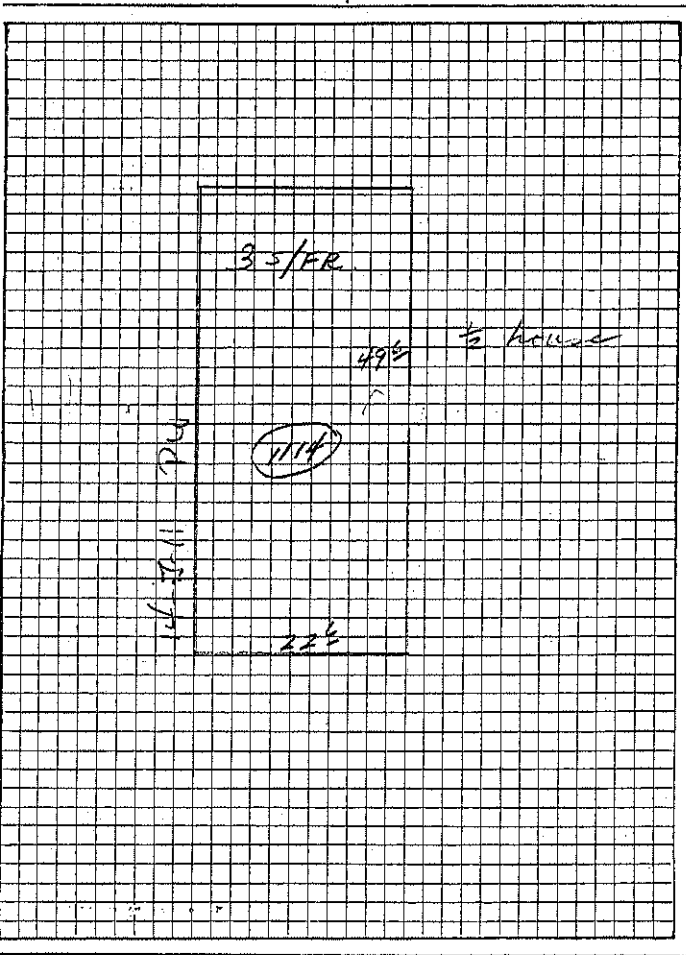
CONSTRUCTION

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		GAS BURNER		OVER BUILT	
ROLL ROOFING		OIL BURNER		UNDER BUILT	
INSULATION		STOKER		DT. 5/17/53	AR. C5
				LD. 198	PD. C5
				MS.	CK. 1

COMPUTATIONS		UNIT	1951
1114 S. F.	9720		
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. 15	STREET Merrill	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST. 5	ZONE	CHART 14	BLOCK F	LOT 11	CURR. DESC.
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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		TREND OF DISTRICT		
						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 ⁰⁰	98	17 ⁵²	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	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	

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	

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

ASSESSMENT RECORD INCREASE DECREASE

ASSESSMENT RECORD	INCREASE	DECREASE
1950 LAND	400	
1950 BLDGS.	1175	
1950 TOTAL	1575	
1951 LAND ✓	325	
1951 BLDGS. ✓	1350	
1951 TOTAL ✓	1675	
1952 LAND		
1952 BLDGS.		
1952 TOTAL		
1953 LAND		
1953 BLDGS.		
1953 TOTAL		
1954 LAND		
1954 BLDGS.		
1954 TOTAL		
1955 LAND		
1955 BLDGS.		
1955 TOTAL		
1956 LAND		
1956 BLDGS.		
1956 TOTAL		
1957 LAND		
1957 BLDGS.		
1957 TOTAL		
1958 LAND		
1958 BLDGS.		
1958 TOTAL		
1959 LAND		
1959 BLDGS.		
1959 TOTAL		
1960 LAND		
1960 BLDGS.		
1960 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.

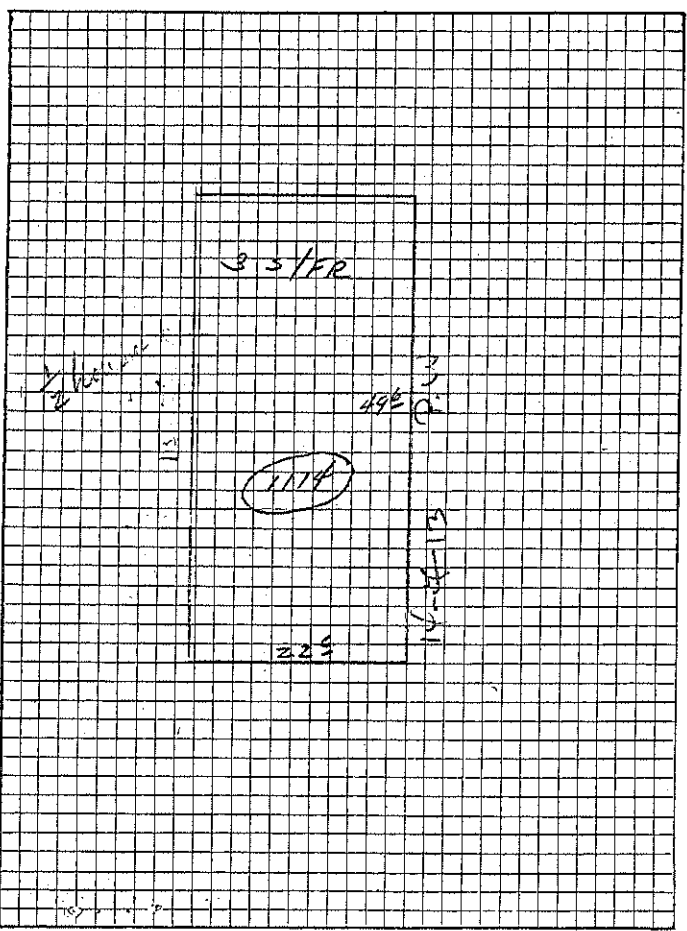
YEAR 19

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		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		PINE	✓ ✓ ✓	NO LIGHTING	
BRICK VENEER		HARDWOOD		NO. OF ROOMS	
BRICK ON TILE		PLASTER	✓ ✓ ✓	BSMT.	2ND 4
SOLID BRICK		UNFINISHED		1ST	4 3RD 6
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.				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		OCC'Y	TYPE	GR.	AGE
ROLL ROOFING		REM.	COND.	REP. VAL.	P. D.
INSULATION		PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
		YR			

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



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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1991	19
25	96	18 ⁰⁰	98	18 ⁰⁰	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			
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LAND VALUE COMPUTATIONS AND SUMMARY						
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TOTAL VALUE LAND AND BUILDINGS						
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LAND VALUE COMPUTATIONS AND SUMMARY						
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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
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

	ASSESSMENT RECORD		INCREASE	DECREASE
	1950	1951		
LAND	275			
BLDGS.				
TOTAL	275			
LAND <input checked="" type="checkbox"/>	275			
BLDGS.				
TOTAL <input checked="" type="checkbox"/>	275			
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
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.

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

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

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

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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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

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

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 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>