

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Acting Zoning Administrator*

December 5, 2014

Camden National Bank  
c/o Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Re: 56-60 Emerson Street and 31-37 Quebec Street - Munjoy Hill Properties LLC – 014-L-009 - the  
"Property" – R-6 Residential Zone

To Whom It May Concern:

The Property is located in a R-6 Residential Zone. The most recent certificate of occupancy (Permit #86/1229) was issued on October 19, 1989 for eleven dwelling units. Zoning recognizes the current legal use of the Property as eleven (11) residential dwelling units.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Acting Zoning Administrator

[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

207.874.8709



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to Robert J. Schmedel

LOCATION: 60 Emerson Street

Date of Issue: October 19, 1980

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. 86/1229, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Eleven dwelling units

Limiting Conditions

None

This certificate supersedes  
certificates issued

Approved:

(Date) 10/19/80 Inspector

Robert J. Schmedel  
Inspector of Buildings

Note: This certificate shall be held as evidence of building or premises, and subject to the conditions herein  
given, to owner when property changes hands. Copy will be furnished to owner or owner's agent for one dollar.

Robt W. Schaedel 767-5886

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 01229 .....

B.O.C.A. TYPE OF CONSTRUCTION .....

SEP 10 1986

ZONING LOCATION ... R-6 ... PORTLAND, MAINE Sept. 5, 1986

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

- LOCATION ..... 60 Emerson Street ..... Fire District #1  #2
- 1. Owner's name and address Peter Gorham, Main St., Ellsworth, ME ..... Telephone 667-3191
- 2. Lessee's name and address New Owner, Robt W. Schaedel ..... Telephone (201) 767-5886
- 3. Contractor's name and address Archtellic Architects, 84 Middle St., 04101 Telephone 772-6922

Proposed use of building .. 11 apartments ..... No. of sheets .....

Last use .. 12 apartments ..... No. families .. 11 .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 20,000.00 .....

FIELD INSPECTOR—Mr. @ 775-5451

Change of Use from 12 apartments to 11 apartments and renovations to First Floor, as per plan.

Appeal Fees	\$ .....
Base Fee	... 25.00. Change of Use
Late Fee	.....
TOTAL	\$ 120.00 .....
	\$ 145.00

Stamp of Special Conditions

ISSUE PERMIT TO: Arnold Besier, 15 Read St., Portland 04103 3-3309

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

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

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 .....

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 .....

Size Girder ..... 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? .....

APPROVALS BY: DATE:

BUILDING INSPECTION—PLAN EXAMINER ..... 1986

ZONING: O.K. Sept 18, 1986

BUILDING CODE: .....

Fire Dept: .....

Health Dept: .....

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 see that the State and City requirements pertaining thereto are observed? ... yes...

# 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

Tabatha J. Berube  
Paralegal  
207 228-7377 direct  
tberube@bernsteinshur.com

November 14, 2014

Ann Machado  
Zoning Administrator  
Planning & Urban Development  
CITY OF PORTLAND  
389 Congress Street  
Portland, ME 04101

RECEIVED

NOV 18 2014

Dept. of Building Inspections  
City of Portland Maine

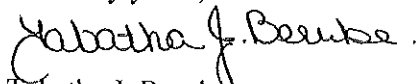
Re: Munjoy Hill Properties, LLC  
60 Emerson Street, Portland, Maine  
14-L-9

Dear Ann:

Please issue a letter to Camden National Bank c/o Bernstein Shur confirming what zone the building and improvements located at the above property 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.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,

  
Tabatha J. Berube

*D to not historic*

cc: Hawley R. Strait, Esq.

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

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2083	<b>Applicant:</b> MUNJOY HILL PROPERTIES LLC
<b>Project Name:</b> 60 EMERSON ST	<b>Location:</b> 60 EMERSON ST
<b>CBL:</b> 014 L009001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 11/19/2014	

<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

**Previous Balance** **\$0.00**

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 L009001  
**Bill To:** MUNJOY HILL PROPERTIES LLC  
 PO BOX 10250  
 PORTLAND, ME 04104

**Application No:** 0000-2083  
**Invoice Date:** 11/19/2014  
**Invoice No:** 47315  
**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/792/Permit-Status>

[Click Here to Pay On Line](#)