



PORTLAND MAINE

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

June 13, 2013

Auralee J. Bussone
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

RE: 151 North Street – 015-A-001- The Island View Apartments - R-6 Zone

Dear Ms. Bussone,

I am in receipt of your request for a determination letter regarding the property located at 151 North Street. The property was approved for off-site parking under a Conditional Use appeal before the Zoning Board of Appeals on September 7, 2000. The property was reviewed under site plan review and subdivision on October 24, 2000. A building permit approval was issued in February, 2001 for the construction of a total of 70 residential dwelling units in three buildings. Subsequently, a Certificate of Occupancy was issued on 8/2/2002 for the property. Copies of such reviews and approvals are attached with this letter.

I am not aware of any Land Use violations. There are no pending or contemplated legal actions pending regarding the property at 151 North Street.

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

enclosures

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Elizabeth Boodowitz, Chair
Lee Lowry, Secretary
Andrew Broderick
Julie Brady
Tracy Decker
William Heleki, Jr.
Sam Shovkos

November 27, 2000

Mr John D. Mitchell, agent for Silver Street Development Corporation
C/o Mitchell & Associates
70 Center Street
Portland, ME 04101

RE: 51-61 Walnut St., cor. 129-155 North Street
CBL: 15-A-001
ZONE: R-6 Zone

Dear John,

As you know, at its September 7, 2000 meeting, the Board of Appeals voted 4-0 to grant your Conditional Use appeal for off-site parking in the R-6 zone with the condition that the lens cap under the parking area be required as suggested by the appellant. Enclosed please find a copy of the Board's decision.

Please note that Section 14-474(f) states, "No conditional use permit shall be valid for a period longer than six (6) months from the date of issue, or such other time as may be fixed at the time granted not to exceed two (2) years, unless the conditional use has been commenced or is issued and construction is actually begun within that period and is thereafter diligently pursued to completion; provided, however, that one (1) or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two-year period is not exceeded thereby."

Should you have any questions regarding this matter, please do not hesitate to contact Jodine Adams or myself.

Sincerely,



Marge Schmuckal
Zoning Administrator

Cc: Code Enforcement Officers

waiting DEC + plan signoffs

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19990176
I.D. Number

Silver Street Development Corp
Applicant
190 Silver Street, Portland, ME 04101
Applicant's Mailing Address
John D. Mitchell
Consultant/Agent
774-4427
Applicant or Agent Daytime Telephone, Fax

12/30/99
Application Date
Apartment Development 72 units
Project Name/Description
129 North St, Portland Maine 04101 *North/walnut*
Address of Proposed Site
015-A-001 & 015-A-003
Assessor's Reference: Char1-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 72 Unit building
\$4,923 sf
Proposed Building square Feet or # of Units
4.7 ac
Acreage of Site
R-6
Zoning

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots PAD Review 14-00 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other
Fees Paid: Site Plan \$500.00 Subdivision \$1,800.00 Engineer Review Date: 12/30/99

Fire Approval Status:
 Approved Approved w/Conditions see attached *hjd/s* Denied
Approval Date _____ Approval Expiration _____ Extension to _____
 Condition Compliance signature _____ date *1/6/02*
Reviewer _____
 Additional Sheets Attached

Performance Guarantee Required* Not Required
* No building permit may be issued until a performance guarantee has been submitted as indicated below
 Performance Guarantee Accepted
date _____ amount _____ expiration date _____
 Inspection Fee Paid
date _____ amount _____
 Building Permit Issued
date _____
 Performance Guarantee Reduced
date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy
date _____ Conditions (See Attached)
 Final Inspection
date _____ signature _____
 Certificate of Occupancy
date _____
 Performance Guarantee Released
date _____ signature _____
 Defect Guarantee Submitted
submitted date _____ amount _____ expiration date _____

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

| | | | | | |
|--|--|--|--|---|----------------------|
| Location of Construction: North & Walnut Streets | | Owner: Island View Apartments | | Phone: 207-780-9800 | Permit No: 090001 |
| Owner Address: | | Lessee/Buyer's Name: | Phone: | Business Name: | |
| Contractor Name: Wright -Ryan Construction, Inc. | | Address: 10 Danforth Street, Portland, ME 04101 | | Phone: 207-773-3625 | |
| Past Use: Vacant | Proposed Use: 70 Unit Housing Residential | COST OF WORK: \$239,000.00 | PERMIT FEE: \$1464.00 | Permit Issued: FEB - 1 Zone: CBL: 015-A-001 Zoning Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland N/A 2/6/01 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Pool B-Zone C <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major minor imm <input type="checkbox"/> #19990176 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 | |
| | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: multi-family Use Group A-2 Use: 5A BCC 099 | | |
| Proposed Project Description: 1 Building, 54 units, 2 Buildings, 8 unit each Called Bill Rowles Feb/6/2001 - This permit is for Foundations only \$/ | | Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> | | |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | Signature: _____ Date: _____ | | | |
| Permit Taken By: Gayle | Date Applied For: February 6, 2001 gg | | | | |

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..

***Call Bill Rowles @ 207-773-3625
PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

February 6, 2001

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS! CEO DISTRICT

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 129 North St CBL 015 A001001

Issued to Island View Apartments /Wright Ryan Construction, Inc Date of Issue 08/02/2002

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. 01-0639, 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

- Building "A" (left side of site)
- Building "B" (right side of site)

APPROVED OCCUPANCY

- 54 Dwelling Units
- 2 Buildings - total 16 dwelling units
- Use Group R-2 Type 5A BOCA 1999

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

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.

08/02/02
VOTB

CHM

Applicant: Island View Apt
Address: ¹²⁹ North Walnut St
Date: 2/6/01
C-B-L: 015-A-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-6

Interior or corner lot - North Walnut

Proposed Use/Work - 70 units in 3 bldg (2 bldgs for Townhouses & 1 bldg = 3 story garden Apt)

Sewage Disposal - City

Lot Street Frontage - 40' req. - 100' shown

Front Yard - 10' req. or may average → They are averaging - OK see memo

Rear Yard - 20' req. - 20' shown

Side Yard - 10' req. for 3 stories - 10' shown at closest

Projections - front stairs along North St

Width of Lot - 50' req. - 100' shown

Height - considered to be 3 stories - there are some lots there, but do not include a separate independent apartment
45' max - not close

Lot Area - min. 4,500' - 104,971' for this lot - 59,663' for PWD lot

Lot Coverage/Impervious Surface - 40% bldg with more than 20 units - 40% shown
33% lot coverage shown

Area per Family - 1000' for 1st 3 D.U. + 3,000
1,200' for rest of D.U. + 60,400
23,400' req. - 104,971' shown

Off-street Parking - PLANNING BD APPROVED the parking because over 50,000' ^{14-332 (19)}

Loading Docks - N/A

Open Space Rate: 30% for these lots which contain 20 or more D.U. - This area shall not include parking or other impervious surfaces as defined

Site Plan - major
19990176

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel B - Zone C

- PLANNING BD approved project on October 24, 2000

- Zoning BD of Appeals approved the off-street parking on Sept 17, 2000
shall provide inscription of conditional use appeal

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

Auralee J. Bussone
Paralegal
(207) 228-7250 direct
abussone@bernsteinshur.com

BY HAND DELIVERY

June 12, 2013

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress St, Rm 315
Portland, ME 04104

R-6

RECEIVED

JUN 12 2013


Dept. of Building Inspections
City of Portland Maine

Re: 151 North Street

Dear Ms. Schmuckal:

This is a request for a zoning and code compliance letter for property at 151 North Street, Map/Lot #15-A-001-001, owned by Island View Apartments Limited Partnership. A check for the fee of \$150 is enclosed.

Sincerely,


s/ Auralee J. Bussone

Auralee J. Bussone

AJB
Enclosure

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Phone: 313-1 (207) 871-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

- Applications
- Doing Business
- Haps
- Tax Relief
- Tax Roll
- Q & A

CBL 015 A001001
Land Use Type TWENTY-ONE PLUS FAMILY
Verify legal use with Inspections Division
Property Location 151 NORTH ST
Owner Information ISLAND VIEW APARTMENTS LIMITED PARTNERSHIP
 33 SILVER ST STE 300
 PORTLAND ME 04101
Book and Page 16013/178
Legal Description 15-A-1
 NORTH ST 129-155
 WALNUT ST 51-61
 104478 SF
Acres 2.3985

Current Assessed Valuation:

- [browse city services a-z](#)
- [browse facts and links a-z](#)

TAX ACCT NO. 2158 **OWNER OF RECORD AS OF APRIL 2012**
 ISLAND VIEW APARTMENTS LIMITED PARTNERSHIP
 33 SILVER ST STE 300
 PORTLAND ME 04101
LAND VALUE \$610,100.00
BUILDING VALUE \$4,662,400.00
NET TAXABLE - REAL ESTATE \$5,272,500.00
TAX AMOUNT \$99,228.46



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

Building Information:

Best viewed at 800x600, with internet Explorer

Building 1
Year Built 2002
Style/Structure Type APARTMENT - GARDEN
Units 54
Building Num/Name 1 - ISLAND VIEW APARTMENTS
Square Feet 79080

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

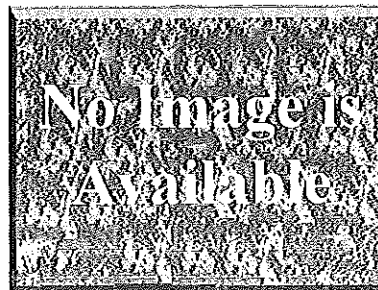
[View Picture](#)



Building 2
Year Built 2002
Style/Structure Type APARTMENT - GARDEN
Units 8
Building Num/Name 1 - ISLAND VIEW APARTMENTS
Square Feet 29344

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

[View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 19370
Use APARTMENT
Height 8
Heating HW/STEAM
A/C NONE

Building 1
Levels 01/01
Size 19370
Use APARTMENT
Height 8
Walls FRAME

151 North St



Copyright 2011 Esri. All rights reserved. Thu Jun 13 2013 12:03:16 PM.

06/11/13
2003

CITY OF PORTLAND

Bernstein Shur
CHECK NO.: 111919

| DATE | INVOICE NUMBER | ACCOUNT# | DESCRIPTION | MATTER # | AMOUNT |
|----------|----------------|--|----------------|-----------------------------------|-----------------------------|
| 06-11-13 | 061113 | <p>RECEIVED</p> <p>JUN 12 2013</p> <p>Dept. of Building Inspections City of Portland Maine</p> | <p>ACM/AJB</p> | <p>033738-00058</p> <p>TOTAL:</p> | <p>150.00</p> <p>150.00</p> |

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

RECEIPT OF FEES

| | |
|-----------------------------------|---|
| Application No: 0000-1730 | Applicant: ISLAND VIEW APARTMENTS LI |
| Project Name: 151 NORTH ST | Location: 151 NORTH ST |
| CBL: 015 A001001 | Application Type: Determination Letter |
| Invoice Date: 06/13/2013 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| 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 015 A001001
Bill to: ISLAND VIEW APARTMENTS LIMITED PARTNE
 33 SILVER ST STE 300
 PORTLAND , ME 04101

Application No: 0000-1730
Invoice Date: 06/13/2013
Invoice No: 41467
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.