

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: 1-3 Sherbrooke Street also known as 66-70 St. Lawrence Street - Munjoy Hill Properties LLC – 016-H-005 & 006 – the “Property” – R-6 Residential Zone

To Whom It May Concern:

The Property is located in a R-6 Residential Zone. The most recently approved building permit in our files which was issued on October 16, 1997 (#971129) shows the use as ten dwelling units. Therefore, I have determined that the current legal use of the Property is ten 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,

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-87169

Location of Construction: 68 St Lawrence St		Owner: Simpson, William	Phone:
Owner Address: P.O. Box 641 Freeport, ME	Lessee/Buyer's Name: 04032	Phone:	Business Name:
Contractor Name: SAA	Address:	Phone:	
Past Use: 10-fam	Proposed Use: Same	COST OF WORK: \$ 4,000.00	PERMIT FEE: \$ 40.00
Proposed Project Description: Construct Widows Walk	Signature: <i>[Signature]</i>	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>RE-2</i> Type: <i>579</i>
Permit Taken By: Mary Gresik	Date Applied For: 07 October 1997	Signature: <i>[Signature]</i>	Date:

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.

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

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: 07 October 1997 DATE: 07 October 1997 PHONE: 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 No: 971129

PERMIT ISSUED

Permit Issued: OCT 10 1997

CITY OF PORTLAND

Zone: *B-6* CBL: 016-H-005

Zoning Approval: *10 units ok from inspector*

Special Zone of Reviews: *with conditions*

Shoreland Wetland Flood Zone *10/14/97* Subdivision Site Plan maj Ordinar Dirm

Zoning Appeal

Variance Miscellaneous Conditional Use Interpretation Approved Denied

Historic Preservation

Not in District or Landmark Does Not Require Review Requires Review

Action:

Approved Approved with Conditions Denied

Date: *10/9/97*

[Signature]

CEO DISTRICT

[Signature]

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

Location of Construction: 68 St Lawrence St		Owner: Bill Simpson	Phone: _____
Owner Address: P.O. Box 641 Freeport, ME		Lessee/Buyer's Name: 04032	Phone: 865-6600
Contractor Name: SAA		Address: _____	Business Name: X13
Past Use: 10-fam	Proposed Use: Same	COST OF WORK: \$ 22,500.00	PERMIT FEE: \$ 135.00
Proposed Project Description: General Rehab/Interior Reconstruct Exterior porches/addition to same		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B
Permit Taken By: Mary Gresik	Date Applied For: 12 September 1997	Signature: <i>Mary Gresik</i>	Signature: <i>BOCA 95 Ref. Plan</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Approved with Conditions: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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SIGNATURE OF APPLICANT: *William P. Simpson* ADDRESS: _____ DATE: 12 September 1997 PHONE: _____

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

Permit No **71050**

PERMIT ISSUED

Permit Issued: **SEP 30 1997**

CITY OF PORTLAND

- Zone: *R-2* CBL: 016-H-005 *tbl*
- Zoning Approval: 10 units/section
- Special Zone or Reviews: *in notice*
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Play
- 4-133*

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:
- Approved
 - Approved with Conditions
 - Denied
- Date: *9/16/97*

Signature: *MA*

CEO DISTRICT *1*

in writing



(W) APPL. FRONT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 7, 1955

PERMIT ISSUED

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter extend demolish or reconstruct the following building structure 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 1-3 Shorebrook St. Within Fire Limits? NO Dist. No.

Owner's name and address 1002 St. Leonard, St. Lawrence St. Telephone

Lessee's name and address

Contractor's name and address Nicholas J. Tripp, 68 St. Lawrence St. Telephone 116-9542

Architect

Specifications Plans 1953 No. of sheets 2

Proposed use of building Apartment house No. families 10

Last use " " No. families 10

Material No. stories 3 Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

- To remove existing 3-story open front piazza.
- To construct 1-story open front piazza 5' x 17', as per plan.
- To change doors at second and third floor levels to windows.

CERTIFICATE OF OCCUPANCY
(REQUIREMENTS WAIVED)

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 contractor

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) 2x4-10" 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:

Miscellaneous

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

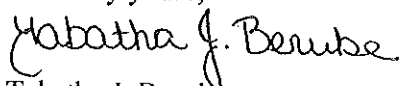
Re: Munjoy Hill Properties, LLC
3 Sherbrooke Street, Portland, Maine
16-H-5-6

Dept. of Building Inspections
City of Portland Maine

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

RL not Hisbic.

cc: Hawley R. Strait, Esq.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2082	Applicant: MUNJOY HILL PROPERTIES LLC
Project Name: 3 SHERBROOKE ST	Location: 3 SHERBROOKE ST
CBL: 016 H005001	Application Type: Determination Letter
Invoice Date: 11/19/2014	

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:		\$0.00

CBL 016 H005001
Bill To: MUNJOY HILL PROPERTIES LLC
 PO BOX 10250
 PORTLAND, ME 04104

Application No: 0000-2082
Invoice Date: 11/19/2014
Invoice No: 47314
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](#)