

MARCUS,
CLEGG
&
MISTRETTA
—P.A.—

ATTORNEYS

Zoning Determination request

July 22, 2015

Via Email: JMB@portlandmaine.gov

Ms. Jeanie Bourke
CEO/LPI/Plan Reviewer
City of Portland
Planning & Urban Development Dept./
Inspections Division
389 Congress Street Rm. 315
Portland ME 04101

140 dv.
2 a/b letters

RE: Montfort Housing Limited Partnership Zoning Determination

Dear Ms. Bourke:

Following up on our e mail exchange, I am writing to request a Zoning Determination from the City of Portland regarding the Munjoy South housing project located at 37 Fore Street, Portland, CBL 017-G00701.

I am also forwarding a sample formatted letter for your response. This letter is one that the City issued in another matter, but the format is what we would like to see. This letter should be addressed to:

Camden National Bank
5 Milk Street
Portland, ME 04101

Richard H. Spencer, Esq.
Jensen, Bird, Cochran and Henry
Ten Tree St

Po Box 4570
04112

Atty: Mr. Richard E. Littlefield, Senior Vice President

rspencer@JB&H.com

Thank you very much for your time and attention. Please feel free to contact me if you need anything further from me.

Sincerely,

Marilyn E. Mistretta

GEORGE J. MARCUS
JENNIE L. CLEGG
MARILYN E. MISTRETTA
LEE H. BALS
DANIEL L. ROSENTHAL
DAVID C. JOHNSON
ANDREW C. HELMAN

OF COUNSEL:

CLAUDIA D. RAESSLER
STEPHEN G. GRYGIEL
MYER M. MARCUS
(1914-2015)

enc.

S:\Liberty\M\MSHA Refi\Camden National Bank Loan Montfort\7.22.2015 Letter to Portland re Zoning Determination.docx

ONE CANAL PLAZA
SUITE 600
PORTLAND, ME 04101-4035

tel: 207 828-8000

800 806-9242

fax: 207- 773-3210

800 806-8676

e mail: firm@mcm-law.com

http://www.mcm-law.com

pd 7/28

Ann Machado - Fwd: FW: Zoning Determination

From: Lannie Dobson
To: Ann Machado
Date: 7/28/2015 9:34 AM
Subject: Fwd: FW: Zoning Determination
Attachments: 424 Fore Zoning Determination Letter.PDF; 424 Fore Permits & certificates of occupancy.PDF; 7.22.2015 Letter to Portland re Zoning Determination.docx

>>> Marilyn Mistretta <MEM@mcm-law.com> 7/22/2015 4:09 PM >>>
 Thanks Jeanie. Thank you for your message. Attached is my letter requesting the Zoning Determination, along with a letter issued by the City in another matter, which is in a format that we can use. Thank,

Lynn Mistretta

<p>MARCUS, CLEGG & MISTRETТА P.A. ATTORNEYS</p>	<p>Marilyn E. "Lynn" Mistretta, Esq. Marcus, Clegg & Mistretta, P.A. One Canal Plaza-Suite 600 Portland, Maine 04101-4035 tel. (207) 828-8000 fax (207) 773-3210 MEM@mcm-law.com www.mcm-law.com</p>
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Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director
Ann Machado, Zoning Administrator

Sample format.

May 15, 2015

Bernstein, Shur, Sawyer & Nelson
Monument Title Company
NBT Bank, N.A.

C/O Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Attn: Kathryn Pariseau

Re: 424 Fore Street/33-35 Wharf Street – 032-N-012 (the "Property") – B-3 Downtown Business Zone with a Historic Overlay Zone and a Downtown Entertainment Overlay Zone

To Whom It May Concern:

The property is located within the B-3 Downtown Business Zone with a Historic Overlay Zone and a Downtown Entertainment Overlay Zone. To the best of my knowledge the Property is in compliance with all applicable Municipal zoning and land use codes, regulations and ordinances. I am not aware of any pending or threatened violations against the property. I have enclosed recent permits and certificates of occupancy related to 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
Zoning Administrator
City of Portland Maine
amachado@portlandmaine.gov
207.874.8709

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

INVOICE OF FEES

Application No: 0000-2252	Applicant: MONTFORT HOUSING LIMITED
Project Name: 37 FORE ST	Location: 37 FORE ST
CBL: 017 G007001	Application Type: Determination Letter
Invoice Date: 07/28/2015	

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
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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 017 G007001
Bill To: MONTFORT HOUSING LIMITED PARTNERSHIP
 PO BOX 3879
 PORTLAND, ME 04104

Application No: 0000-2252
 Invoice Date: 07/28/2015
 Invoice No: 50234
 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](#)

[New Search!](#)

Monjoy South

Current Owner Information:

CBL 017 G007001
 Land Use Type TWENTY-ONE PLUS FAMILY
 Verify legal use with Inspections Division
 Property Location 37 FORE ST
 Owner Information MONTFORT HOUSING LIMITED PARTNERSHIP
 PO BOX 3879
 PORTLAND ME 04104
 Book and Page 13311/76
 Legal Description 17-G-7 FORE ST, 37-121
 ADAMS ST 2-60 MOUNT-
 FORT ST 1-53 WATER-
 VILLE ST 2-14 379092 SF
 Acres 8.7028

Current Assessed Valuation:

TAX ACCT NO.	2920	OWNER OF RECORD AS OF APRIL 2015
LAND VALUE	\$1,189,900.00	MONTFORT HOUSING LIMITED
BUILDING VALUE	\$6,229,100.00	PARTNERSHIP
NET TAXABLE - REAL ESTATE	\$7,419,000.00	PO BOX 3879
		PORTLAND ME 04104
TAX AMOUNT	\$153,053.98	

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

Building Information:

Building 1

Year Built 1967
 Style/Structure Type APARTMENT - GARDEN
 # Units 4
 Square Feet 6528



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

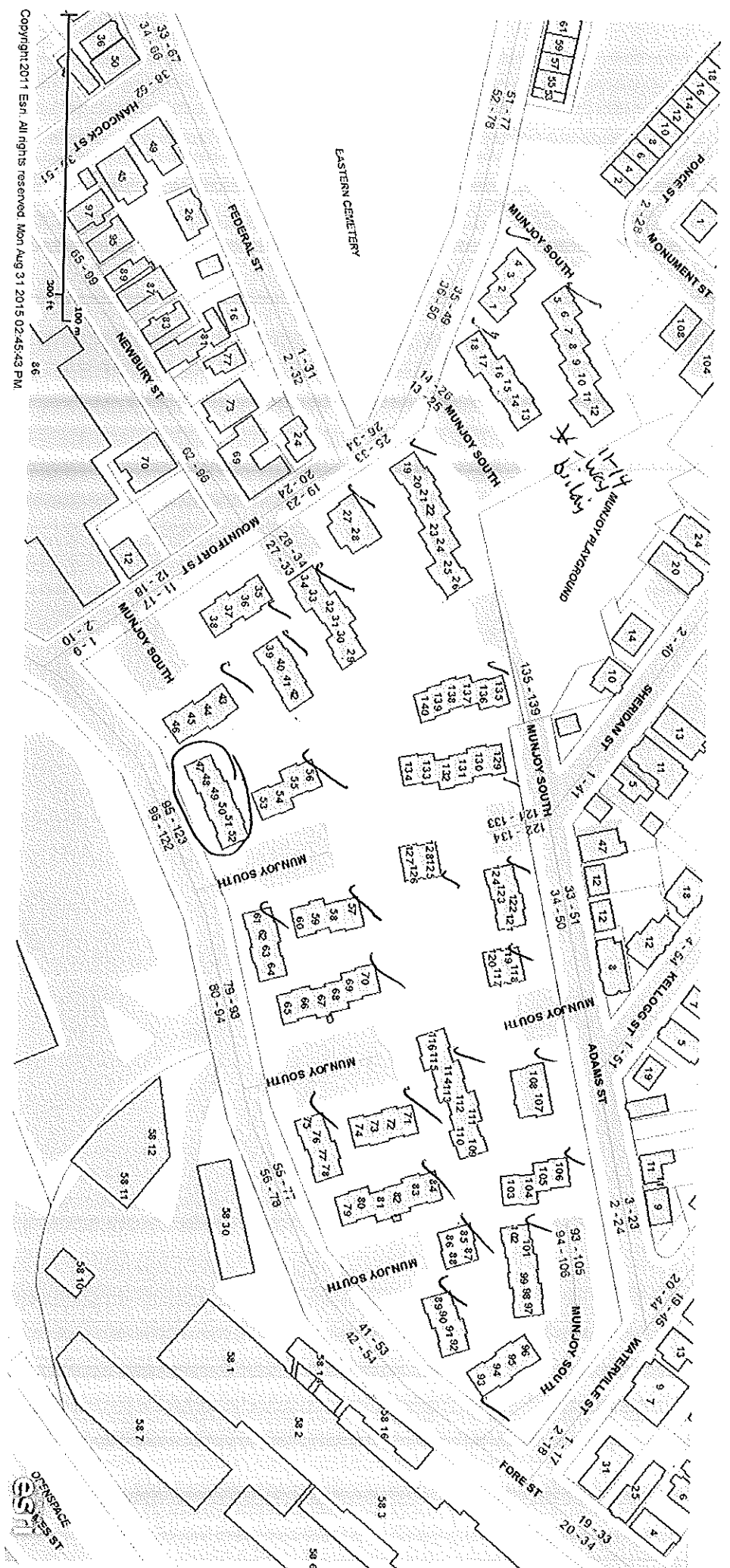
Building 2

Year Built 1967
 Style/Structure Type APARTMENT - GARDEN
 # Units 8
 Square Feet 7440



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

Munjoy South



look at 47-52
Fore St.

houses - 29 buildings
234 approved for 34

July 23
9/21/16 30 dwelling units → 29 buildings
(removed Bld 11-14 Mountfort St)

