



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

March 12, 2013

Bernstein Shur
Monument Title Company
Granit State Economic Development Corporation
U.S. Small Business Administration
Androscoggin Savings Bank

c/o Tom Hanson, Esp.
Bernstein Shur
100 Middle Street
Portland, ME 04101

RE: 67 India Street – 020-E-019 (the “Property”) – B-2b Zone

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The Property is located within the B-2b which allows coffee roasting as accessory to the retail and restaurant (café) use located on site. I have enclosed a copy of the most recent permit and certificate of occupancy for the Property.

A research of Inspection Services files indicate that there are no pending or threatened violations against the Property. To the best of my knowledge the Property is in compliance with all applicable Municipal Land Use Zoning codes, regulations and ordinances.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures

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

Location of Construction: 67 India St		Owner: Lindemann/Spear		Phone:		Permit No: 980096	
Owner Address: SAA Ptld, ME 04101		Lessee/Buyer's Name: Coffee By Design		Phone: 879-2233		Business Name:	
Contractor Name: Alan Spear		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED FEB 12 1998 CITY OF PORTLAND </div>	
Past Use: Bakery Vacant Since Nov '97		Proposed Use: Coffee Shop		COST OF WORK: \$ 25,000.00			
Proposed Project Description: Make Interior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group AS Type:		Signature: <i>[Signature]</i>		Zone: CBL: 020-E-019	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <input checked="" type="checkbox"/> OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> Minor <input type="checkbox"/> Other	
Permit Taken By: Mary Gresik		Date Applied For: 05 February 1998					

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.

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

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: _____ DATE: 05 February 1998 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

Action:

Approved
 Approved with Conditions
 Denied

Date: 2/5/98

[Signature]

CEO DISTRICT 1

[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 57 India St 020-F-019

Issued to Ludemann, Gary Allen & Spear, Alan Date of Issue 08 May 1998

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. 980096, 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

Coffee Shop

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.

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

Kathryn Pariseau, Paralegal
207 228-7372 direct
kpariseau@bernsteinshur.com

February 28, 2013

Via Hand Delivery

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

Re: 23-E-6/11 Diamond Street, Portland
13-I-20/ 43 Washington Avenue, Portland
20-E-19/67 India Street, Portland

RECEIVED

FEB 28 2013

Dept. of Building Inspections
City of Portland Maine

Dear Marge:

Please issue a letter confirming what zone the building and improvements located at the above properties 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.

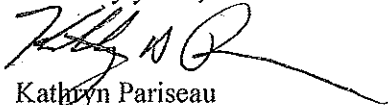
Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; Granite State Economic Development Corporation and U.S. Small Business Administration; and Androscoggin Savings Bank in c/o Tom Hanson, Esq., Bernstein Shur, 100 Middle Street, Portland, ME 04101

Enclosed please find our check in the amount of \$450 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Please let me know by e-mail kpariseau@bernsteinshur.com when this is ready so that I may pick it up to save mailing time. Any chance we can pick this up by March 12th?

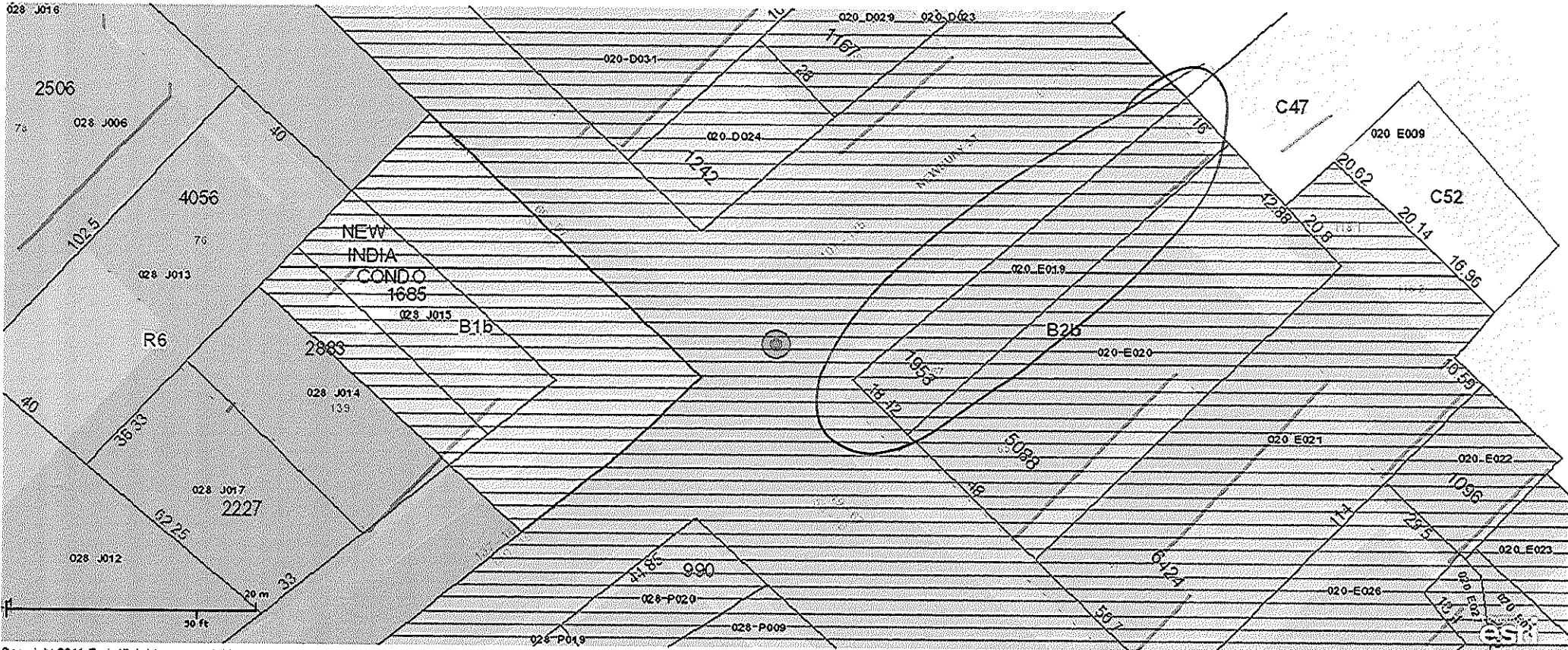
Sincerely yours,


Kathryn Pariseau

67 India St

026-E-1A

B-2b Zone



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[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
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL 020 E019001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 67 INDIA ST
Owner Information BARTLETT ISLAND LLC
 67 INDIA ST
 PORTLAND ME 04101
Book and Page 17068/212
Legal Description 20-E-19
 INDIA ST 67
 NEWBURY ST 120-128
 1953SF
Acres 0.0448

Current Assessed Valuation:

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

TAX ACCT NO. 3104 **OWNER OF RECORD AS OF APRIL 2012**
 BARTLETT ISLAND LLC
LAND VALUE \$112,900.00 **67 INDIA ST**
BUILDING VALUE \$95,200.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$208,100.00
TAX AMOUNT \$3,916.44

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1930
Style/Structure Type RETAIL - SINGLE OCCUPANCY
Units 1
Building Num/Name 1 - COFFEE BY DESIGN
Square Feet 3114

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



Exterior/Interior Information:

Building 1
Levels B1/B1
Size 1098
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

Building 1
Levels 01/01
Size 2016
Use RETAIL STORE
Height 12
Walls BRK/CONC BLK
Heating HOT AIR
A/C UNIT

Other Features:

Building 1
Structure COOLER CHILLER
Size 10X12

Sales Information:

Sale Date	Type	Price	Book/Page
12/11/2001	LAND + BUILDING	\$0.00	17068/212
11/1/1997	LAND + BUILDING	\$70,000.00	13421/266

[New Search!](#)

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

RECEIPT OF FEES

Application No: 0000-1651	Applicant: BARTLETT ISLAND LLC
Project Name: 67 INDIA ST	Location: 67 INDIA ST
CBL: 020 E019001	Application Type: Determination Letter
Invoice Date: 03/01/2013	

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 020 E019001
Bill to: BARTLETT ISLAND LLC
 67 INDIA ST
 PORTLAND, ME 04101

Application No: 0000-1651
Invoice Date: 03/01/2013
Invoice No: 40271
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.