

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

August 9, 2004

Rebecca W. Greenfield  
c/o Pierce Atwood  
One Monument Square  
Portland, ME 04101

RE: 273 Congress Street – 021-E-018 – B-2b Zone

Dear Ms Greenfield,

I am in receipt of your request for a determination letter for the property located at 273 Congress Street ('Property').

Our files show a permit requesting a change of use with interior alterations at this location. The permit was issued on July 17, 1997. The uses permitted were one dwelling unit on the third floor, three "office" spaces for the design of art pieces business, and one retail space on the first floor.

The Property is located within the B-2b business zone which allows all such uses as stated on the approved permit. The abutting residential zone is R-6.

All apparent permits related to land use and subdivision regulations have been obtained. It appears that all appropriate and required City permits through this department have been obtained. I am unaware of any pending or contemplated land use or zoning actions with respect to the Property. I am not aware of any notices of violation having been issued by this office in connection with the Property.

Very truly yours,

Marge Schmuckal  
Zoning Administrator  
attachments

Cc: file

Applicant: Sherwood Hamil

Date: 7/10/97 & 7/16/97

Address: 273 Congress St

C-B-L: 21-E-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900

Zone Location - B-2 with R-6AS closest Residential Zone

Interior or corner lot -

Proposed Use/Work - change to mixed use →  
old Tommy's Hardware (Previously retail on 1st floor Part of 2nd floor) with storage/warehousing - under 5,000 sq ft change of use

1 D.U. on 3rd floor  
3 "office" SPACES  
(for Design of Art pieces type of Business)  
1 retail space - 1st floor

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

8,750 sq ft per C.A.M.A

Lot Coverage/ Impervious Surface -

Area per Family - 1000 sq ft/unit OK

Off-street Parking - 1.5 for the unit - retail - none req for 1st 2,000 sq ft - The 1 per 2000 sq ft of 2001376

Loading Bays - Business SPACE Reg: 1 per 1,000 sq ft - 1000/6944 = 655 sq ft - 6944 for stairs 5260

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

600 sq ft min req. for New unit - 20x34 = 680 sq ft  
Now open exterior stairway shown

7.50  
1.68  
5.92  
8.4  
9 SPAC

Location of Construction: 273 Congress St		Owner: 273 Congress St Assoc.		Phone:		Permit No: 970756	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Wood Design		Address: 254 Commercial at Field, ME 04101		Phone: 775-5004		Permit Issued: JUL 17 1997	
Past Use: Vacant		Proposed Use: Misc Use		COST OF WORK: \$ 126,000.00		PERMIT FEE: \$ 645.00	
				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 6	
Proposed Project Description: Change Use/Make Interior Renovations 1-dwelling unit 3-office spaces 1-retail space				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gracik		Date Applied For: 07 July 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: B-2 CBL: 021-2-010	
				Signature: _____ Date: _____		Zoning Approval: 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

**PERMIT ISSUED**  
JUL 17 1997  
**CITY OF PORTLAND**

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 775-5004 for plan  
(owner)

15642/30-3654  
15643/30-3655  
15644/30-3656

**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

*S. Hamill*

07 July 1997

SIGNATURE OF APPLICANT: *Shardood Hamill* ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *S. Hamill OWNER/CONTRACTOR WOOD DESIGN* PHONE: \_\_\_\_\_

- 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: *7/9/97*

CEO DISTRICT 1

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 97-0756	<b>Issue Date:</b>	<b>CBL:</b> 021 E01800101
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<b>Location of Construction:</b> 273 Congress St	<b>Owner Name:</b> 273 Congress St. Assoc.	<b>Owner Address:</b>	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wood Design	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>	<b>Zone:</b>

<b>Past Use:</b>	<b>Proposed Use:</b>	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$120,000.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> Use Change/ 1 Dwelling, 3 Offices, 1 Retail		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: Date:				

<b>Permit Taken By:</b>	<b>Date Applied For:</b>	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>  Date:	<b>Zoning Appeal</b> <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  Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark  <input type="checkbox"/> Does Not Require Review  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Conditions  <input type="checkbox"/> Denied  Date:
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**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 provision of the code(s) applicable to such permit.

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SIGNATURE OF APPLICANT ADDRESS DATE PHONE

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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

Location of Construction: 273 Congress St		Owner: East End Studios	Phone:	Permit No: <b>980006</b>
Owner Address:		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Sentry Protective Systems		Address: 536 Riverside St Bldg, ME 04103		Phone: 797-7799
Past Use: Art Studios/Mix Use	Proposed Use: Same	<b>COST OF WORK:</b> \$ 1,687.00	<b>PERMIT FEE:</b> \$ 30.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <b>JAN - 6 1998</b> </div> <b>CITY OF PORTLAND</b> </div> Zone: CBL: 021-E-018
		<b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: Install Fire Alarm System		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Permit Taken By: Mary Greisk		Date Applied For: 19 December 1997		

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 Approval:

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**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: \_\_\_\_\_

**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 *Bill Lawson* ADDRESS: \_\_\_\_\_ DATE: 19 December 1997 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 01-0858	<b>Issue Date:</b>	<b>CBL:</b> 021 E018001
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<b>Location of Construction:</b> 273 Congress St	<b>Owner Name:</b> East End Studios Llc	<b>Owner Address:</b> 273 Congress St	<b>Phone:</b> 207-775-5004
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Maine Bay Canvas	<b>Contractor Address:</b> 53 Industrial Way Portland	<b>Phone:</b> 2078788888
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Awnings	<b>Zone:</b>

<b>Past Use:</b> Commercial / Studio	<b>Proposed Use:</b> Same: Erect a 39' X 3' Awning.	<b>Permit Fee:</b> \$42.00	<b>Cost of Work:</b> \$2,200.00	<b>CEO District:</b> 1
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	

<b>Proposed Project Description:</b> Erect a 39' X 3' Awning.	<b>Signature:</b>	<b>Signature:</b>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b>	<b>Date:</b>	

<b>Permit Taken By:</b> cjh	<b>Date Applied For:</b> 07/12/2001	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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### 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

April 22 2004

Received from Michael J. ...

Location of Work 130 ...

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 150.00

Building (I1) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other ... ..

CBL: 091 E 018

Check #: 21516 Total Collected \$ 150.00

### THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

**PIERCE  
ATWOOD**  
ATTORNEYS AT LAW

**Rebecca W. Greenfield**

One Monument Square  
Portland, ME 04101

207-791-1246 voice  
207-791-1350 fax  
rgreenfield@pierceatwood.com  
www.pierceatwood.com

July 23, 2004

**\*\* BY HAND \*\***

Ms. Marge Schmuckal  
Zoning Administrator/City of Portland  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

RE: East End Studios, LLC  
273 Congress Street – Portland, ME  
Tax Map 21, Block E, Lot 18

Dear Ms. Schmuckal:

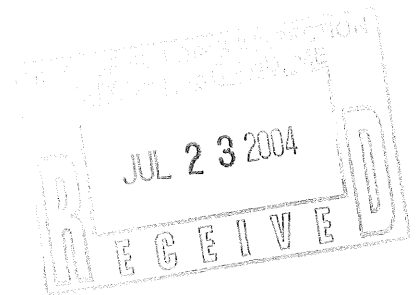
In connection with the property referenced above, enclosed is a Zoning Determination Letter for your review and signature. Also enclosed is our check in the amount of \$150.00 representing your fee for undertaking such review.

If you have any questions regarding this Determination Letter, please give me a call. Thank you for your assistance.

Sincerely yours,

*Rebecca W. Greenfield*  
Rebecca W. Greenfield

RWG/bkr  
Enclosure





**PIERCE  
ATWOOD**  
ATTORNEYS AT LAW

Rebecca W. Greenfield

One Monument Square  
Portland, ME 04101

207-791-1246 voice  
207-791-1350 fax  
rgreenfield@pierceatwood.com  
www.pierceatwood.com

July 22, 2004

\*\*\* BY HAND \*\*\*

Marge Schmuckal  
Zoning Administrator/City of Portland  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

RE: East End Studios, LLC – 273 Congress St, Map 21, Block E, Lot 18

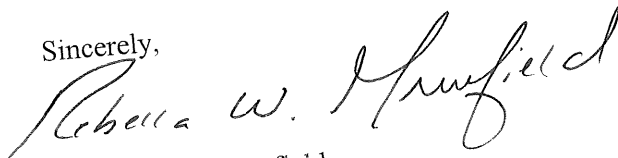
Dear Ms. Schmuckal:

East End Studios, LLC is planning to refinance its property located at 273 Congress St. in the City of Portland, more particularly identified on Map 21, Block E as Lot 18 (“Property”). The Property is located in the B-2b Community Business Zone. In this zone studios for artists and craftspeople are permitted, provided that the area of such studios does not exceed 4000 square feet for each studio space. In addition, residential single family dwellings, retail establishments, general business and professional offices and offices of building tradesmen are also permitted uses.

Based on our recent review of the City’s ordinances, we believe that the Property, as developed, conforms with all land use and development restrictions contained in these ordinances, including all applicable building, land use and subdivision regulations. We would appreciate your confirmation that all appropriate and required City permits, licenses, and approvals have been provided for the current use and development of the Property. We are unaware of any pending or contemplated land use or zoning actions with respect to the Property, nor are we aware of any notices of violation having been issued by your office in connection with the Property.

We ask that you confirm our understanding by signing at the bottom of this letter and returning it to us via facsimile at (207) 791-1350. Please send us the original by regular mail. Of course, if you have any questions, or require additional information, do not hesitate to call me. Thank you in advance for your time and assistance.

Sincerely,



Rebecca W. Greenfield

Seen and agreed to:

\_\_\_\_\_  
Zoning Administrator For  
The City Of Portland

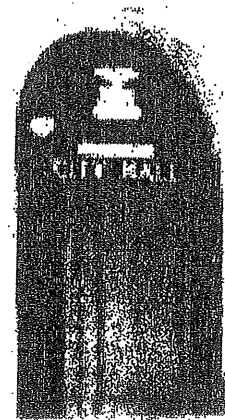
\_\_\_\_\_  
Date



City of Portland  
**INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



**FACSIMILE TRANSMISSION COVER SHEET**

TO: <u>Rebecca Greenfield</u>	FROM: <u>Marge Schuchter</u>
FAX NUMBER: <u>791-1350</u>	NUMBER OF PAGES, WITH COVER: <u>6</u>
TELEPHONE: _____	RE: <u>273 Congress St</u>
DATE: <u>8/9/04</u>	<u>Determination letter</u>

Comments:

The original letter is in the  
mail