



PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

June 17, 2009

SCANNED

Jacquelyn M. Kurz
Pierce Atwood LLP
One Monument Square
Portland, ME 04101-0111

RE: 273 Congress Street – 021-E-018 (the “Property”) – B-2b Zone

Dear Ms. Kurz,

I am in receipt of your request for an updated determination letter for the property located at 273 Congress Street.

The last permitted use of the property, dated July 17, 1997, determined that the legal use of the property is one dwelling unit on the third floor, three “office” spaces for the design of art pieces business (or artist studios), and one retail space on the first floor. A search of our current files shows that no further permits have been reviewed or granted since my past determination letter dated August 9, 2004.

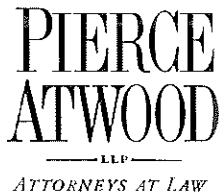
The Property is located within the B-2b business zone which allows all such uses as stated on the approved permit and above. The abutting residential zone is R-6.

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 action with respect to the Property. I am not aware of any notices of violation having been issued or contemplated by this office in connection with the Property.

Very truly yours,

Marge Schmuckal
Zoning Administrator
Attachments

Cc: file



Jacquelyn M. Kurz
Counsel

One Monument Square
Portland, ME 04101

207-791-1366 voice
207-791-1350 fax
jkurz@pierceatwood.com
pierceatwood.com

June 15, 2009

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 a Zoning Determination Letter we have requested in connection with the above referenced property, please find our check in the amount of \$150.00 representing your fee for undertaking such review.

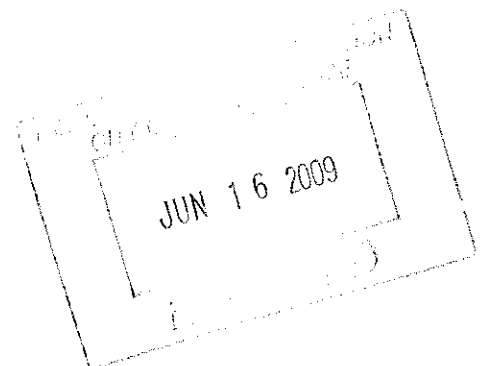
If you have any questions regarding this Determination Letter, please give me a call. Thank you for your assistance.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Jacquelyn M. Kurz".

Jacquelyn M. Kurz

JMK/am
Enclosure



**PIERCE
ATWOOD**
LLP
ATTORNEYS AT LAW

Jacquelyn M. Kurz
Counsel

One Monument Square
Portland, ME 04101

207-791-1366 voice
207-791-1350 fax
jkurz@pierceatwood.com
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June 15, 2009

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

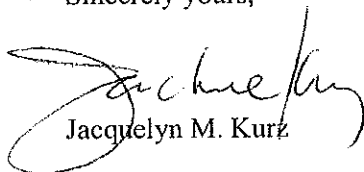
RE: East End Studios, LLC
273 Congress Street – Portland, ME
Tax Map 21, Block E, Lot 18

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

Sincerely yours,



Jacquelyn M. Kurz

JMK/am
Enclosure

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PIERCE ATWOOD LLP
1 MONUMENT SQUARE
PORTLAND, MAINE 04101-1110
207-791-1100
DISBURSEMENT ACCOUNT

PEOPLES BANK
PORTLAND, ME
52-7445/2112

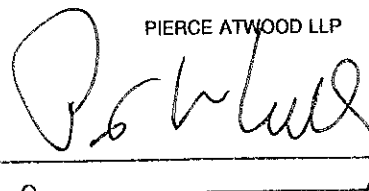
57719

PAY: One Hundred Fifty and 00/100 Dollars

NUMBER	DATE	AMOUNT
000057719	06/15/2009	*****150.00

TO THE
ORDER
OF
City of Portland
P.O. Box 544
Portland, ME 04112-0544

PIERCE ATWOOD LLP



SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈057719⑈ ⑆211274450⑆ 0291 60851⑈

From: "Jacquelyn Kurz" <jkurz@PierceAtwood.com>
To: <mes@portlandmaine.gov>
Date: 6/15/2009 12:56:34 PM
Subject: FW: 273 Congress St., Portland

Marge-I just heard from Margaret O'Keefe at East End Studios. Not certain if it makes it any easier from your standpoint but the lender is willing to rely on the 2004 letter if they could just get an update letter from 2004. Thanks, Jackie

>
> _____
> From: Jacquelyn Kurz
> Sent: Monday, June 15, 2009 11:14 AM
> To: 'mes@portlandmaine.gov'
> Subject: 273 Congress St., Portland
>
> Marge-Thanks for returning my call last Thursday. I have thought of
> Sam a few times since then and the thought of him pushing carts and
> helping the elderly in the sun has made me smile. After we spoke, it
> appeared that the lender might not require anything further regarding
> zoning so I held off on my request. I just now learned that it is
> definitely required and they would like to close Wednesday. I am not
> sure that this is possible from your end. I had planned to put
> together our form of letter regarding zoning for you to sign but I
> found the attached letter in the file so it appears that you may have
> your own form of letter. Please let me know how you wish to proceed
> and I will have a check in the amount of \$150 hand-delivered to you.
> Thanks, Jackie
>
> <<ZONING_20090615110858.pdf>>
> Jacquelyn M. Kurz
> Pierce Atwood LLP
> One Monument Square
> Portland, Maine 04101-0111
> Tel: 207-791-1366
> Fax: 207-791-1350
> jkurz@pierceatwood.com
> http://www.pierceatwood.com
>
> This email was sent from the law firm of Pierce Atwood LLP. It may
> contain information that is privileged and confidential. If you
> suspect that you were not intended to receive it, please delete it and
> notify us as soon as possible. Thank you.
>
>

From: "Jacquelyn Kurz" <jkurz@PierceAtwood.com>
To: <mes@portlandmaine.gov>
Date: 6/15/2009 11:15:19 AM
Subject: 273 Congress St., Portland

Marge-Thanks for returning my call last Thursday. I have thought of Sam a few times since then and the thought of him pushing carts and helping the elderly in the sun has made me smile. After we spoke, it appeared that the lender might not require anything further regarding zoning so I held off on my request. I just now learned that it is definitely required and they would like to close Wednesday. I am not sure that this is possible from your end. I had planned to put together our form of letter regarding zoning for you to sign but I found the attached letter in the file so it appears that you may have your own form of letter. Please let me know how you wish to proceed and I will have a check in the amount of \$150 hand-delivered to you. Thanks. Jackie

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Jacquelyn M. Kurz
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Portland, Maine 04101-0111
Tel: 207-791-1366
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This email was sent from the law firm of Pierce Atwood LLP. It may contain information that is privileged and confidential. If you suspect that you were not intended to receive it, please delete it and notify us as soon as possible. Thank you.

Zoning Division
Marge Schmuuckal
Zoning Administrator



Department of Planning & Development
Leo Urban, Director

August 9, 2004

CITY OF PORTLAND

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

*Nothing in UI to
show recent permits
Applied for (6/14/09)*

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 Schmuuckal
Zoning Administrator
attachments
Cc: file

Room 315 -- 389 Congress Street - Portland, Maine 04101

(207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-8936

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: 273 Congress St Assoc.		Phone:		Permit No: 970756 PERMIT ISSUED Permit Issued: JUL 17 1997 CITY OF PORTLAND
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Wood Design		Address: 254 Commercial st Ptld, ME 04101		Phone: 775-5004		
Past Use: Vacant		Proposed Use: Mix Use		COST OF WORK: \$ 120,000.00 PERMIT FEE: \$ 645.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 3B Type: 3B Signature: <i>[Signature]</i>		
Proposed Project Description: Change Use/Make Interior Renovations 1-dwelling unit 3-office spaces 1-retail space				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: <i>[Signature]</i> Date:		Zone: B-2 CBL: 021-E-018 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik		Date Applied For: 07 July 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..

*Call 775-5004 for plu
(sherwood)*

*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

SIGNATURE OF APPLICANT: *S. Hamill* ADDRESS: DATE: 07 July 1997 PHONE:
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *S. Hamill owner/CONTRACTOR WOOD DESIGN* PHONE:

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

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*

[Signature]

CEO DISTRICT *[Signature]*

Applicant: Sherwood Hamil
Address: 273 Congress St

Date: 7/10/97 & 7/16/97
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)
Seavage Disposal - with storage/warehousing under 5,000 sq ft change of use

1 D.U. on 3rd floor
3 "office" spaces
(for Design of Art piece)
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 -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

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

1.5
1.68
5.4
8.4
9.5
6

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Location of Construction: 273 Congress St		Owner Name: East End Studios Llc	Permit No: 01-085	Issue Date: JUL 2 2001	City: 021 B018001
Business Name: n/a		Contractor Name: Maine Bay Canvas	Owner Address: 273 Congress St	City of Portland	Phone: 207-775-5004
Lessor/Owner's Name: n/a		Phone: n/a	Contractor Address: 53 Industrial Way Portland	City of Portland	Phone: 207-878-8888
Permit Type: Awnings	Zone: B2b	GEO District: 1			
Permit Fee: \$42.00	Cost of Work: \$2,200.00	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied			
Proposed Project Description: Erect a 39' X 3' Awning.		INSPECTION: Use Group: PERMIT ISSUED WITH REQUIREMENTS			
Proposed Uses: Same: Erect a 39' X 3' Awning.		Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Permit Taken By: clh		Date Applied For: 07/12/2001			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: 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.

Zoning Approval		
Special Zone or Review <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"/> MHA <input type="checkbox"/> Date: 7/12/01	Zoning Appeal <input type="checkbox"/> Variances <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" 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:

CERTIFICATION

PERMIT ISSUED WITH REQUIREMENTS

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

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

Card Number	1 of 1
Parcel ID	021 E018001
Location	273 CONGRESS ST
Land Use	RETAIL & PERSONAL SERVICE
Owner Address	EAST END STUDIOS LLC 273 CONGRESS ST PORTLAND ME 04101
Book/Page	13166/330
Legal	21-E-18 CONGRESS ST 271-273 8750 SF

B26 yes confirmed

Valuation Information

Land	Building	Total
\$44,000	\$263,440	\$307,440

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	12024	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.201	12024		RETAIL - SINGLE OCCUPANCY	EAST END STUDIOS

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	3134	MULTI-USE SALES
1	01/01	2880	MULTI-USE OFFICE
1	02/02	5366	MULTI-USE OFFICE
1	03/03	644	APARTMENT

Height	Walls	Roofing	A/C
10	MASNRY/FRAME	NONE	NONE
9	MASNRY/FRAME	NONE	
9	MASNRY/FRAME	NONE	
8	MASNRY/FRAME	NONE	

Building Other Features

Line	Structure Type	Identical Units
1	STORE FRONT - AVG	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

<http://www.portlandassessors.com/searchdetailcom.asp?Acct=021 E018001&Card=1>

8/9/04



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from 6.17 2009
Pierce Atwood LLP

Location of Work 223 Congress

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Coning Determination

CBL: _____

Check #: 57719 Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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

