

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director

**CITY OF PORTLAND**

September 9, 2004

Ms. Diane Townsend  
LIHTC Administrator  
MSHA  
353 Water Street  
Augusta, Maine 04330-4633

RE: 210 Pearl Street – 026-E-001 – B-5 Zone

Dear Ms Townsend,

This is a confirmation of the current City of Portland Zoning Ordinance for the future AVESTA housing project located at 210 Pearl Street, Portland, Maine. This property is located in a B-5 Zone in which section 14-230.1(d)1 lists attached single-family, two family and multifamily dwellings as permitted uses.

This statement shall not be construed as an approval of any future project.

Very truly yours,



Marge Schmuckal  
Zoning Administrator

Cc: Tom MacDonald, MacDonald Associates, PO Box 294, Bath, ME 04530  
Aaron Shapiro, Housing & Neighborhood Services Division Director  
File

B-5  
permitted uses  
14-230.1(d)1  
multifamily dwelg  
attached single-family  
two family and  
multifamily dwelg

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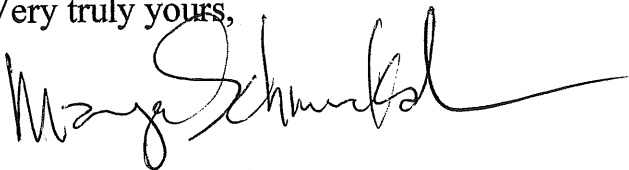
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As required by the scoring criteria for the LIHTC, this is confirmation that the project being sponsored by AVESTA Housing, at 210 Pearl Street is allowed within the municipal zoning district (B5) in which it is located.

26-E-1

Attached are the allowed/permitted uses as outlined in the local ordinances.

Sincerely,

B-5  
14-230.1(d)

multi-family housing <sup>lists</sup> is permitted  
within the B-5 zone.

~~14-264 → ? I-H Zone~~  
Not the right Section #

**From:** "Tom MacDonald" <macassoc@suscom-maine.net>  
**To:** "Aaron Shapiro" <AJS@portlandmaine.gov>  
**Date:** 09/07/2004 12:28:24 PM  
**Subject:** Fw: Zoning Confirmation

Aaron,

This was the note I sent to Marge. Her response was that each letter would be \$150.00 I don't need the backup; I can get that- I just need someone from the City saying that the intended use is consistent with municipal zoning.

Can you help ?  
Thanks  
Tom

----- Original Message -----

From: Tom MacDonald  
To: mes@portlandmaine.gov  
Sent: Tuesday, September 07, 2004 8:20 AM  
Subject: Zoning Confirmation

Marge,

I am working on two different multifamily projects for the Oct 1st MSHA funding application round. As part of the application, MSHA requires confirmation that the project's "intended use is allowed within the zoning district"

The two projects are 1) AVESTA Housing's proposed multifamily project (30 units) at the former FW Webb site (210 Pearl Street). I believe that this is in a B5 zone. The other project is the YMCA's SRO project on High Street. This project received a contract zone. Can you confirm that the contract zone approval allows the intended use ?

I have attached two sample documents with the wording MSHA requires. If you could put on City of Portland letterhead and mail to the address below, that would be helpful.

Thanks in advance for your consideration. Please call with any questions.

Tom MacDonald  
MacDonald Associates  
PO Box 294  
Bath Maine 04530  
Phone 207-443-3600 Fax 207-443-3665

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	026 E001001
Location	210 PEARL ST
Land Use	WAREHOUSE & STORAGE
 Owner Address	 HESTER DIANE M 4 DONAZETTE ST WELLESLEY MA 02181
 Book/Page	 13250/85
Legal	26-E-1 E LANCASTER ST 110-126 OXFORD ST 147- 165 PEARL ST 166-188 72500 SF

### Valuation Information

Land	Building	Total
\$198,450	\$649,740	\$848,190

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1977	1	22500	1
 Total Acres	 Total Buildings	 Sq. Ft.	 Structure Type	 Building Name
1.664	22500		OFFICE WAREHOUSE	F W WEBB PLUMBING

### Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	18750	WAREHOUSE
1	01/01	3750	MULTI-USE OFFICE
 Height	 Walls	 Heating	 A/C
18	METAL-LIGHT	HW/STEAM	NONE
18	METAL-LIGHT	NONE	

### Building Other Features

Line	Structure Type	Identical Units
1	DOCK LEVELERS	1
1	OVERHEAD DOOR - WD/MT	3
1	OVERHEAD DOOR - WD/MT	1
1	OVERHEAD DOOR - WD/MT	1
1	TRUCK AND TRAIN WELLS	1
1	SPRINKLER - WET	1

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1977	ASPHALT PARKING	22000	1
1979	FENCE CHAIN	4800	1