



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

May 27, 2013

Ladder Capital Finance LLC
 345 Park Avenue
 8th floor
 New York, New York 10154

RE: 41 Chestnut Street – 026-F-013 (the "Premises") – B-2 & R-6 zones

Dear Ms. Dauphinee,

I am in receipt of your request for a determination letter concerning the Premises. The undersigned hereby certifies with respect to the property owned by Marken Properties, LLC and described on the attached **EXHIBIT A**:

- 1.** The applicable zoning code affecting the Premises is as follows: Land Use Zoning Ordinance of the City of Portland revised through January 15, 2014.
- 2.** The Premises are located in the following zoning district(s) under the Land Use Zoning Ordinance: Residential – R-6 / Business Community – B-2 with an R-7 Residential Overlay over the entire property, and the use of the property as a sixteen (16) residential unit property as an apartment building is a permitted use thereunder.
- 3.** There are no known, unresolved, violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

 NONE UNRESOLVED VIOLATIONS EXIST

- 4.** The following permits and approvals, as applicable to the Premises, have been obtained:

- | | |
|-----------------------|---|
| (a) [] [Not on File] | Certificate of Occupancy |
| (b) [] [N/A] | Conditional Use Approval |
| (c) [] [N/A] | Site Plan Approval |
| (d) [] [N/A] | Subdivision Approval |
| (e) [X] [] | Building Permit |
| (f) [] [N/A] | Condominium Conversion |
| (g) [X] [] | Other: <u>Verification of Legal Number of units</u> |



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If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

enclosures

APPLICATION FOR PERMIT

PERMIT ISSUED
APR 15
CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0 349
ZONING LOCATION PORTLAND, MAINE April 19, 1985

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 41 Chestnut St. Fire District #1 #2
Owner's name and address Peter Wovkonish - same Telephone 8799-1474
Lessee's name and address Telephone
Contractor's name and address Allied Acoustics Co., 34 Deering Ave., Telephone 761-4784
Proposed use of building multi family No. of sheets
Last use same No. families 82
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 2,000,000 Appeal Fees \$
FIELD INSPECTOR - Mr. @ 775-5451 Base Fee \$ 25.00
Late Fee
TOTAL \$ 25.00

To replace fire exists, removing and replacing with new materials as per plans. 1st, 2nd & 3rd floors of dwelling send permit to # 3

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION--PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Signature of Applicant [Signature] Phone # same
Type Name of above Dusty Wallace for 1 2 X 4

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 1/24/97
CBL: 26-F-13

TO: Marge Schmuckal, Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

We presently have an application for Loan/Grant for rehabilitation at:

41 Chestnut Street
(ADDRESS)

The Owner is Peter Wolkowich
(NAME)

The given number of units of the building is 16

Please verify whether the number of units given are legal under the Land Use Code. pre-1957
show 16 units

YES the number of units are legal

NO the number of units are not presently legal.

The present number of units is _____.

Property is a single family dwelling

Marge Schmuckal
SIGNED BY VERIFIER

Zoning Administrator
TITLE

2/4/97



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

Horace W. Horton
Arthur A. Cerullo
Andrew W. Sparks
Paul E. Peck
Philip P. Mancini
Jennifer I. Richard
Douglas F. Britton
Scott E. Herrick
Christopher E. Pazar
Stephanie N. Strouse
Nathaniel R. Huckel-Bauer
Julia G. Pitney
Heather T. Whiting
Andrew P. Pierce
Nicholas R. Loukes
Patrick C. Lever
Michael T. Devine

5/12/14

Wadleigh B. Drummond
1885-1979
Josiah H. Drummond
1914-1991

Of Counsel
Robert C. Santomenna
Paul M. Koziell

Telephone: 207-774-0317
Facsimile: 207-761-4690
bdauphinee@ddl.com

May 9, 2014

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

Re: Zoning Determination letters - 41 Chestnut Street, 812 Congress Street, 191-193
Congress Street, 7 Montgomery Street, 229 Congress Street and 28 High Street

Dear Marge,

Per my email request on May 9, 2014, please find enclosed a check made payable to the
City of Portland, ME in the amount of \$900.00 for Zoning Determination letters with respect to
the six properties referenced above.

Please do not hesitate to contact our office if you should have any questions. Thank you
for your assistance on this matter.

Best regards,


Bobbi Dauphinee
Legal Assistant

Encl.

CITY OF PORTLAND ZONING LETTER

May 9, 2014

Ladder Capital Finance LLC
345 Park Avenue
8th Floor
New York, New York 10154

Re: 41 Chestnut Street, Portland, Maine; Tax Map 26-F-13 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Marken Properties, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows: 11/15/14
Zoning Ordinance of the City of Portland revised through August 15, 2013.
2. The Premises are located in the following zoning district under the Zoning Ordinance: Residential – R6/ Business Community – B2, and the current use of the property as an apartment building is a permitted use thereunder.
3. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

4. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a) Certificate of Occupancy.
- (b) Conditional Use Approval.
- (c) Site Plan Approval.
- (d) Subdivision Approval.
- (e) Building Permit.
- (f) Condominium Conversion.
- (g) Other: _____

Signature of Authorized Person: _____

Typed or Printed Name of Signatory: Marge Schmuckal

Title of Signatory: Zoning Administrator

City or Other Governmental Agency: City of Portland, Zoning Administration

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

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- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL 026 F013001
Land Use Type ELEVEN TO TWENTY FAMILY
 Verify legal use with Inspections Division
Property Location 41 CHESTNUT ST
Owner Information MARKEN PROPERTIES LLC
 16 SARGENT ST
 WESTBROOK ME 04092
Book and Page 27505/255
Legal Description 26-F-13
 CHESTNUT ST 41
Acres 4562 SF
 0.1047

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Best viewed at 800x600, with Internet Explorer

Current Assessed Valuation:

TAX ACCT NO.	3568	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$67,600.00	MARKEN PROPERTIES LLC
BUILDING VALUE	\$893,200.00	16 SARGENT ST
NET TAXABLE - REAL ESTATE	\$960,800.00	WESTBROOK ME 04092
TAX AMOUNT	\$18,649.14	

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

Building Information:

Building 1

Year Built 1900
Style/Structure Type APARTMENT - HIGH RISE
Units 16
Square Feet 15620

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

Exterior/Interior Information:

Building 1

Levels B1/B1
Size 3124
Use SUPPORT AREA
Height 8
Heating NONE
A/C NONE

Building 1

Levels 01/01
Size 3124
Use APARTMENT
Height 9
Walls FRAME
Heating HW/STEAM
A/C NONE

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

RECEIPT OF FEES

Application No: 0000-1915	Applicant: MARKEN PROPERTIES LLC
Project Name: 41 CHESTNUT ST	Location: 41 CHESTNUT ST
CBL: 026 F013001	Application Type: Determination Letter
Invoice Date: 05/14/2014	

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 026 F013001
Bill to: MARKEN PROPERTIES LLC
 16 SARGENT ST
 WESTBROOK, ME 04092

Application No: 0000-1915
Invoice Date: 05/14/2014
Invoice No: 45079
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/planning/permitstatus.asp>