



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

5/30/14

Nicole Lamonda
c/o Zoning Info, Inc.
3555 N.W. 58th Street
Suite 400
Oklahoma City, OK 73112

RE: 41 Chestnut Street – 026-F-013 (the "Property") - B-2/ R-6 zones with an R-7 Overlay

Dear Ms. Dauphinee,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within two separate zones: the R-6 Residential Zone and the B-2 Community Business zone with an R-7 Overlay zone over the entire Property. The front and the rear of the Property abut both the R-6 zone and B-2 zone. One side of the Property abuts the B-2 zone only. The opposite side abuts the R-6 zone.

The approved use of the Property is sixteen (16) residential dwelling units which is a permitted use allowed in the R-6 and B-2 zones and in the R-7 Overlay.

There is no evidence that a site plan approval was required or received.

There are no outstanding building or zoning violations on file.

There are no issued variances or special permit on file.

There is no certificate of occupancy on file. Enclosed is a copy of a building permit and a Verification of Legal Number of Units.

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

APPLICATION FOR PERMIT

PERMIT ISSUED

APR 11

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0 349

ZONING LOCATION

PORTLAND, MAINE April 19, 1985

CITY of PORTLAND

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 []
1. Owner's name and address Peter Wovkonish - same Telephone 8799-1474
2. Lessee's name and address Telephone
3. 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 3,000 Appeal Fees \$
FIELD INSPECTOR-Mr. @ 775-5451 Base Fee 20x0025.00
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? [X] Is any electrical work involved in this work? [X]
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? [X]
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 [] [] [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

R-6

Please verify whether the number of units given are legal under the Land Use Code. 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 Admin.
TITLE

2/4/97

May 16, 2014

Site 30708

Ms. Marge Schmuckal
, City of Portland
389 Congress St. RM 315, Portland, ME
04101

RE:

41 Chestnut Street
02/F013

Ms. Marge Schmuckal

Please find this to be a formal request for zoning verification on the above stated property. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- What is the current zone of the property?
- Are there any overlay districts?
- Is this property a permitted use in this district?
- Did the property receive site plan approval, and if so, can you provide a copy?
- What are the abutting zoning districts?
- Are there any outstanding building or zoning violations on file?
- Were any variances or special permits issued?
- Was a certificate of occupancy issued and if so, may we obtain a copy of it?

If you can not Fax or E-mail

Please return the letter to:

Zoning Info, Inc.
3555 N.W. 58th Street
Suite 505
Oklahoma City, OK 73112
Phone: 405-525-2998
Fax: 405-528-4878

Thank you,

Nicole Lamonda
Research Analyst
Extension: 111
nicole@zoning-info.com

Our clients deadline for this information is 05/26/2014.

RECEIVED

MAY 19 2014

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1926	Applicant: MARKEN PROPERTIES LLC
Project Name: 41 CHESTNUT ST	Location: 41 CHESTNUT ST
CBL: 026 F013001	Application Type: Determination Letter
Invoice Date: 05/20/2014	

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
		<u>\$150.00</u>
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: 0000-1926
Invoice Date: 05/20/2014
Invoice No: 45160
Total Amt Due: \$0.00
Payment Amount:

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>