

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

December 1, 2000

Vin Connolly
C/o Advantage Development Group, LLC
585 Forest Avenue
Portland, Maine 04101

RE: 164 Pearl Street - 26-L-004 - R-6 zone

Dear Mr. Connolly,

I have determined that the existing three (3) dwelling units located in the property at 164 Pearl Street are legally nonconforming. The conversion of these dwelling units to condominium units are a matter of ownership and are not considered a use change. I do not foresee any potential zoning issues concerning this potential change.

A condominium conversion does require a permit application. One of the City's prime concerns reviewing this type of conversion is related to existing tenants and the rights that they maintain under this provision. However, you have stated that the premises are, or will be vacant at the time of your purchase. Therefore, the tenant's rights issue is a moot point.

There are also other concerns regarding a condominium conversion. You have stated in your letter that you intend to make extensive renovations to this structure at this time. This structure would need to be brought up to the City's Building and Fire Codes.

Please note that this letter does not substitute for any required building permits or their approvals from our department. You would still be required to apply for any necessary permits under the City's Ordinances. If you have any questions regarding this matter, please don't hesitate to call.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Advantage Development Group, LLC

585 Forest Avenue
Portland, Maine 04101

November 27, 2000

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Me 04101

Re: 164 Pearl Street, Portland, Maine

Dear Ms. Schmuckal:

The purpose of this letter is to ascertain your opinion regarding a proposed renovation of an existing 3 unit apartment building and conversion to 3 separate condominium units. The premise is located at 164 Pearl Street, Portland, Me.

The third floor experienced a fire several weeks ago. We will be submitting plans and specifications along with a request for a building permit and pay all appropriate fees, to do a partial demolition and renovation of this building.

We are purchasing this building from Linda Mansfield and Joe Tacka and a copy of the purchase and sale contract is attached for you review. → not included

We believe that (1) since we will be renovating an existing 3 unit apartment building (2) pursuant to plans and specifications forth coming that will satisfy all appropriate code and zoning issues of your department and (3) since the building is vacant and (4) no tenants will occupy any unit in the building between the time the premises are conveyed to the applicant and the time each unit is conveyed as a condominium, then upon proper application and payment of fees (5) permits for 3 separate condominium units will be issued pursuant to condominium conversion Section 14-570 of the Portland Code.

If this is an accurate statement of your opinion in this matter, please indicate by signing below one copy of this letter and return it to me. Thank your for your help in this matter.

1955 Directory
Shaw's 304
Microfiches
1990s - 304
1964 - 304
1959 - 204

Sincerely Yours,
Vin Connolly
Vin Connolly

773 9822

free to add, delete or
rebase as needed. However
could possibly as what were aiming
for
Thank you Vin Connolly

Parcel ID	026 L004001	Lot	1 of 1	Property Address	164 PEARL ST
Owner Name 1	JONES THELMA H			Property Type	RESIDENTIAL
Name 2				Description	26-L-4 PEARL ST 164 OXFORD ST 150-154 2169 SF
Mailing Address	164 PEARL ST				
City State Zip	PORTLAND	ME	04101		

Use	THREE FAMILY	Units	3	Lighting	LIGHT
Zone	R6	Code	010		
District	CENTRAL BUSINESS DISTRICT				
		466			
Water	PUBLIC WATER	Sewer	PUBLIC SEWER	Other	NONE



CITY OF PORTLAND

June 13, 2001

Mr. Hugh A. Boyd
Hugh A. Boyd, Architects
271 Grove Street
Montclair, NJ 07042

RE: Portland Public Market
Outdoor Café – Elm Street Sidewalk
Commissary Restaurant, 25 Preble Street
CBL# 027-A-1

Dear Mr. Boyd:

On June 13, 2001 the Portland Planning Authority granted minor site plan approval with no conditions for the proposed café space along Elm Street for the Commissary Restaurant at the Portland Public Market. It should be noted that this approval in no way addresses the possible conflict resulting from the proximity of the outdoor seating to the existing bus operation. No changes to the bus operation are anticipated, suggested or required as a result of this approval or the operation of the outdoor seating.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

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