

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

July 15, 2013

Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Attn: Tabatha J. Berube

RE: 4 Milk Street – 029-B-002 – B-3 Zone – Historic Overlay– Entertainment Overlay

Dear Ms. Berube,

I am in receipt of your request for a determination letter concerning the property located at 4 Milk Street. The property is located within a B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone which limits those properties with Entertainment licenses and a Historic Overlay Zone.

To the best of my knowledge, the property is in compliance with all applicable Land Use Zoning codes, regulations and ordinances. There are no pending or threatened legal actions against the property. I am attaching copies of all found certificates of occupancies concerning the property.

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, appearing to read "Marge Schmuckal", written over a white background.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

enclosures



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 4 Milk Street

Issued to Pearl St. Associates

Date of Issue December 10, 1984

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No 84-1260, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

3rd Floor

Office

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

12/11/84
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 4 Milk Street

Issued to **Richardo Quesada**

Date of Issue **September 11, 1984**

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. **84-559**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: **2nd Floor**

Office

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Noted: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 4 Milk Street

Issued to Richard Quosada

Date of Issue March 27, 1985

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. 84-050, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISE:

APPROVED OCCUPANCY

1st floor left

Offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies specific use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

4 Milk Street

Date of Issue May 20, 1985

Issued to Pearl Street Associates

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85-244, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Lower Level

Office

This certificate supersedes certificate issued

Approved:

3/2/85
(Date)

Ed Jones
R.H.

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to Milk Street Associates

4 Milk Street

Date of Issue Aug 1, 1966

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86-116, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and it hereby approves for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st floor
Limiting Conditions:

Retail

This certificate supersedes
certificate issued

Approved:

8/1/66
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

1st Floor



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 4.5 Milk St

CBL 029 B002001

Issued to Rediron Llc /no contractor/self

Date of Issue 09/18/2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. ⁰¹⁻¹⁰⁸², has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Change Of Use From Food Service Establishment to Hair Salon

APPROVED OCCUPANCY

Use Group B
Type 3B
Boca '99

Limiting Conditions:

This certificate of Occupancy is for change of use only as stated above

This certificate supersedes certificate issued

Approved: 7/17/01

(Date)

Jon Rael
Inspector

E. Samuel Tyler
Inspector of Buildings

09/09/01
RMAA

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Tabatha J. Berube
Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

July 3, 2013

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

Re: 4 Milk MHR LLC
4 Milk Street, Portland, Maine
29-B-2

B-3 - Historic - Entertainment

Dear Marge:

Please issue a letter confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,

Tabatha J. Berube
Tabatha J. Berube

RECEIVED

JUL 09 2013

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1574	Issue Date: 1/9/09	CBL: 029 B002001
-----------------------	-----------------------	---------------------

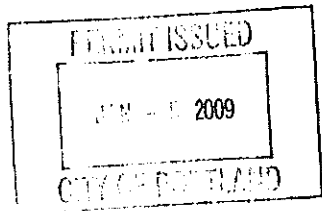
Location of Construction: 4 MILK ST 3rd floor	Owner Name: 4 MILK MHR LLC	Owner Address: 1660 SOLDIERS FIELD RD	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office 3rd floor	Proposed Use: Commercial - Office - 3rd floor - commercial interior tenant renovations	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 1
Proposed Project Description: Commercial - Office - 3rd floor - commercial interior tenant renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>B/M</i> Type: <i>SB</i> <i>IBC-2003</i>	

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 12/29/2008	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

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..	Special Zone or Reviews <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"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation Within <input 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: <i>12/29/08</i>	Date:	Date:

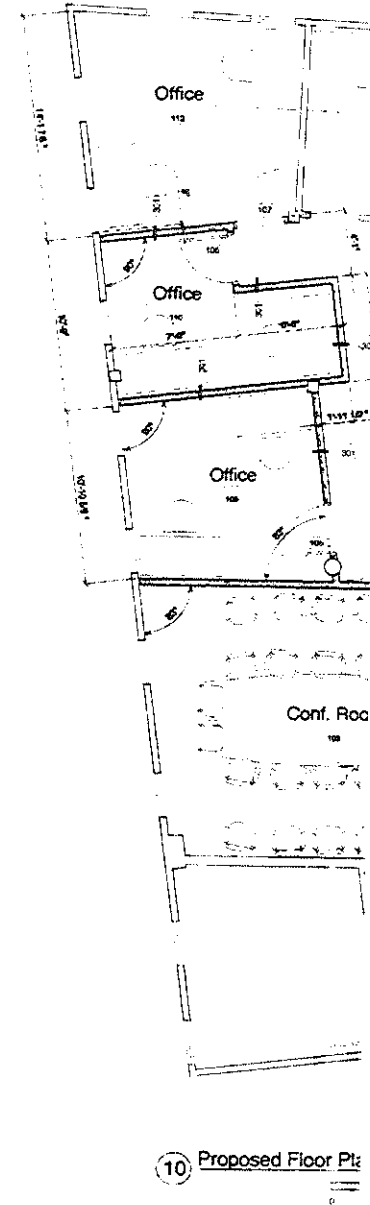
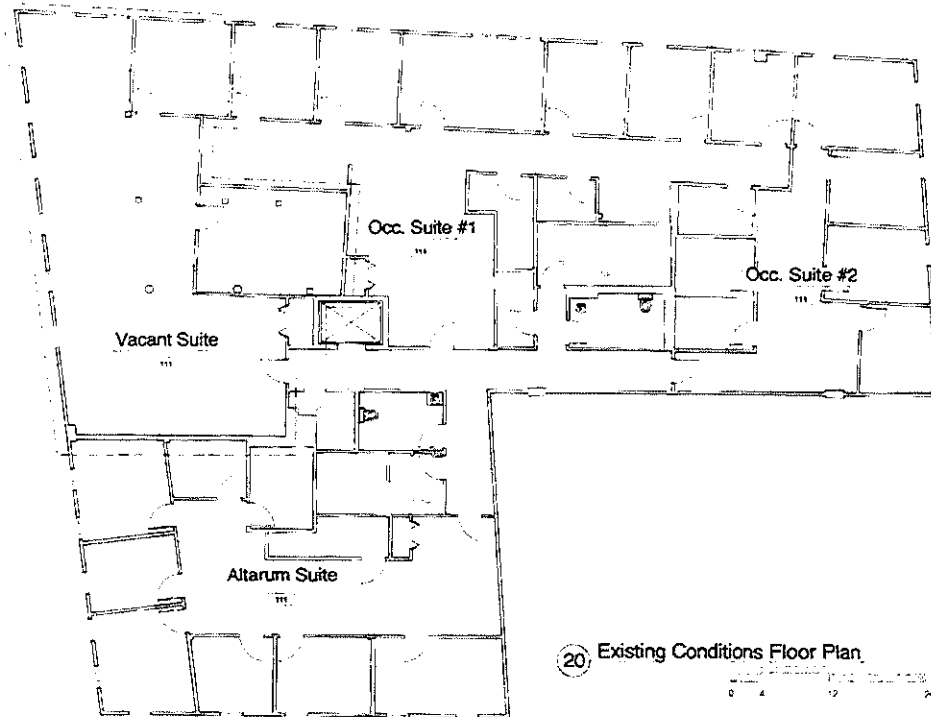
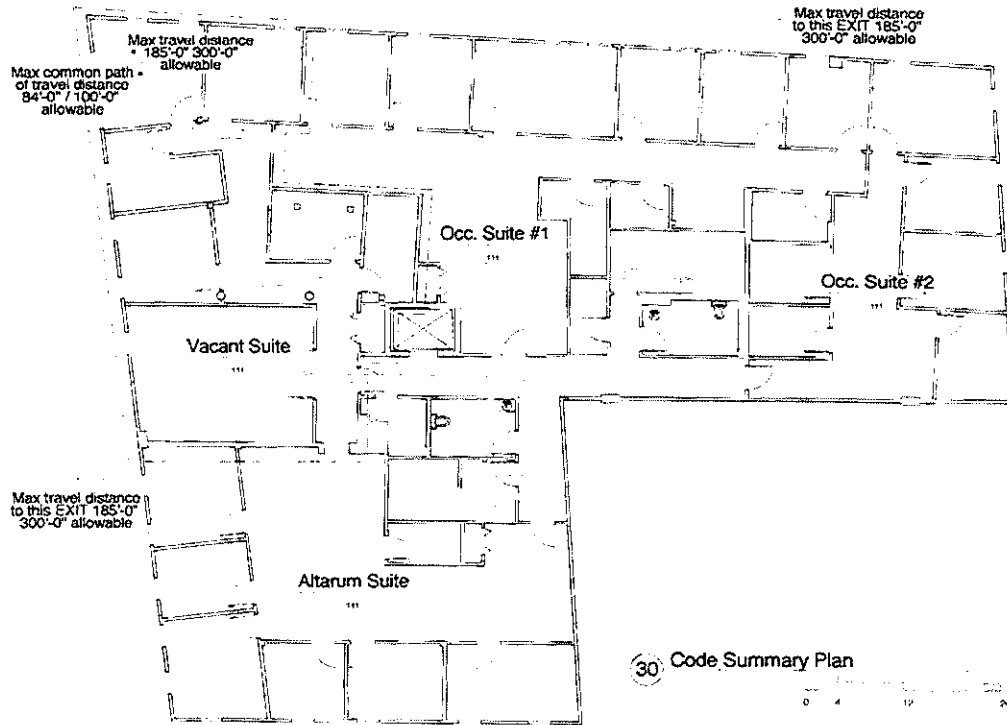


CERTIFICATION

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

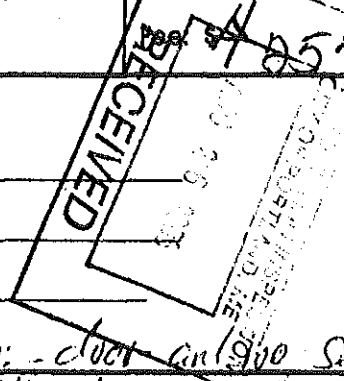
Any exterior work requires separate review & approval



All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

<u>6 Milk St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>B 002</u> Lot#	Owner: <u>Tom Witt</u>	Telephone: <u>663-6940</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Harris Contracting LLC</u> <u>5 Bartley Ave Portland ME</u>	Cost Of Work: \$ <u>26,000 -</u> Per \$ <u>255.00</u>
Current use: <u>rental apartment</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>new window door and insulation</u>		
Project description: <u>Alterations to Existing Parthouse - new window - door and Insulation</u>		
Contractor's name, address & telephone: <u>Harris Contracting LLC</u>		
Who should we contact when the permit is ready: <u>William Harris</u>		
Mailing address: <u>5 Bartley Avenue Portland ME 04107</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207 797-4928</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>8/23/2007</u>
--	------------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

4 Milk Street



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

RECEIPT OF FEES

Application No: 0000-1752	Applicant: 4 MILK MHR LLC
Project Name: 4 MILK ST	Location: 4 MILK ST
CBL: 029 B002001	Application Type: Determination Letter
Invoice Date: 07/09/2013	

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 029 B002001
Bill to: 4 MILK MHR LLC
 4 MILK ST
 PORTLAND, ME 04101

Application No: 0000-1752
Invoice Date: 07/09/2013
Invoice No: 41748
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.