



PORTLAND MAINE

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Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

November 15, 2010

First American Title Insurance
c/o Monument Title Company
100 Middle Street
Portland, ME 04101

Michael O'Reilly, Vice President
Bangor Savings Bank
280 Fore Street
Portland, ME 04101

RE: 109-117 (called 111) Commercial Street – 29-D-3 & 6 (the "Property")
B-3 Downtown Business Zone with a Historic Overlay Zone and with the
Downtown Entertainment Overlay Zone and with a Pedestrian Activities
District (PAD) Overlay Zone

Dear Sirs/Madams,

I am in receipt of a request for a determination letter concerning the Property. The Property is located within the B-3 Downtown Business Zone with a Historic Overlay Zone and the Downtown Entertainment Overlay Zone and with a Pedestrian Activities District (PAD) Overlay Zone along Commercial Street.

The approved uses within the Property are retail and restaurant use on the first floor with offices above the first floor. I have enclosed copies of Certificates of Occupancy that are on file.

I am not aware of any violation of the Land Use Zoning Ordinance regulations. There are no pending or contemplated court actions against the Property.

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

Sincerely yours,

Marge Schmuckal
Zoning Administrator

Cc: file



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 111 Commercial St.

Issued to East Brown Cow Assoc.

Date of Issue 8/9/90

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. 90/0330, 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

First floor renovations

coffee house

Limiting Conditions:

This certificate supersedes
certificate issued

Approved
8/10/90
(Date)

Inspector

Director of Buildings

Notes: 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 111 Commercial St.

Issued to The Resourceful Home

Date of Issue 5/24/93

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 93/0243, 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

first floor

APPROVED OCCUPANCY

retail - housewares

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

24/may/93 P.S. Hoffbos

(Date)

Inspector

[Signature]
Inspector of Buildings



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 111 Commercial Street

Issued to **Ledgewood, Inc.**

Date of Issue **December 5, 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. **84-1161**, 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

2nd floor

APPROVED OCCUPANCY

Finance Company

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Inspector

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

111 Commercial St.

Issued to Atlantic House Associates

Date of Issue July 11, 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. 697/98, has had final inspection, has been found to conform substantially with requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire 1st & 2nd Floor

Offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved,

7/10/66

(Date)

A. Rowe

Inspector

James P. (John) Smith

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

111 Commercial Street

Issued to Ledgewood, Inc.

Date of Issue Jan. 7, 1965

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. 64-1538, 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

~~XXXXX~~ 4th Floor Right Only

Offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/7/65
(Date)
RR

Inspector

Notice: This certificate identifies lawful use of building or premises, and right 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 14 Commercial Street

Issued to Doctuary, Inc.

Date of Issue December 5, 1964

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. 84-1372, 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

Fifth Floor

Office

Limiting Conditions:

This certificate supersedes
certificate issued

Approved

Date

Inspector

Inspector of Building

Notes: 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

Susan Osborne
Paralegal
207 228-7215 direct
sosborne@bernsteinshur.com

November 1, 2010

Via Hand Delivery

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

Re: Soley Brothers Limited Liability Company
111 Commercial Street
29-D-3-6

B-3 - Historic
RECEIVED
Down Town Entertainment
overly zone NOV - 2 2010
Dept. of Building Inspections
City of Portland Maine
P.D. over
Along Commercial St

Dear Marge:

Please issue a letter confirming what zone the buildings and improvements located at the above property are located in and that each is in compliance with applicable codes, regulations and ordinances and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Please address the letter to all of the following:

First American Title Insurance
c/o Monument Title Company
100 Middle Street
Portland, ME 04101

Michael O'Reilly, Vice President
Bangor Savings Bank
280 Fore Street
Portland, ME 04101

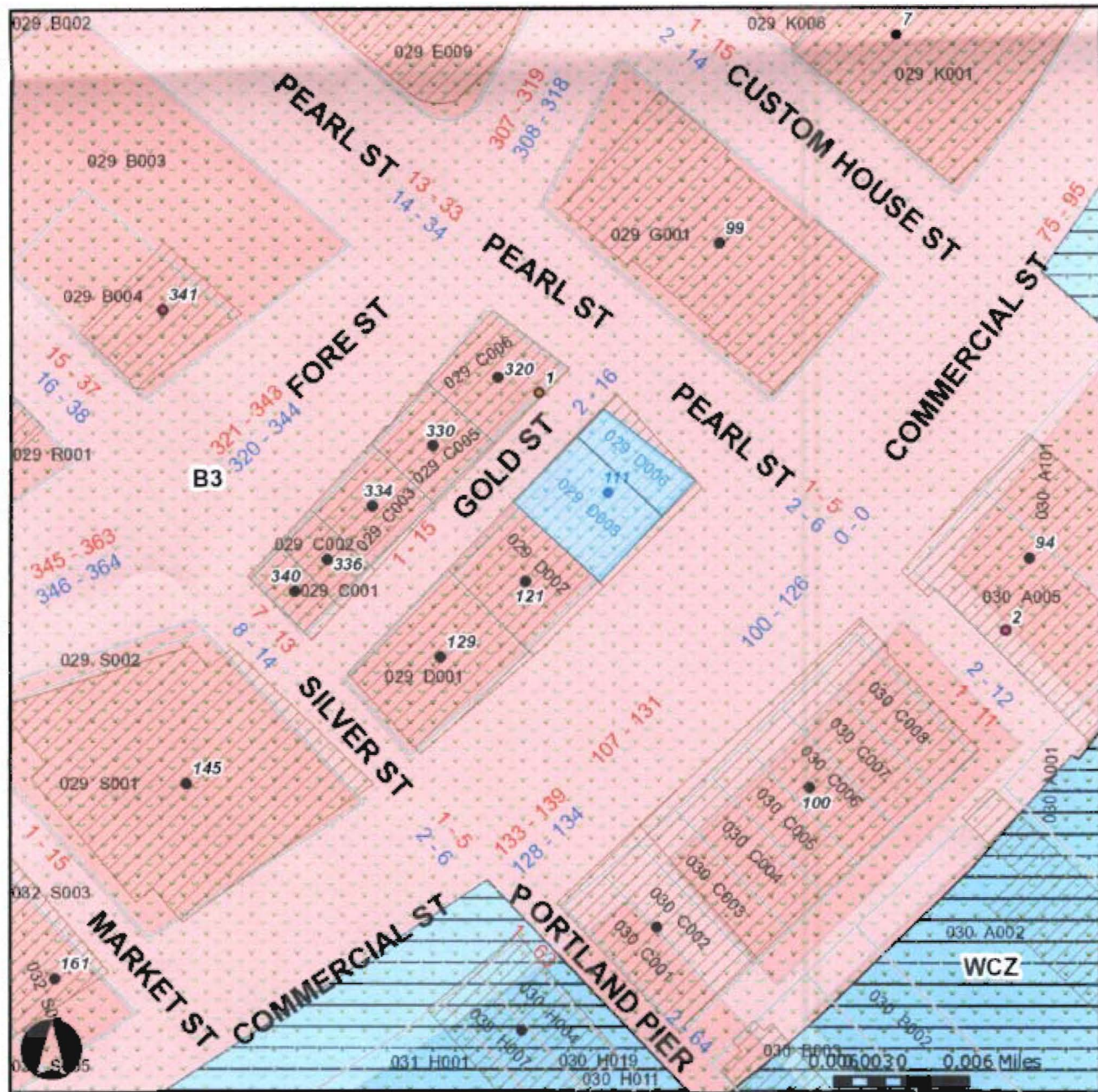
Enclosed please find our check in the amount of \$150 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,



Susan Osborne

Map



Parcels



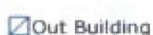
Interstate



Streets



Buildings



Island Zoning



Zoning (continued)



Zoning (continued)



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:

Services

地址：四川省成都市高新区天府大道中段168号

Downloaded At: 11:53 11 September 2009

1995-2000 年

• [Download the PDF](#)

4. 通信 陳錦輝

044

brewers city
solutions at

to remove water and
licks and



Figure 1. Schematic diagram of the experimental setup.

CBA	029 D003001
Land Use Type	OFFICE & BUSINESS SERVICE
Property Location	111 COMMERCIAL ST
Owner Information	SOLEY BROTHERS LIMITED LIABILITY COMPANY 100 COMMERCIAL ST PORTLAND ME 04101
Book and Page	13499/291
Legal Description	29-0-2-6 COMMERCIAL ST 109-117 PEARL ST 2-4 GOLD ST 2-6 3798 SF
Acres	0.087

Current Assessed Valuation:

FAX ACCT NO.	4086	OWNER OF RECORD AS OF APRIL 2010
		SOLEY BROTHERS LIMITED
LAND VALUE	\$207,500.00	LIABILITY COMPANY
BUILDING VALUE	\$1,302,100.00	100 COMMERCIAL ST
NET TAXABLE - REAL ESTATE	\$1,509,600.00	PORTLAND ME 04101
TAX AMOUNT	\$27,052.04	

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

Building Information:

Card 1 of 1	
Year Built	1900
Style/Structure Type	OFFICE BUILDING - HIGH-RISE
# Units	1
Building Num / Name	1 - PORTLAND COFFEE ROASTING
Square Feet	24035

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

[View
Picture](#)



Exterior/Interior Information:

	Card 1
Levels	81/81
Size	3770
Use	SUPPORT AREA
Height	6
Heating	NONE
A/C	NONE

	Card 1
Levels	01/01
Size	3770
Use	RETAIL STORE
Height	9
Walls	BRICK/STONE
Heating	HOT AIR
A/C	CENTRAL

	Card 1
Levels	02/04
Size	3770
Use	OFFICE BUILDING
Height	8
Walls	BRICK/STONE
Heating	HOT AIR
A/C	CENTRAL

	Card 1
Levels	06/06
Size	1005
Use	OFFICE BUILDING
Height	9
Walls	BRICK/STONE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11.2. 2010

Received from

Bernstein

Location of Work

111 Commercial St

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

Zoning Determination

CBL:

25-D-340

Check #:

95309

Total Collected \$

150

No work is to be started until permit issued.

Please keep original receipt for your records.

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy