



Planning & Urban Development Department

*Jeff Levine, AICP, Director*  
*Marge Schmuckal, Zoning Administrator*  
November 27, 2013

Todd Robinson  
Zoning Info, Inc.  
Suite 505  
3555 N.W. 58<sup>th</sup> Street  
Oklahoma City, OK 73112

RE: 444-446 Fore Street – 032-R-8 – (the "Property") – B-3 Zone, with Historic Overlay and Pedestrian Activity District (PAD) Overlay and with a Downtown Entertainment Overlay Zone

Dear Mr. Robinson,

I am in receipt of your request for a determination letter for the Property. The Property is located in a B-3 Downtown district Zone with a Historic Overlay and a Pedestrian Activity District (PAD) Overlay and with a Downtown Entertainment Overlay zone.

I have not been provided with a list of current uses within the Property. I am enclosing copies of recent Certificates of Occupancy. These are the recognized uses of the Property by this department.

The original building was erected in the 1900s and did not receive a site plan review at that time. I have found no other recent site plan reviews on file.

All the abutting zones are exactly the same as the Property.

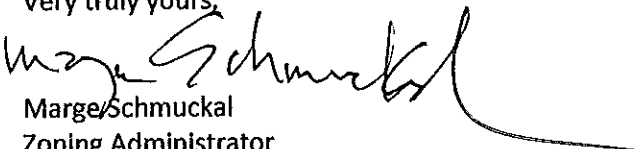
A check of our recent files did not show any outstanding building or zoning violations on file.

I am not aware of any variances or special permits issued for the Property.

I am enclosing current certificates of occupancy for the Property.

Please note that as of this date a fee of \$150 for this determination letter has not been received.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine



# Certificate of Occupancy

## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Location: 446 FORE ST

CBL: 032 R008001

Issued To: Bacon 2007-3 Wharf Street LLC

Issued Date: 12/31/2012

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. 201248084 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

FIRST FLOOR BAR  
SECOND FLOOR BATHROOMS/STRESS

APPROVED OCCUPANCY

USE GROUP A-2  
TYPE 3-B  
MUBEC 2009  
DRINKING ESTABLISHMENT/LOUNGE

LIMITING CONDITIONS:

Approved:

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 446 Fore Street

Date of Issue Sept. 6, 1985

Issued to William Dowd 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. 85-310, 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

APPROXIMATE OCCUPANCY

BASEMENT

KITCHEN ONLY

Limiting Conditions:

NO Assembly

This certificate supersedes  
certificate issued

Approved:

(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.



November 21, 2013

Site 28514

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

RE:  
Old Port Buildings Wharf Street  
432-446 Fore Street & 42, 50 Wharf Street

*032-R-8*  
*032-L-7*  
*032-V-14*

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,

Todd Robinson  
Research Specialist  
Extension: 125  
trobinson@zoning-info.com

**Our clients deadline for this information is 12/01/2013.**

RECEIVED

NOV 21 2013

Dept. of Build  
City of Portland

RECEIVED

NOV 26 2013

Dept. of Building Inspections  
City of Portland Maine

RECEIVED

NOV 26 2013

Dept. of Building Inspections  
City of Portland Maine

RECEIVED

NOV 6 2 2013

Dept. of Building Inspections  
City of Portland Maine

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8186

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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**

- [Applications](#)
- [Doing Business](#)
- [Haps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

**CSL** 032 R008001  
**Land Use Type** RETAIL & PERSONAL SERVICE  
Verify legal use with Inspections Division  
**Property Location** 446 FORE ST  
**Owner Information** BACH 2007-3 WHARF STREET LLC  
 ONE CANAL PLAZA  
 PORTLAND ME 04101  
**Book and Page** 28880/018  
**Legal Description** 32-R-8  
 FORE ST 444-446  
 WHARF ST 53 UNION ST 17-21  
 1891 SF  
**Acres** 0.0434

**Current Assessed Valuation:**

[Browse city services a-z](#)

[Browse facts and links a-z](#)

**TAX ACCT NO.** 4836 **OWNER OF RECORD AS OF APRIL 2013**  
 BACH 2007-3 WHARF STREET LLC  
**LAND VALUE** \$159,800.00 **ONE CANAL PLAZA**  
**BUILDING VALUE** \$840,700.00 **PORTLAND ME 04101**  
**NET TAXABLE - REAL ESTATE** \$1,000,500.00  
**TAX AMOUNT** \$19,419.72

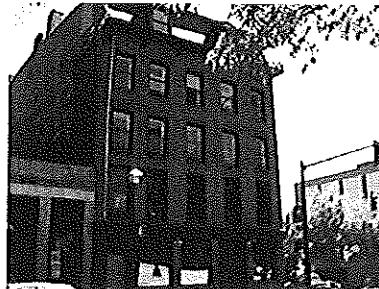


Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**Building Information:**

Best viewed at 800x600, with Internet Explorer

**Building 1**  
**Year Built** 1900  
**Style/Structure Type** DOWNTOWN ROW  
**# Units** 1  
**Building Num/Name** 1 - DIGGER'S  
**Square Feet** 10800  
[View Sketch](#) [View Map](#) [View Picture](#)



**Exterior/Interior Information:**

**Building 1**  
**Levels** 81/81  
**Size** 1800  
**Use** RESTAURANT  
**Height** 8  
**Heating** HOT AIR  
**A/C** UNIT

**Building 1**  
**Levels** 01/01  
**Size** 1800  
**Use** RESTAURANT  
**Height** 12  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** UNIT

**Building 1**  
**Levels** 02/02  
**Size** 1800  
**Use** MULTI-USE SALES  
**Height** 8  
**Walls** BRICK/STONE  
**Heating** HOT AIR  
**A/C** UNIT

**Building 1**  
**Levels** 03/05  
**Size** 1800  
**Use** APARTMENT