

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

December 8, 2014

Camden National Bank
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Re: 8 Alder Street - Parkside Properties LLC – 033-J-017 – the “Property” - B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone.

To Whom It May Concern:

The Property is located within a B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone. The assessor's records show that the existing structure located at 8 Alder Street was once the rear part of the structure located at 363 Cumberland Avenue – CBL 033-J-018. Our records show that permit # 86-0263 was applied for to change the rear section of the building at 363 Cumberland Avenue from a warehouse to a ten family dwelling unit. A certificate of occupancy was issued on December 10, 1987 for a ten family dwelling unit. The assessor's records show that during the 1987-1988 assessing year, the rear section of 363 Cumberland Avenue - CBL 033-J-018 which included the warehouse being changed to a ten family dwelling unit was broken off from 363 Cumberland Avenue and added to the lot located at 8 Alder Street – CBL 033-J-017. Therefore, I have determined that the current legal use of the Property is ten residential dwelling units.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
00968
JUN 10 1948
CITY of PORTLAND

Class of Building or Type of Structure Third
3333rd Class
Portland, Maine, June 2, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~reconstruct~~ all the following building ~~structures~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 36 360 Cumberland Avenue Within Fire Limits? yes Dist. No. 1
Owner's name and address E. N. Cunningham Co., 360 Cumberland Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Burnham-MoLellan, 52 Marginal Way Telephone 2-5951
Architect Miller & Beal, Inc. Specifications _____ Plans yes No. of sheets 6
Proposed use of building Warehouse, office & dwelling house No. families 2-3
Last use _____ " " " " No. families 2-3
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 8,000 Fee \$ 6.00

General Description of New Work

To construct one-story concrete block addition approximately 25' x 20' as per plans filed.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Burnham-MoLellan

Details of New Work Permit Issued with Letter

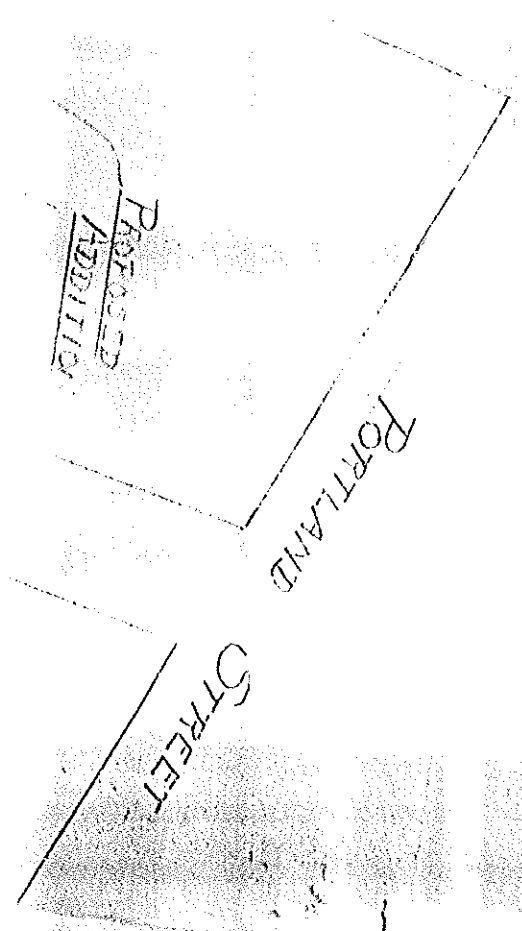
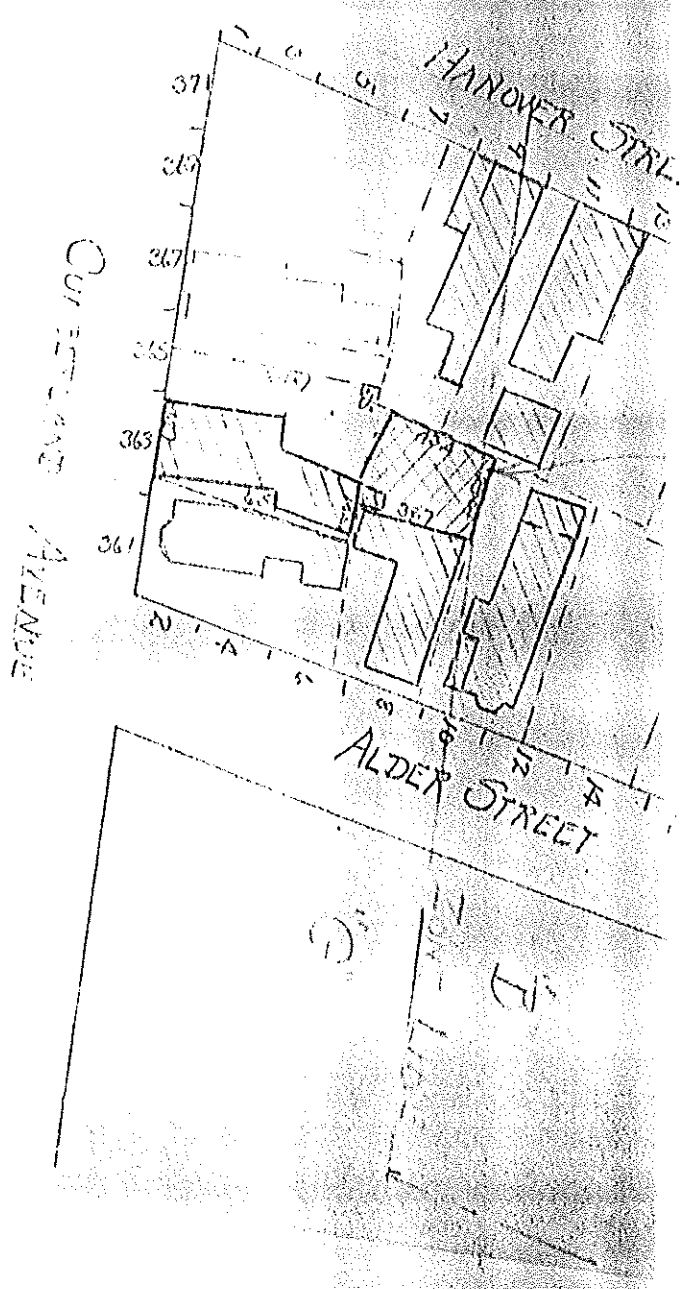
Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

Miscellaneous

HANOVER - ELLA M. BUTTERS
 11 HANOVER - ETA F. JOHNSON
 10 ALDER - ALICE L. SILVERMAN
 8 ALDER - EDWIN H. ROGERS
 341 CUMBERLAND - HARRIET CLYDE V. KENNEDY





APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine

Third Class
February 25, 1955

PERMIT ISSUED

FEB 26 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 6-8 Alder Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address O. Kragelund, 103 Congress Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Chasley Orcutt, 229 Currier Land Ave. Telephone _____
 Architect _____ Specification _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Dwelling No. families 2
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 2 story frame building.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public Works of the City of Portland? Yes

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Orcutt

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 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 _____
 Material of underpinning _____ Height _____ Thickness _____
 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 _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ 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: _____ at 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? _____

Miscellaneous

(B)

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0263

ZONING LOCATION PORTLAND, MAINE Dec. 16, 1966

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 363 Cumberland Ave. City District 47 Telephone 877-5953

1. Owner's name and address Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Telephone

Proposed use of building No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractor's cost \$ 117,000.

FIELD INSPECTOR @ 775-5451

Major site plan revolve

Change of use from warehouse to 10 family dwelling unit with alterations.

Site plan	\$ 350.00
Base Fee	605.00
Ch of use	25.00
Late Fee	
TOTAL	\$ 980.00

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? Yes No

Is any electrical work involved in this work? No Yes

Is connection to be made to public sewer? No Existing

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?

Material of foundation earth or rock?

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

Size Girder Corner posts Sills

Columns under girder Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-10 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?

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:

BUILDING INSPECTION PLAN EXAMINER

ZONING

BUILDING CODE:

Fire Dept.

Health Dept.

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Dartmouth Plaza

LOCATION

363 Cumberland Avenue

Date of Issue

October 10, 1937

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. 87/263, 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

entire

APPROVED OCCUPANCY

10 Family dwelling units

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

CHART 033	LETTER J	BLOCK 018	LOT 018	STREET CODE 0445	STREET NUMBER 0363	CENSUS TRACT 1314	CENSUS BLOCK G-3	LAND USE 6-3	LAND NOS.	STREET	BLOG. NO.	CARD NUMBER 0100
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F. 2931	S.F.	DEV. NO.	RECORD OF OWNERSHIP	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
PASSMORE ELAINE M & ROGER D JTS BROOKSIDE DR CUMBERLAND CTR ME								1 2			1 2

33-J-18 CUMBERLAND AVE 363-365 40505F 2931 SF ~ 8788 ✓	361?	P 07645						1 2			1 2
---	------	---------	--	--	--	--	--	-----	--	--	-----

GENERAL PROPERTY FACTORS				NEW ACCOUNT				LAND COMPUTATIONS				REVISED			
FTG. SO. FT. OF ACRES	DEPTH	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE	ADJ. PRICE	LAND VALUE								
4.050	4	450	450	10	11,870	16,330	16,330								
2.931	4	450	450		13,190		13,190								

TOPOGRAPHY RATING		NEIGHBORHOOD I.D.		UTILITIES		WATER		SEWER		ELECTRICITY		GAS	
FAIR	POOR	VERY POOR		YES	NO	1. PUBLIC	2. PRIVATE	1. PUBLIC	2. PRIVATE	1. PUBLIC	2. PRIVATE	1. PUBLIC	2. PRIVATE

LAND ADJUSTMENT %		BUILDING PERMIT RECORD	
MISIMP.	TO	PERMIT NO.	AMOUNT
CORNER			
RESTRICTION			

DATE		PERMIT NO.		AMOUNT		DESCRIPTION	
11/19			8	20,250	27,380	47,630	LAND BUILDING TOTAL

NOTES:		LAND BUILDING TOTAL	
6-16-PP - Still 4 Units - the 10 Miles are in the design addition to the rear that we have announced to Alder St (P)		20,250	47,630

S.F.	TO-FROM	CH	BL	LOT	DATE
1119	CH 33	BL J	LOT 177	8782	

CHART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLOG. NO.	CARD NUMBER	S.F.	DEVL. NO.	RECORD OF OWNERSHIP				DATE	TYPE	SOURCE	VALIDITY
																BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	MO.				
033	J	017		0019	0008			40	B-3		ALDER ST	8	010003			1135	89	1130910	11	85			1 2
2,982																1924	89	17528					1 2
																1934	88	156					1 2
																1534							1 2
																							1 2
																							1 2
																							1 2

PASSMORE ROGER D
PLUMBING & HEATING CO
363 CUMBERLAND AVE
PORTLAND ME 04111

33-J-17
ALDER ST 8
1863SF 2,982 SF - 87/88

J 0 - - 476 343 F-07556

GENERAL PROPERTY FACTORS

NEIGHBORHOOD I.D. _____

TOPOGRAPHY RATING

PAVE: PAVE POOR VERY POOR

STREET OR ROAD: _____

UNPAVED: UNPAVED PROPOSED

SIDEWALK: _____

ALLEY: YES NO

UTILITIES: _____

WATER: _____ SEWER: _____ ELECTRICITY: _____ GAS: _____

0. NONE 1. PUBLIC 2. PRIVATE

LAND ADJUSTMENT %

TOPO: MISIMP. _____

VACANT: CORNER _____

SIZE: RESTRICTION _____

SHAPE: _____

EXC. FTG. _____

BUILDING PERMIT RECORD

DATE	PERMIT NO.	AMOUNT	DESCRIPTION
1/87	263	117000	CH. USE W/HE. TO 10 APTS/UNIT
5/87	2311	2006	10 ST., 10 S. 10 W.B., 10 T., 10 G.A., 10 W.A.F.

NOTES: *Home with 5 parking spaces on this parcel. Virginia Wentworth (8723) - east Tax 88/89 4,600 I*

LAND COMPUTATIONS

REVISED	LAND VALUE	ADJ. PRICE	DEPTH FACTOR	LAND ADJ.	UNIT PRICE	ADJ. PRICE	ADJ. PRICE	ADJ. PRICE
	6330			15	400			
	13420				450			

ASSESSMENT RECORD

ASSESSMENT	INCREASE	DECREASE
LAND		
BLDG.		
TOTAL	6330	
LAND		
BLDG.		
TOTAL	13420	
LAND		
BLDG.		
TOTAL	31330	
LAND		
BLDG.		
TOTAL	44750	38420
LAND		
BLDG.		
TOTAL	13420	
LAND		
BLDG.		
TOTAL	127550	
LAND		
BLDG.		
TOTAL	137770	93220

ASSESSMENT RECORD

S.F.	TO-FROM	CH	BL	LOT	DATE
1119	FROM	CH 33	BL J	LOT 18	87/88
	TO-FROM	CH	BL	LOT	
	TO-FROM	CH	BL	LOT	
	TO-FROM	CH	BL	LOT	
	TO-FROM	CH	BL	LOT	
	TO-FROM	CH	BL	LOT	

VACANT LOT
D DWELLING DATA

CONSTRUCTION
 1 BRICK 4 CONC. BLK. 7 STONE
 2 FRAME 5 STUCCO 8
 3 FR. & MAS. 5 9

AGE _____

REMODELED 19 _____

LIVING ACCOMMODATIONS
 TOTAL BED ROOMS _____
 FULL BATHS _____
 HALF BATHS _____
 TOTAL FIXTURES _____

FOUNDATION
 CONCRETE _____
 CMU BLOCK WALLS _____
 BRICK STONE WALLS _____
 TIERS/SLAB/CRAWL _____
 BASEMENT - FULL _____
 0 1/4 1/2 3/4 _____
 DORMER _____
 L/F _____

BASEMENT & ATTIC
 FIN. BSMT. AREA _____
 HEAD ROOM _____
 GARAGE S D _____
 ATTIC - FL. & STR. _____
 FINISHED ATTIC _____
 DORMER _____
 L/F _____

EXTERIOR WALLS
 WOOD VINYL ALUM. _____
 HINGLES - WOOD _____
 HINGLES - ASPHALT _____
 HINGLES - ASBESTOS _____
 BRICK VENEER _____
 PLASTER _____
 DRYWALL _____
 PANELING _____

INTERIOR FINISH
 1 2 3
 PINE _____
 HARDWOOD _____
 PLASTER _____
 DRYWALL _____
 PANELING _____

ROOFING
 UNFINISHED _____
 HEATING _____
 HOT WATER RAD BB _____
 STEAM _____
 HOT AIR - FORCED _____
 FLOOR FURNACE _____
 ELECTRIC _____
 AIR CONDITIONING _____
 UNIT HEATER _____
 NO. OF RTG. STS. _____

FLOORS
 8 1 2 3
 CONCRETE _____
 PART _____
 FINE _____
 ARDWOOD _____
 SPH. TILE _____
 SOLAR _____
 NO HEAT 1 2 3 _____

NOTES:
 OWNER _____
 TENANT _____
 NO ANSWER _____
 INSPECTED _____
 REPEASED ENTRY _____
 INFO @ DOOR _____
 REFUSED INFO _____

OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
SINGLE FAMILY	TWO FAMILY	ADDITION POINTS	GRADE FACTOR	MASONRY TRIM	MODERNIZED KITCHEN
APARTMENT	NO. UNITS	GRADE FACTOR	C & D FACTOR	RECREATION ROOM	WOODBURNING FIREPLACE
OTHER	COTTAGE	CDU	DEPRECIATION	BASEMENT GARAGE	ATTACHED GARAGE
UNFIN.	FIN. OPEN	FIN. DIV.	FIN. DIV.	BASEMENT FIN.	ATTIC
PLUMBING	BATHROOM	TOILET ROOM	FLUSH	LAVATORY	SHOWER - EXTRA
KITCHEN SINK	HOT WATER HEATER	NO PLUMBING	WATER ONLY	REMODELING DATA	KITCHEN
PLUMBING	HEATING	GENERAL	UNFINISHED	HEATING	HOT WATER RAD BB
STEAM	HOT AIR - FORCED	FLOOR FURNACE	ELECTRIC	AIR CONDITIONING	UNIT HEATER
NO. OF RTG. STS.	CONCRETE	PART	FINE	ARDWOOD	SPH. TILE
SOLAR	NO HEAT 1 2 3	OWNER	TENANT	NO ANSWER	INSPECTED
REFUSED ENTRY	INFO @ DOOR	REFUSED INFO			

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.G.L.D.	TYPE CODE
1	02	1000		32.00	30000.00	10.00%	1000	01 GARAGE
2								02 PATIO
3								03 SHED
4								04 POOL
5								05 BARN
								06 BARN
								OTHER
#	NO. OF ENTRIES		YEAR		TOTAL VALUE		NOTES:	
					12,500			

NOTES: FIRE

* THIS BLDG. TRANS. TO J-17
 ALONG WITH 1109 HIGHLAND
 BLDG. TO BE RETAB. TO
 10 DWELLING UNITS - REPAIR
 SEE CARD 2 OF 2

Alder St 8 33-J-017

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

November 14, 2014

Ann Machado
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RECEIVED

NOV 18 2014

Re: Parkside Properties, LLC
8 Alder Street, Portland, Maine
33-J-17

Dept. of Building Inspections
City of Portland Maine

B-3, DE02

Dear Ann:

Please issue a letter to Camden National Bank c/o Bernstein Shur 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

cc: Hawley R. Strait, Esq.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2092	Applicant: PARKSIDE PROPERTIES LLC
Project Name: 8 ALDER ST	Location: 8 ALDER ST
CBL: 033 J017001	Application Type: Determination Letter
Invoice Date: 11/19/2014	

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 033 J017001
Bill To: PARKSIDE PROPERTIES LLC
 PO BOX 10250
 PORTLAND, ME 04104

Application No: 0000-2092
Invoice Date: 11/19/2014
Invoice No: 47326
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.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)