

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Acting Zoning Administrator*

December 9, 2014

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

Re: 363 - 365 Cumberland Avenue - Parkside Properties LLC – 033-J-018 – 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 most current information in our files is a building permit from 2009, #09-1198, to change the use of the property from four dwelling units to five dwelling units. A certificate of occupancy was issued on December 15, 2009 stating the approved use as a five (5) unit apartment building. Therefore, I have determined that the current legal use of the Property is five 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](mailto:amachado@portlandmaine.gov)  
207.874.8709



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 363 CUMBERLAND AVE CBL 033 J018001

Issued to Parkside Properties Llc /Bill Simpson Date of Issue 12/15/2009

**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. 09-1198 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

Basement Unit  
Five (5) Unit Apartment Building

APPROVED OCCUPANCY

Use Group: R2  
Type: 5B  
IBC, 2003

**Limiting Conditions:**

This does not certify City of Portland Building Code compliance; this is a Change of Use only, which was inspected for Housing and Fire/Life Safety Codes.

This certificate supersedes certificate issued

Approved:

12/15/09

(Date)

*[Signature]*  
Inspector

*[Signature]*  
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.

# 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

Dept. of Building Inspections  
City of Portland Maine

Re: Parkside Properties, LLC  
363 Cumberland Avenue, Portland, Maine 363-365  
33-J-18

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**

<b>Application No:</b> 0000-2089	<b>Applicant:</b> PARKSIDE PROPERTIES LLC
<b>Project Name:</b> 363 CUMBERLAND AVE	<b>Location:</b> 363 CUMBERLAND AVE
<b>CBL:</b> 033 J018001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 11/19/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	<b>Total Current Fees:</b>	<b>+ \$150.00</b>
	<b>Total Current Payments:</b>	<b>- \$150.00</b>
	<b>Amount Due Now:</b>	<b>\$0.00</b>

**CBL** 033 J018001  
**Bill To:** PARKSIDE PROPERTIES LLC  
 PO BOX 10250  
 PORTLAND, ME 04104

**Application No:** 0000-2089  
**Invoice Date:** 11/19/2014  
**Invoice No:** 47323  
**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](#)