

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: 361 Cumberland Avenue - Parkside Properties LLC – 033-J-019 – 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 1985, #85-1082, to change the use of the property from five dwelling units to seven dwelling units. A certificate of occupancy was issued on December 9, 1986 stating the approved use as seven dwelling units. Therefore, I have determined that the current legal use of the Property is seven 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 "A. B. Machado".

Ann B. Machado
Acting Zoning Administrator
amachado@portlandmaine.gov
207.874.8709

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE .. 8/20/85 .. 108

SEP 20 1985

City Of Portland

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 .. 361 Cumberland Avenue .. Fire District #1 , #2

1. Owner's name and address .. Fred Dambric, 5 Moulton St., 04101 .. Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address .. Dambric Pizzo Construction .. Telephone .. 871-8953 ..

Proposed use of building .. 7 Family .. No. of sheets ..

Last use .. 5 Family .. No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot

Estimated contractual cost \$.. 23,000.00 ..

FIELD INSPECTOR—Mr. Appeal Fees \$..

@ 775-5451

Base Fee .. 135.00 ..
 ch of use .. 25.00 ..
 Late Fee

TOTAL \$.. 135.00 ..

to make interior renovations as shown
 Change of use from 5 to 7 families

Stamp of Special Conditions
**PERMIT ISSUED
 WITH LETTER**

NOTE TO APPLICANT: Separate permits are required for the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes	Is any electrical work involved in this work? .. yes
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
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
Size Girder Columns under girders	Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C.
Joists and ratters: 1st floor 3rd roof
On centers: 1st floor 3rd roof
Maximum span: 1st floor 3rd roof
If one story building with masonry walls, thickness of wall 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 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 Inspector

Certificate of Occupancy

LOCATION

361 CHESTNUT AVENUE

Issued to Red Dandria

Date of Issue

December 5, 1963

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. 35-109 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: Entire

7 Family Dwelling

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector 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 lender 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

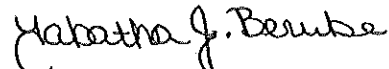
Re: Parkside Properties, LLC
361 Cumberland Avenue, Portland, Maine
33-J-19

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: 0000-2088	Applicant: PARKSIDE PROPERTIES LLC
Project Name: 361 CUMBERLAND AVE	Location: 361 CUMBERLAND AVE
CBL: 033 J019001	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
		\$150.00
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 033 J019001
Bill To: PARKSIDE PROPERTIES LLC
 PO BOX 10250
 PORTLAND, ME 04104

Application No: 0000-2088
Invoice Date: 11/19/2014
Invoice No: 47322
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](#)