

Ann Machado - CBL 034A-A-2-4 & CBL 034-C-5

From: Kathryn Pariseau <kpariseau@bernsteinshur.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 7/8/2015 8:44 AM
Subject: CBL 034A-A-2-4 & CBL 034-C-5
CC: Tom Hanson <thanson@bernsteinshur.com>, Karen Pelletier <kpelletier@bern...>
Attachments: City Zoning Determination Letter form.pdf

Re: CBL 034A-A-2-4 & CBL 034-C-5
 Properties located at 54 Marginal Way and Hanover Street, Portland
 Owned by Atlantic Bayside Square LLC

Good morning Ann,

Please issue a letter confirming, preferably on the attached form, what zone the building and improvements located at the above properties 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.

Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; and Camden National Bank

A package will be hand delivered to your office today with our check in the amount of \$300 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please let me know if you have any questions otherwise I look forward to your email.

Thank you

Kathryn A. Pariseau
 Paralegal
kpariseau@bernsteinshur.com
 207 228-7372 direct
 207 774-1200 main
 207 770-2516 fax

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Confidentiality notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

50-72 Marginal Way,
 54 Marginal Way
 34A-A-2-4
 B-7

34-C-5.
 B-7

Sign permits. - Anna
 ; per Hand Book, Article

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

Kathryn Pariseau, Paralegal
207 228-7372 direct
kpariseau@bernsteinshur.com

July 8, 2015

Via Hand Delivery

Copy via email: AMACHADO@portlandmaine.gov

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

RECEIVED

JUL 10 2015

Dept. of Building Inspections
City of Portland Maine

Re: CBL 034A-A-2-4 & CBL 034-C-5
Properties located at 54 Marginal Way and Hanover Street, Portland
Owned by Atlantic Bayside Square LLC

Good morning Ann,

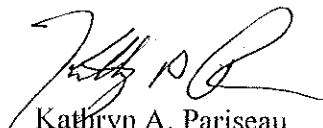
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Sincerely yours,



Kathryn A. Pariseau
Paralegal



Planning & Urban Development Department

Jeff Levine, AICP, Director
Ann Machado, Zoning Administrator

Re. (the "Property") - B-4 Commercial Corridor Zone & R-3 Residential Zone - Zoning Determination Letter

Dear Sir or Madam:

The undersigned hereby certifies with respect to the above-referenced Property owned by F

- 1. Zoning District: Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the "Code"), the Property is located in the B-4 Commercial Code Zone and the R-3 Residential Zone (the "Zoning Districts") is set forth in Division 12, B-4 COMMERCIAL CORRIDOR ZONE, §§ 14-229.10 thru 14-229.15 and Division 4, R-3 RESIDENTIAL ZONE, §§ 14-86 thru 14-91 of Article III, Zoning §§ 14-46 thru 14-490 (the "Zoning Ordinance") under Chapter 14, Land Use (the "Land Use Ordinance") of the Code.
2. Permitted Use: The current use of the Property is an which is a permitted use under the which is a permitted use group in the B-4 Zoning District.
3. Code Enforcement: There are no known, unresolved violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances or building, environmental, or energy codes, ordinances or regulations except as follows:
[X] NONE [] UNRESOLVED VIOLATIONS EXIST
4. Permits and Approvals: With respect to the Use of the Property, the following permits and approvals are required with the status of each indicated, and copies of such permits and approvals are attached hereto (as applicable) subject to any notes, conditions, or qualifications specified with respect thereto:
Permits and Approvals - Required [X] or Not Applicable [N/A]
(a) [X] [] Building Permit
(b) [] [N/A] Conditional Use Approval
(c) [X] [] Site Plan Approval
(d) [] [N/A] Subdivision Approval
(e) [] [N/A] Condominium Conversion Permit
(f) [X] [] Certificate of Occupancy
(g) [] [N/A] Change of Use Permit
(h) [] [N/A] Other:

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

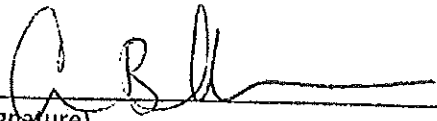
Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

Page 2

Dated this 15th day of June, 2015

By:



(Signature)

Name: Ann B. Machado

Title: Zoning Administrator

City of Portland, Maine

Planning & Urban Development Department

Inspections Division

(207) 874-8709

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2243	Applicant: ATLANTIC BAYSIDE SQUARE L
Project Name: 0 HANOVER ST	Location: HANOVER ST
CBL: 034 C005001	Application Type: Determination Letter
Invoice Date: 07/14/2015	

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 034 C005001
Bill To: ATLANTIC BAYSIDE SQUARE LLC
 68 MARGINAL WAY
 PORTLAND, ME 04101

Application No: 0000-2243
Invoice Date: 07/14/2015
Invoice No: 50034
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](#)