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.

SU-72 Marshad Way, SY Marsmal Way B-7 Signpenits. - Avga ; portlad East! forbach

34-c-

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 1 0 2015

Dept. of Building Inspections City of Portland Maine

Re:

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

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Sincerely yours,

Kathryn A. Pariseau

Paralegal





Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director Ann Machado, Zoning Administrator

Re.

Re.	-, (the
"Property") - B-4 Commercial Corridor Zone & R-3 Resid	ential Zone – <u>Zoning Determination Letter</u>
Dear Sir or Madam:	
The undersigned hereby certifies with respect to the above F	e-referenced Property owned by
 Zoning District: Pursuant to the current City of Pordate hereof (the "Code"), the Property is located in Residential Zone (the "Zoning Districts") is set fort ZONE, §§ 14-229.10 thru 14-229.15 and Division 4, of Article III, Zoning §§ 14-46 thru 14-490 (the "Zor (the "Land Use Ordinance") of the Code. 	n the B-4 Commercial Code Zone and the R-3 h in <u>Division 12, B-4 COMMERCIAL CORRIDOR</u> R-3 RESIDENTIAL ZONE, §§ 14-86 thru 14-91
2. Permitted Use: The current use of the Property is a	
which is a permitted use under the	dinances or building, environmental, or
[X] NONE [] UNRES	OLVED VIOLATIONS EXIST
 Permits and Approvals: With respect to the Use of approvals are required with the status of each indic approvals are attached hereto (as applicable) subjectified with respect thereto: 	the Property, the following permits and cated, and copies of such permits and ct to any notes, conditions, or qualifications
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 I	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

Ву:

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:

0000-2242

Applicant: ATLANTIC BAYSIDE SQUARE L

Project Name:

54 MARGINAL WAY

Location: 54 MARGINAL WAY

CBL:

034A A002001

Application Type: Determination Letter

Invoice Date:

07/14/2015

Previous Balance \$0.00

Payment Received \$0.00

Current Fees \$150.00

Current Payment \$150.00

Total Due \$0.00

Payment Due Date 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 034A A002001

Bill To: ATLANTIC BAYSIDE SQUARE LLC

340 FORE ST

PORTLAND, ME 04101

Application No: 0000-2242

Invoice Date: 07/14/2015

Invoice No: 50033

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