

6/1/15



May 13, 2015

Portland City Hall – Room 315
Attn: Marge
389 Congress Street
Portland, Maine 04104

Attention: Julián Castro
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Rockport Mortgage Corporation
17 Rogers Street
Gloucester, MA 01930-5014

RECEIVED
MAY 18 2015
Dept. of Building Inspections
City of Portland
Maine

Re: **Cumberland Park Place - 457 Cumberland Avenue**

To Whom It May Concern,

Please find the enclosed check #42971 in the amount of \$150.00, payable to the City of Portland, for building and zoning information regarding the property noted above. We previously received the enclosed letter dated 7/22/2014 but HUD is requiring an updated letter for our report. I have enclosed our brief form that can be filled out, signed and emailed or faxed back. Please do not hesitate to contact me if there are any questions and thank you for your help.

****Please send any responsive documents to my attention at the address, email, or fax below****

Sincerely,

Nicole Douglas
Research Analyst
Dominion Due Diligence Group (D3G)
804-665-2913 (p)
804-588-5758 (f)
n.douglas@d3g.com

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

7/22/2014

Attention: Shaun Donovan
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, D.C. 20410

Applicant: Rockport Mortgage Corporation
17 Rogers Street
Gloucester, MA 01930-5014

RE: Cumberland Park Place – 447 Cumberland Ave – 036-F-020 (the "Property")

To Whom It May Concern:

1. This Property is zoned R-6 with a Historic Overlay zone.
2. The Property is in compliance with local zoning codes and is considered legally non-conforming as to land area per dwelling unit and for required number of parking spaces and for setbacks.
3. The Property is not pending a change of zoning.
4. Under section 14-385 the building(s) can be rebuilt in the same footprint and volume based on the requirements of the ordinance.
5. To the best of my knowledge, the Property is free of any applicable code violations.
6. The last inspection date was 11/13/09. A copy of that inspection is attached. Inspections are based upon complaint or request.
7. The local Building Code that is enforced is the Maine Uniform Building and Energy Code (MUBEC). Please see enclosed information on what is covered under those codes. The Building Code that was enforced at the time of construction was the BOCA Building Code.
8. The records do not shown any data concerning former or current underground storage tanks.
9. A final Certificate of Occupancy is available and enclosed.
10. Granted appeals, site plan approvals and building permits are available and enclosed.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine
(207) 874-8695



Zoning
Contact: Zoning Official **From:** **Nicole Douglas**

Municipality: City of Portland **Department:** Inspections Division

Phone: 207-874-8703 **Fax:** USPS

Pages: 2 **Date:** 5/13/2015

Urgent For Review Please Comment Please Reply Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

Rockport Mortgage Corporation
17 Rogers Street
Gloucester, MA 01930-5014

This information is **required** for the HUD re-financing report for the following property:

Cumberland Park Place
457 Cumberland Avenue
Portland, ME 04101

Please email completed letter to my attention at n.douglas@d3g.com

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Nicole Douglas
Research Analyst
804-358-2020 (p) 804-665-2913 (direct line)

**COMPLIANCE REQUEST:
Zoning and Code Enforcement Verifications**

Date: 5/13/2015

Completed by: Name & Title: Ann Machado, Zoning Administrator
Department: Planning & Urban Development - City of Portland
Direct Contact Info: 207-874-8709 amachado@portlandmaine.gov

Re: Property: Cumberland Park Place
Address: 457 Cumberland Avenue
City, State & Zip: Portland, ME 04101

Attention: Sec. Shaun Donovan
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410
Applicant: Rockport Mortgage Corporation
17 Rogers Street
Gloucester, MA 01930-5014

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced applicant. Please confirm whether the above noted subject property conforms with the current zoning designation and whether or not the property has any known zoning violations

1. This property is zoned: R-6 Residential with a Historic Overlay Zone

2. Is the property in compliance with local zoning codes?

(a) Yes - It is legally conforming

(b) Yes - It is a legal non-conforming use as to land area - per dwelling unit, for required number of parking spaces and for setbacks

(c) No - If no, please attach the most recent zoning inspection report or list detailed information below.

If no, please note the violations and any required corrective actions (if required):

3. This property is pending a change of zoning.

Yes Reason _____

No

4. Can the building(s) be completely rebuilt as is if destroyed?

Yes Under section 14-385 the building(s) can be rebuilt is the same footprint and volume.

No Reason _____

A. Bell
Zoning Official Signature

June 12, 2015
Date



Building Contact: Building Official **From:** Nicole Douglas
Municipality: City of Portland **Department:** Inspections Division
Phone: 207-874-8703 **Fax:** USPS
Pages: 2 **Date:** 5/13/2015

Urgent For Review Please Comment Please Reply Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

Rockport Mortgage Corporation
17 Rogers Street
Gloucester, MA 01930-5014

This information is **required** for the HUD re-financing report for the following property:

Cumberland Park Place
457 Cumberland Avenue
Portland, ME 04101

Please email completed letter to my attention at n.douglas@d3g.com

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Nicole Douglas
Research Analyst
804-358-2020 (p) 804-665-2913 (direct line)

COMPLIANCE REQUEST:
Building and Code Enforcement Verifications

Date: 5/13/2015

Completed by: Name & Title: Ann Machado, Zoning Administrator
Department: Planning and Urban Development, City of Portland
Direct Contact Info: 207-874-8709 amachado@portlandmaine.gov

Re: Property: Cumberland Park Place
Address: 457 Cumberland Avenue
City, State & Zip: Portland, ME 04101

Attention: Sec. Shaun Donovan
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410
Applicant: Rockport Mortgage Corporation
17 Rogers Street
Gloucester, MA 01930-5014

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced applicant. Please confirm whether the above noted subject property has any known outstanding building code violations, open building permits, or any other known building code/maintenance code compliance issues.

1. To the best of our knowledge, the property is free of any applicable code violations.

Yes

No Reason: _____

2. Last Inspection Date: _____

If available, attach the inspection report. If no inspections are required, please list municipality's policy:

3. Local Building Code Enforced Maine Uniform Building and Energy Code (MUBEC)

Building Code Enforced at the time of Construction BOCA building code

4. Are any permits available for former or current underground storage tanks?

Yes If yes, please attach a copy of all available information.

No

5. Are any Certificates of Occupancy available or issued:

Yes If so please include.

No Reason: _____

6. Please attach any available building permits, open or closed.


Building Official Signature

Date

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2211	Applicant: CPP ASSOCIATES LLC
Project Name: 447 CUMBERLAND AVE	Location: 447 CUMBERLAND AVE
CBL: 036 F020001	Application Type: Determination Letter
Invoice Date: 05/18/2015	

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
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 036 F020001
Bill To: CPP ASSOCIATES LLC
 170 NEWBURY ST
 BOSTON, MA 02116

Application No: 0000-2211
Invoice Date: 05/18/2015
Invoice No: 49235
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](#)