



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

February 26, 2013

Peoples United Bank
467 Congress Street
Portland, Maine 04101

RE: 415 Cumberland Avenue- 036-G-033 – (the “Premises”)

To Whom It May Concern:

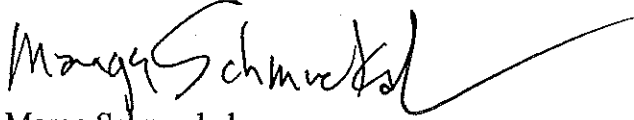
The undersigned hereby certifies with respect to the above-referenced property owned by Pamela A. Hurley and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Zoning Ordinance of the City of Portland revised through 12-19-2012.
2. The Premises are located in the following zoning district under the Zoning Ordinance: The primary zone is a B-3c Business zone with an R-6 Residential zone in the rear of the Premises with a Downtown Overlay Zone, and the current use of the Premises as offices and design studio and workshop are permitted as individual uses thereunder.
3. To the best of my knowledge, 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:

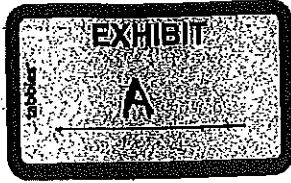
NONE
4. Copies of the following permits and approvals, as applicable to the Premises, are attached hereto:
 - (a) Certificates of Occupancy
 - (b) Conditional Use Approval
 - (c) Site Plan Approval
 - (d) Subdivision Approval
 - (e) Building Permits

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long, sweeping horizontal line extending to the right.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine



BK 12089PG244

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
415 Cumberland Avenue, Portland, Maine

A certain lot or parcel of land with the buildings thereon situated on the westerly corner of Cumberland Avenue and Forest Avenue in Portland, and bounded and described as follows:

Beginning at the intersection of the southwesterly side line of Forest Avenue with the northwesterly side of Cumberland Avenue; thence northwesterly by said Forest Avenue on hundred twenty two (122) feet to the land conveyed by Albert S. Rines to the Young Men's Christian Association of the City of Portland by deed dated November 2, 1923 and recorded in the Cumberland County Registry of Deeds in Book 1153, Page 136, thence southwesterly by said land conveyed to the Young Men's Christian Association as aforesaid fifty (50) feet more or less to an angle in said land of the Young Men's Christian Association; thence southeasterly by said land of the Young Men's Christian Association twenty-two (22) feet, more or less to land now or formerly of Enoch C. Richards; thence southeasterly by said Richard's land on hundred (100) feet, more or less to said Cumberland Avenue; thence northeasterly by said Cumberland Avenue fifty (50) feet, more or less to the corner and the point of beginning.

Including herein and hereby conveying the right of way and other easements described in deed by the Young Men's Christian Association of Portland to R. Hight Rines, dated September 16, 1925 and recorded in said Registry of Deeds in Book 1212, Page 217

The above described premises are conveyed subject to the right of way and other easements described in deed of R. Hight Rines to the Young Men's Christian Association of Portland dated, September 16, 1925 and recorded in said Registry of Deeds in Book 1212, Page 215.

RECEIVED
RECORDED REGISTRY OF DEEDS

55 AUG 30 PM 4:04

CUMBERLAND COUNTY

John B. O'Brien

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 25 1984

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

568

ZONING LOCATION

PORTLAND, MAINE May 14, 1984

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 415 Cumberland Avenue Attic only Fire District #1 , #2
1. Owner's name and address Thomas Moser - Box 68, New Gloucester, Me. Telephone 926-4446
2. Lessee's name and address Designer: David Rogers - 217 Main St., Auburn Telephone 782-8321
3. Contractor's name and address owner Telephone
Proposed use of building ..offices No. of sheets 25
Last use ..vacant No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$4,000.00 Appeal Fees \$
FIELD INSPECTOR—Mr. 85,000.00 - add. cost: Rowe Base Fee 25.00 Change of Use
@ 775-5451. Late Fee
TOTAL \$ 30.00 \$ 55.00 \$ 425.00 add. cost.
Change of Use from vacant to offices with renovations, as per plans. - Attic only. Constructing dormers (2) also to make renovations to 3 floors of building and to construct parking pad Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

ISSUE PERMIT TO #1

NOTE TO APPLICANT: Separate permits are required by 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. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? 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 to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

Signature of Applicant Phone #



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 415 Cumberland Avenue

Issued to Thomas Mosher

Date of Issue December 27, 1984

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. 84-568, 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 - 7-110

Offices

This certificate supersedes certificate issued

Approved:

(Date)

12/27/84

Inspector

Inspector of Buildings

nk
E. J. Mosher

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.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

DEC 10 1985

B.O.C.A. TYPE OF CONSTRUCTION

001433

ZONING LOCATION

PORTLAND, MAINE

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 .. 415 Cumberland Avenue

1. Owner's name and address .. Thomas Moser .. Cobbs Bridge Rd. Fire District #1 #2

2. Lessee's name and address Telephone .. 774-2791 ..

3. Contractor's name and address .. Owner Telephone ..

Proposed use of building .. offices & design studio & work shop

Last use No. of stories ..

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

Other buildings on same lot

Estimated contractual cost \$.. 40,000 ..

Appeal Fees \$..

Base Fee .. 220.00 ..

Late Fee ..

TOTAL \$..

FIELD INSPECTOR--Mr. @ 775-5451

To complete construction of addition

38' x 50' 2 story as per plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. no .. Is any electrical work involved in this work? .. DP ..

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. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..

On centers: 1st floor .. 2nd .. 3rd .. roof ..

Maximum span: 1st floor .. 2nd .. 3rd .. roof ..

If one story building with masonry walls, thickness of walls? .. 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 to cars habitually stored in the proposed building? ..

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER .. Will work require disturbing of any tree on a public street? .. no

ZONING: ..

BUILDING CODE: .. Will there be in charge of the above work a person competent

Fire Dept: .. to see that the State and City requirements pertaining thereto

Health Dept: .. are observed? .. Yes

Other: ..

Signature of Applicant .. Phone # .. 926-4434

Name of above .. Thomas Moser ..

.. 2 3 4

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 415 Cumberland Avenue

Issued to Thomas Mober

Date of Issue August 11, 1986

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. 85-1483, 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

Offices, Studio & Workshop

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

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.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8746

Location of Construction: **415 Cumberland Ave** Owner: **Patricia Hurley** Phone: _____

Owner Address: _____ Lease/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: **Normandeau Consulting Services** Address: **226 Valley St Portland, ME 04102** Phone: **775-0763**

Past Use: **E Multi Use** Proposed Use: **Same** COST OF WORK: **\$ 5,000.00** PERMIT FEE: **\$ 45.00**

FIRE DEPT. Approved Denied INSPECTION: _____
 Signature: _____ Signature: _____
 PEDESTRIAN ACTIVITIES DISTRICT (PAD) Action: Approved Approved with Conditions Denied

Proposed Project Description: **Install Windows**
 Signature: _____ Date: _____

Permit Taken By: **Mary Gossik** Date Applied For: **22 Sept 95**

- The permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: **Daniel Normandeau** ADDRESS: _____ DATE: **22 Sept 95** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit No: **951016**

PERMIT ISSUED
 Permit Issued: **SEP 25 1995**
CITY OF PORTLAND

Zone: **CBL B-3** CBL: **036-2-000**

Zoning Approval: _____
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan (major) minor min

Zoning Appeal:
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation:
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **9/25/95**

CEO DISTRICT **5**



*Send to
Address to*

Drummond & Drummond

A Limited Liability Partnership

NICHOLAS R. LOUKES
ATTORNEY AT LAW

*Peoples
United
Bank*

One Monument Way, Portland, Maine 04101
(207) 774-0317 FAX (207) 761-4690
Email: nloukes@ddlaw.com
www.ddlaw.com

CITY OF PORTLAND ZONING LETTER

_____, 2013

Peoples United Bank
467 Congress Street
Portland, Maine 04101

RECEIVED
FEB 15 2013
Dept. of Building Inspections
City of Portland Maine

Re: 415 Cumberland Avenue, Portland, Maine (the "Premises")

To Whom It May Concern:

36-6-33
B-3c Downtown
overday
R-6
Not a Historic

The undersigned hereby certifies with respect to the above-referenced property owned by Pamela A. Hurley and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through 12-19, 2012.

2. The Premises are located in the following zoning district under the Zoning Ordinance:

_____, and
the current use of the property as _____ is a
[permitted][approved conditional][legal non-conforming] use thereunder.

3. 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:

[] NONE [] UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

4. Copies of the following permits and approvals, as applicable to the Premises, are attached hereto:

- (a) [X] [N/A] Certificate of Occupancy.
- (b) [X] [N/A] Conditional Use Approval.
- (c) [X] [N/A] Site Plan Approval.
- (d) [X] [N/A] Subdivision Approval.
- (e) [X] [N/A] Building Permit.
- (f) [X] [N/A] Other: _____.

Signature of Authorized Person: _____
Typed or Printed Name of Signatory: _____
Title of Signatory: _____
City or Other Governmental Agency: _____

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8166

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 036 G033001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 415 CUMBERLAND AVE
Owner Information HURLEY PAMELA A
 213 DINGLEY ISLAND RD
 HARPSWELL ME 04079
Book and Page 12089/243
Legal Description 36-G-33
 CUMBERLAND AVE 415-417
 FOREST AVE 60-68
 5857 5F
Acres 0.1345

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 5388 **OWNER OF RECORD AS OF APRIL 2012**
 HURLEY PAMELA A
LAND VALUE \$157,300.00 **213 DINGLEY ISLAND RD**
BUILDING VALUE \$557,000.00 **HARPSWELL ME 04079**
NET TAXABLE - REAL ESTATE \$714,300.00
TAX AMOUNT \$13,443.14

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1900
Style/Structure Type MIXED RES/COMM
Units 1
Building Num/Name 1 - HURLEY TRAVEL EXPERTS
Square Feet 15260

[View Sketch](#)

[View Map](#)

[View Picture](#)



Exterior/Interior Information:

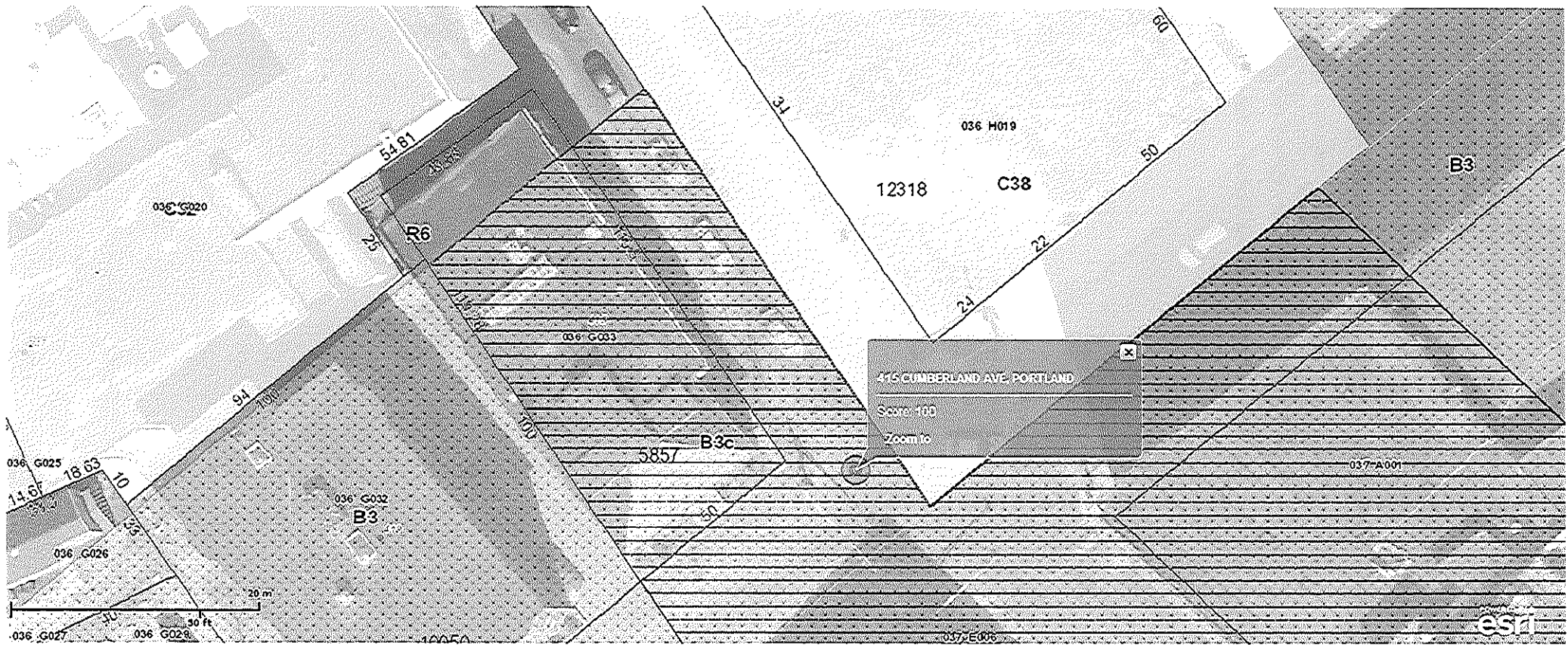
Building 1
Levels B1/B1
Size 1528
Use SUPPORT AREA
Height 7
Heating NONE
A/C NONE

Building 1
Levels B1/B1
Size 1334
Use MULTI-USE OFFICE
Height 7
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 01/01
Size 2862
Use MULTI-USE OFFICE
Height 10
Walls BRICK/STONE
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 02/02
Size 2862
Use MULTI-USE OFFICE
Height 10
Walls BRICK/STONE
Heating HOT AIR

415 Cumberland Ave



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

RECEIPT OF FEES

Application No: 0000-1632	Applicant: HURLEY PAMELA A
Project Name: 415 CUMBERLAND AVE	Location: 415 CUMBERLAND AVE
CBL: 036 G033001	Application Type: Determination Letter
Invoice Date: 02/15/2013	

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 G033001
Bill to: HURLEY PAMELA A
 213 DINGLEY ISLAND RD
 HARPSWELL, ME 04079

Application No: 0000-1632
Invoice Date: 02/15/2013
Invoice No: 40150
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.