

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Acting Zoning Administrator*

November 24, 2014

Karen Shanahan, Paralegal  
Drummond Woodsum & MacMahon  
84 Marginal Way, Suite 600  
Portland, ME 04101

RE: 11 Shepley Street – The Miles Standish Apartments – 037-B-015 (the “Property”)

Dear Ms. Shanahan,

I am in receipt of your request for a determination letter concerning the Property. The Property is located in the B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone.

To the best of my knowledge and research of the City’s files, the Property has received all required approvals and permits.

The Property is recognized as a legal forty (40) residential dwelling unit building. The B-3 Zone allows residential dwelling units as a permitted use.

To the best of my knowledge and research of the City’s files, there are no unresolved building or code violations. There are no current inspections of the Property.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Acting Zoning Administrator  
Portland Maine  
(207) 874-8709

Cc. file



(C) GENERAL BUILDING PERMIT

Permit No. \_\_\_\_\_

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation only

Portland, Maine, June 10, 1920

JUN 18 1920

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 9-11 Shoplay Street Ward B Within Fire Limits? Yes Dist. No. 1  
 Owner's or Lessee's name and address Olough & Maxim Co., 477 Congress St. Telephone P. 800  
 Contractor's name and address Owner Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_

### Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_

### General Description of New Work

To make excavation and construction foundation, only for five story brick apartment building (40 apts)

### Details of New Work

Size, front 40' ex. <sup>52' rear</sup> depth 62' No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? solid earth or rock? earth and rock  
 Material of foundation Concrete Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 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 \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? yes - 1



GENERAL BUSINESS 707

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Permit No. P Jul 13/20  
6 1920

Portland, Maine, July 2, 1920

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ ~~install~~ the following building structure ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 9-11 Shopley Street Ward 5 Within Fire Limits? Yes Dist. No. 1  
 Owner's name and address Wright & Maxlin Co., 477 Congress St. Telephone 1898  
 Contractor's name and address Owner Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Tenement House No. families 40  
 Other buildings on same lot none

## Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_

## General Description of New Work

To erect five story brick building

(Incorporator)

## Details of New Work

Size, front 40' depth 32' No. stories 5 Height average rise to highest point of roof 50'  
 To be erected on solid or filled land? solid earth or rock? earth & rock  
 Material of foundation Concrete Thickness, top 17" bottom 20"  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof Flat Roof covering Tar & Gravel, 5 ply  
 No. of chimneys one Material of chimneys brick of lining blue  
 Kind of heat steam Type of fuel coal Distance, heater to chimney 6'  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? Yes Size of service \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd as per plans, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If 3-story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

## Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 Plans filed as part of this application? yes



(C) GENERAL BUSINESS FORM  
APPLICATION FOR PERMIT

PERMIT ISSUED  
JUL 27 1935

Class of Building or Type of Structure Second Class

Portland, Maine, July 17, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 11-13 Shepley Street Ward 5 Within Fire Limits? yes Dist. No. 1

Owner's or lessor's name and address Miles Standish, Inc. 11-13 Shepley St. Telephone 4-3772

Contractor's name and address Geo. Milne, 15 Edwards St. Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

Proposed use of building Tenements No. families 40

Other buildings on same lot \_\_\_\_\_

Plans filed as part of this application? no No. of sheets \_\_\_\_\_

Estimated cost \$ 15. Fee \$ .25

Description of Present Building to be Altered

Material brick No. stories 5 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use Tenements No. families 40

General Description of New Work

To put in two new partitions, app. 5' long, and out in two new doors, to divide existing large closet into three separate closets, App. No. 2, first floor

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

Details of New Work

Height average grade to top of plate \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED  
NOTIFICATION BEFORE LATENT  
DEFECTS IS WAIVED

924482

Permit #            City of Portland BUILDING PERMIT APPLICATION Fee \$50. Zone            Map #            Lot #             
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Erik Knudsen Phone # 781-5066  
Address: 11 Shepley St. P11d, ME 04101

LOCATION OF CONSTRUCTION 11 Shepley St.  
Contractor:            Sub: (Niles Standish Apts)  
Address:            Phone #           

Est. Construction Cost: 6000 Proposed Use: 40-unit dwlg fire  
Past Use: 40-unit dwlg

# of Existing Res Units            # of New Res. Units             
Building Dimensions L            W            Total Sq. Ft.           

# Stories:            # Bedrooms:            1st Size:             
Is Proposed Use: Seasonal Condominium            Conversion             
Exploit Conversion Install Fire Alarm system

37-B-15  
Foundations:           

Floor:             
1. Type of Soil:             
2. Set Backs - Front            Rear            Side(s)             
3. Footing Size:             
4. Foundation Size:             
5. Other:           

1. Sills Size            Sills must be anchored.  
2. Girder Size             
3. Lally Column Spacing            Size             
4. Joists Size            Spacing 16" O.C.  
5. Bridging Type            Size             
6. Floor Sheathing Type            Size             
7. Other Material:           

Exterior Walls:             
1. Studding Size            Spacing             
2. No. windows             
3. No. Doors             
4. Header Sizes             
5. Bracing Yes            No            Spans(s)             
6. Corner Posts Size             
7. Insulation Type            Size             
8. Sheathing Type            Size             
9. Siding Type            Weather Exposure             
10. Masonry Materials           

Interior Walls:             
1. Studding Size            Spacing             
2. Header Sizes            Spacing             
3. Wall Covering Type            Spacing             
4. Fire Wall If Required             
5. Other Materials           

For Official Use Only  
Date 1/7/92  
Inside Fire Limit             
Risk Code             
Zone Limit             
Permitted Cost 6000  
Zoning             
Street Frontage Provided:             
Provided Setbacks: Front            Back            Side            Side             
Review Required:             
Zoning Board Approval: Yes            No            Date             
Planning Board Approval: Yes            No            Date             
Conditional Use:            Variance            Site Plan                                   
Shoreland Zoning Yes            No            Floodplain Yes            No             
Special Exception             
Other (Explain)           

Ceiling:             
1. Ceiling Joists Size             
2. Ceiling Sheathing Size            Spacing             
3. Type Ceiling:             
4. Insulation Type            Size             
5. Ceiling Height                                   
Roof:             
1. Truss or Rafter Size            Span Action:            Approved:             
2. Sheathing Type            Size             
3. Roof Covering Type                                   
4. Insulation Type            Size                                   
5. Ceiling Height                                   
Heating:            Number of Fire Places                                   
Type:                                   
Type of Heat:                                   
Electrical:             
Service Entrance Size:            Smoke Detector Required Yes            No             
Plumbing:             
1. Approval of soil test if required            Yes            No             
2. No. of Tubs or Showers             
3. No. of Flushes             
4. No. of Lavatories             
5. No. of Other Fixtures             
Swimming Pools:             
1. Type:            Square Footage             
2. Pool Size:                        
3. Must conform to National Electrical Code and State La.           

Permit Received By Louise Chase  
Signature of Applicant            Date 1/7/92  
CEO's District             
Erik R. Knudsen

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO

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:**

**CBL** 037 B015001  
**Land Use Type** TWENTY-ONE PLUS FAMILY  
 Verify legal use with Inspections Division  
**Property Location** 11 SHEPLEY ST  
**Owner Information** EVERETT CHAMBERS LP  
 ONE CITY CENTER  
 PORTLAND ME 04101  
**Book and Page** 29105/010  
**Legal Description** 37-B-15  
 SHEPLEY ST 9-13  
 7380 SF  
**Acres** 0.1694

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	5504	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$70,000.00	EVERETT CHAMBERS LP
<b>BUILDING VALUE</b>	\$1,599,800.00	ONE CITY CENTER
<b>NET TAXABLE - REAL ESTATE</b>	\$1,669,800.00	PORTLAND ME 04101
<b>TAX AMOUNT</b>	\$33,396.00	

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

**Building Information:**

**Building 1**  
**Year Built** 1900  
**Style/Structure Type** APARTMENT - GARDEN  
**# Units** 40  
**Square Feet** 22536



[View Sketch](#)      [View Map](#)      [View Picture](#)

**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 3756  
**Use** SUPPORT AREA  
**Height** 7  
**Heating** NONE

**Building 1**

Levels 01/01  
 Size 3756  
 Use APARTMENT  
 Height 10  
 Walls BRICK/STONE  
 Heating HW/STEAM  
 A/C NONE

**Building 1**

Levels 02/05  
 Size 3756  
 Use APARTMENT  
 Height 10  
 Walls BRICK/STONE  
 Heating HW/STEAM  
 A/C NONE

**Other Features:**

**Building 1**

Structure SPRINKLER - WET  
 Size 5634X1

**Building 1**

Structure PORCH - COVERED  
 Size 4X8

**Building 1**

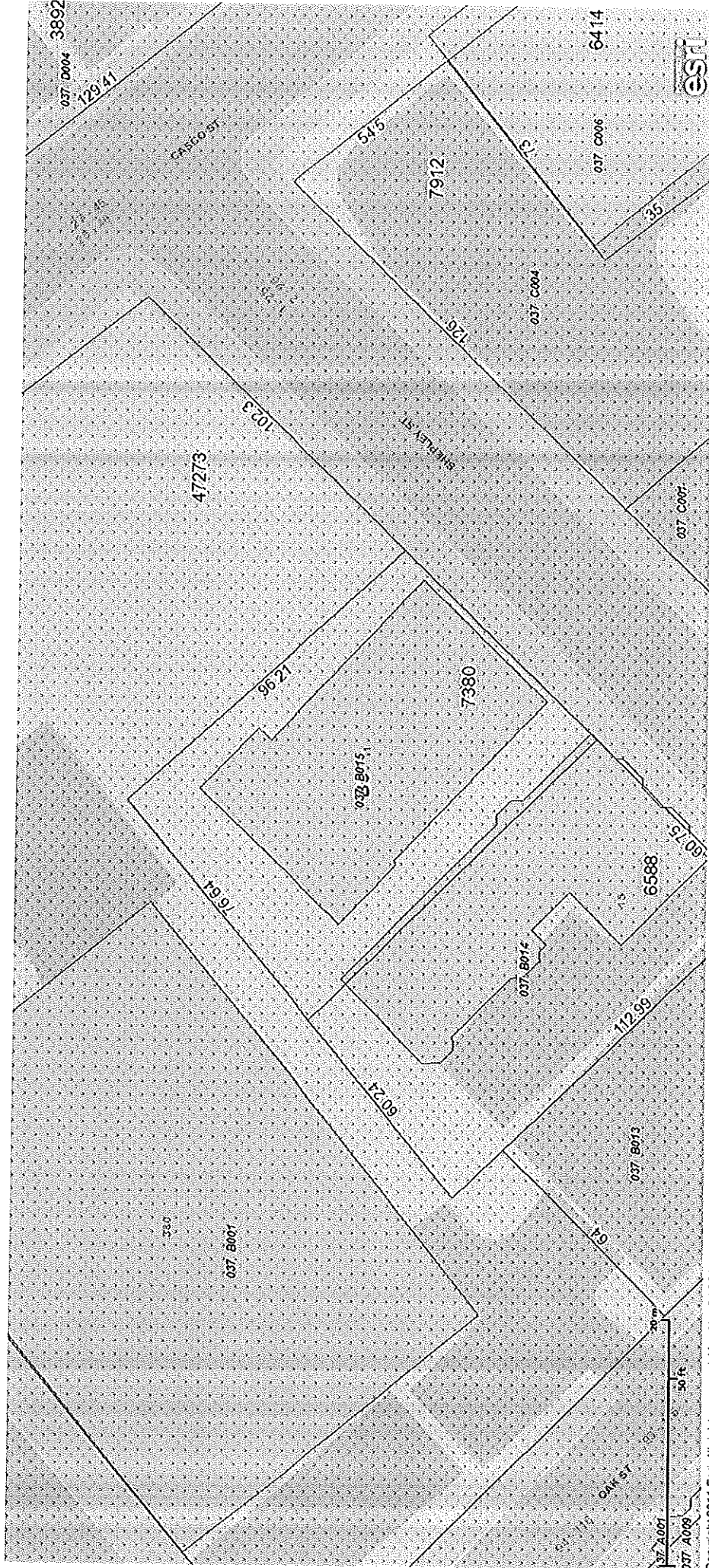
Structure PORCH - COVERED UPPER  
 Size 4X8

**Sales Information:**

Sale Date	Type	Price	Book/Page
11/7/2011	LAND + BUILDING	\$0.00	29105/010
9/21/2011	LAND + BUILDING	\$2,800,000.00	28972/060
2/27/2007	LAND + BUILDING	\$2,000,000.00	24877/204
10/16/1995	LAND + BUILDING	\$0.00	12163/114

**New Search!**

# 11 Shepley Street



Copyright 2011 Esri. All rights reserved. Mon Nov 24 2014 11:10:25 AM



**Marge Schmuckal - 11 Shepley Street, Portland, Maine (37-B-15)**

**From:** Karen Shanahan <KShanahan@dwmlaw.com>  
**To:** "mes@portlandmaine.gov" <mes@portlandmaine.gov>  
**Date:** 11/4/2014 4:54 PM  
**Subject:** 11 Shepley Street, Portland, Maine (37-B-15)

not PD yet

11/13/14 sent an e-mail asking if a check was sent and never received

Ms. Schmuckal:

Our office is requesting a Determination Letter on property located at 11 Shepley Street, Portland, Maine (the "Property"), as follows:

We would like a letter from the City of Portland, stating (1) the zone the Property is located in, (2) confirming the Property has received all required approvals and permits, (3) the use of the Property is permitted as approved according to the City of Portland, and (4) that there are no uncured building or code violations. Please attach copies of reviews and approvals, along with certificates of occupancy with your letter.

If you require anything further, please do not hesitate to contact me.

Congratulations on your retirement!

**DrummondWoodsum**

Maine | New Hampshire

**Karen Shanahan** | Development/Loan Paralegal  
84 Marginal Way, Suite 600, Portland, Maine 04101-2480  
voice (207) 772-1941 ext. 543 • fax (207) 772-3627 • (800) 727-1941  
[KShanahan@dwmlaw.com](mailto:KShanahan@dwmlaw.com) | [www.dwmlaw.com](http://www.dwmlaw.com)

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- ① the zone
- ② prop. received all required approvals & permits.
- ③ the use of the property is permitted according to City
- ④ no "uncured" building or code violations

November 14, 2014

Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: 11 Shepley Street, Portland, Maine  
Zoning/Land use letter


Dear Ms. Schmuckal:

Enclosed please find our firm's check in the amount of \$150.00 to cover the cost associated with your production of a Zoning/Land Use Letter relating to property located at 11 Shepley Street, Portland, Maine. If possible, please email me the letter ([kshanahan@dwmlaw.com](mailto:kshanahan@dwmlaw.com)) and place the original letter and all attachments to me in the mail at:

Karen Shanahan  
Paralegal  
Drummond Woodsum & MacMahon  
84 Marginal Way, Suite 600  
Portland, Maine 04101

Should you have any questions, please don't hesitate to contact me.

Sincerely,

  
Karen Shanahan

KFS/

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2078	<b>Applicant:</b> EVERETT CHAMBERS LP
<b>Project Name:</b> 11 SHEPLEY ST	<b>Location:</b> 11 SHEPLEY ST
<b>CBL:</b> 037 B015001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 11/14/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$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>
<b>Total Current Fees:</b>	+	<b>\$150.00</b>
<b>Total Current Payments:</b>	-	<b>\$150.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 037 B015001  
**Bill To:** EVERETT CHAMBERS LP  
 ONE CITY CENTER  
 PORTLAND, ME 04101

**Application No:** 0000-2078  
**Invoice Date:** 11/14/2014  
**Invoice No:** 47270  
**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](#)