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July 27, 2015

Ann Machado, Zoning Administrator
City of Portland
City Hall
389 Congress Street, Room 315
Portland, Maine 04101

RECEIVED

JUL 30 2015

Re: Zoning Determination letter
19 South Street

Dept. of Building Inspections
City of Portland Maine

Dear Ann:

Enclosed please find a check to the City of Portland, ME in the amount of \$150.00 as payment for a Zoning Determination letter for the property located at 19 South Street.

Please do not hesitate to contact our office if you should have any questions.

Very truly yours,

Douglas F. Britton, Esq.

Enclosure

DFB/gtp

3449-0038\Correspondence\1093475.doc

Ann Machado - Zoning Letter Request-19 South Street

From: "Britton, Douglas F." <DBritton@DDLAW.COM>
To: "Ann Machado (amachado@portlandmaine.gov)" <amachado@portlandmaine.gov>
Date: 7/27/2015 12:38 PM
Subject: Zoning Letter Request-19 South Street
CC: "Perry, Gabrielle T." <GPerry@DDLAW.COM>
Attachments: 19 South-Summary.pdf; Zoning Determination Letter -19South Street (City of Portland).docx; 1092916.pdf; South St_0001.pdf

Ann:

I understand that you are the contact at the City for zoning determination letter requests. Our firm represents Joe Cooper, who owns property at 19 South Street in Portland under the name of his company 19 South Street Development, LLC. Joe is closing a commercial loan with his bank, Androscoggin Bank, for the refinance of his building and he has been asked to get a zoning letter from the City.

In this regard, please find attached:

- 1) Our requested form of zoning determination letter;
- 2) Copy of our client's recent deed to the property;
- 3) Copy of the tax assessor's summary for the parcel (Map 38, Block E, Lot 29);
- 4) For reference, a copy of the recent mortgage loan inspection plan for the parcel;

A check in the amount of \$150 will follow by mail today.

If you have any questions, or if I should direct this request to someone else at the city, please let me know.

Thanks.

-Doug

Douglas F. Britton
Drummond & Drummond, LLP
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Doug's bio: www.ddlaw.com/dbritton.html

Firm website: www.ddlaw.com

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[LETTERHEAD]

CITY OF PORTLAND ZONING DETERMINATION LETTER

DATE: _____, 2014

TO: Androscoggin Bank
130 Middle Street
Portland, ME 04101
Attn: Paul Collins ,Vice President

RE: **19 South Street, Portland, Maine (the "Property")**
Zoning Determination Letter

The undersigned hereby certifies with respect to the above-referenced property owned by **19 South Street Development, LLC** and described as **19 South Street, Portland, Maine**, and further identified as Map 38, Block E, Lot 29:

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-3 Downtown Business Zone** (the "**Zoning District**") as set forth in Div. 12, §§ 14-216 -- 14-221-1 of Art. III, Zoning, §§ 14-46 – 14-490 (the "**Zoning Ordinance**") under Chapter 14, Land Use (the "**Land Use Ordinance**") of the Code.
2. Permitted Use. The use or uses of the Property by Owner as a mixed commercial and multifamily building with commercial units used for professional offices and for general and business offices, and also including six (6) residential dwelling units (collectively the "**Use**") are all a permitted uses under the 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:

[] NONE

[] UNRESOLVED VIOLATIONS EXIST

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

4. Permits and Approvals. With respect to the Use of the Property, the following permits and approvals are required with the status of each as 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) [N/A] **Building Permit.**
- (b) [N/A] **Conditional Use Approval.**
- (c) [N/A] **Site Plan Approval.**
- (d) [N/A] **Subdivision Approval.**
- (e) [X] **Certificate(s) of Occupancy.** Copy attached hereto.
- (g) [N/A] **Change of Use.**
- (h) [N/A] **Other: NONE .**

Dated this ____ day of _____, 20 ____.

By: _____
(signature)

Name: _____

Title: _____

City of Portland, Planning & Urban Development Department – Inspections Division

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

Current Owner Information:

<p>Services</p> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p> <hr/> <p>browse city services a-z</p> <hr/> <p>browse facts and links a-z</p>	<p>CBL 038 E029001</p> <p>Land Use Type MULTI-USE COMMERCIAL</p> <p>Verify legal use with Inspections Division</p> <p>Property Location 19 SOUTH ST</p> <p>Owner Information G & L ENTERPRISES LLC 19 SOUTH ST # 5 PORTLAND ME 04101</p> <hr/> <p>Book and Page 24891/275</p> <p>Legal Description 38-E-29 SOUTH ST 19-21</p> <hr/> <p>Acres 0.1341</p>
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B-3
DE02
not his br.

Current Assessed Valuation:

TAX ACCT NO.	5796	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$157,200.00	G & L ENTERPRISES LLC
BUILDING VALUE	\$567,000.00	19 SOUTH ST # 5
NET TAXABLE - REAL ESTATE	\$724,200.00	PORTLAND ME 04101
TAX AMOUNT	\$14,484.00	



Best viewed at 800x600, with Internet Explorer

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	MIXED RES/COMM
# Units	6
Square Feet	10176

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

Exterior/Interior Information:

Building 1	
Levels	B1/B1
Size	2544
Use	SUPPORT AREA
Height	7
Heating	NONE
A/C	NONE

Building 1	
Levels	01/01
Size	2544
Use	OFFICE BUILDING
Height	9
Walls	BRICK/STONE
Heating	HW/STEAM

A/C NONE

Building 1

Levels 02/03
Size 2544
Use APARTMENT
Height 9
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Other Features:

Building 1

Structure PORCH - COVERED
Size 6X34

Building 1

Structure PORCH - COVERED
Size 4X5

Outbuildings/Yard Improvements:

Building 1

Year Built 1992
Structure ASPHALT PARKING
Size 1X3000
Units 1
Grade C
Condition 3

Sales Information:

Sale Date	Type	Price	Book/Page
3/5/2007	LAND + BUILDING	\$975,000.00	24891/275
12/6/2004	LAND + BUILDING	\$750,000.00	22090/276
2/1/1999	LAND + BUILDING	\$258,000.00	14539/58
4/1/1996	LAND + BUILDING	\$315,000.00	12473/172

New Search!

QUITCLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS, that, G&L ENTERPRISES, LLC, a Maine limited liability company with a place of business in Portland, Maine, for consideration paid, grants to 19 SOUTH STREET DEVELOPMENT, LLC, a Maine limited liability company with a mailing address of P.O. Box 491, Portland, Maine 04112, with QUITCLAIM COVENANT, the land in Portland, County of Cumberland and State of Maine, described below:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of South Street, in said Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning on the northeasterly sideline of South Street at the westerly corner of land conveyed by Emma O. Nelson to Annie E. Flaherty by deed dated June 6, 1922, and recorded in the Cumberland County Registry of Deeds in Book 1108, Page 406; thence northwesterly by the northeasterly sideline of South Street fifty-eight (58) feet, more or less, to a point situated eighty-four (84) feet southeasterly from the southeasterly sideline of Spring Street; thence northeasterly by land of Harry E. Johnson, now or formerly, eighty-five (85) feet, more or less, to the southwesterly sideline of land conveyed by Harriet P. Kilbourn to Edward T. Burrowes by deed dated September 16, 1902, and recorded in the said Registry of Deeds in Book 723, Page 147, at a point eighty (80) feet southeasterly from the southeasterly sideline of Spring Street; thence southeasterly by said Burrowes land eleven (11) feet, more or less, to the southerly corner thereof; thence northeasterly by said Burrowes land twelve (12) feet, more or less, to the southwesterly sideline of land of the City of Portland, now or formerly, being the Staples School lot; thence southeasterly by said land of the City of Portland forty-five (45) feet, more or less, to the northerly corner of said Flaherty land; thence southwesterly by said Flaherty land one hundred seventeen and five tenths (117.5) feet, more or less, to the point of beginning.

For source of title see deed of Mary E. Gazlano, dated January 29, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14539, Page 58.

Also conveying a certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine and more specifically described as:

A certain lot or parcel of land situated on the northeasterly side of South Street and southeasterly side of the Spring-Middle arterial in the City of Portland, County of Cumberland, State of Maine and being bounded and described as follows:

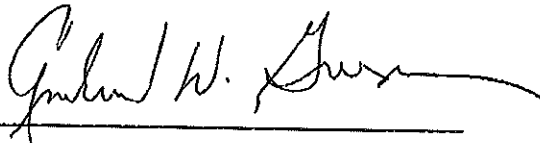
Beginning at the intersection formed by the northeasterly sideline of South Street and the southeasterly sideline of the Spring-Middle arterial in said City; thence, by said sideline of South Street on a course of South 44E 20' 30" East a distance of thirty-one and eighty-three one hundredths (31.83) feet to a spike set at the northwesterly corner of the parcel of land conveyed by deed of Harry E. Johnson to John J. O'Toole, dated April 30, 1970 and recorded in

Cumberland County Registry of Deeds in Book 3125, Page 214; thence by land, now or formerly of said O'Toole on a course of North 38E 50' East, more or less, a distance of eighty-five (85) feet, more or less, to and conveyed by deed of Casco Bank & Trust Co. to said City dated March 19, 1971 and recorded in said Registry of Deeds in Book 3163, Page 796; thence by land of said City southeasterly eleven (11) feet, more or less, to land now or formerly of said O'Toole; thence by land of said O'Toole northeasterly twelve (12) feet, more or less, to land now or formerly of 78 Center Street Condominium; thence by land of said Condominium and through land of said City of Portland northwesterly a distance of twenty-four (24) feet, more or less to said Spring-Middle arterial; thence by said arterial on a course of South 47E 24' 20" West a distance of ninety-six (96) feet, more or less, to the point of beginning. The above-described courses refer to Magnetic North of the year 1967.

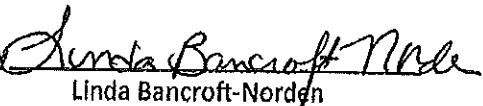
For source of title, see deed of the City of Portland, dated October 21, 1999 and recorded in said Registry of Deeds in Book 15185, Page 353.

Being the same premises conveyed to the Grantor herein by deed from Three Crows, Inc., dated February 27, 2007 and recorded in the Cumberland County Registry of Deeds in Book 24891, Page 275.

IN WITNESS WHEREOF, the said G&L Enterprises, LLC has caused this instrument to be executed by Linda Bancroft-Norden, its Manager thereunto duly authorized, this 10th day of July, 2015.



G&L ENTERPRISES, LLC

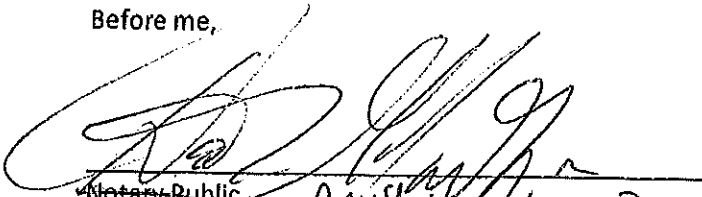
BY 
Linda Bancroft-Norden
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

July 10, 2015

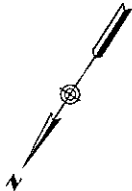
Then personally appeared the above-named Linda Bancroft-Norden, in her capacity as Manager of G&L Enterprises, LLC, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of G&L Enterprises, LLC.

Before me,



Notary Public
Printed Name: DAVID L. GALGAY JR.
My Commission Expires: Attorney at Law BAR # 003643

Received
Recorded Register of Deeds
Jul 15, 2015 12:21:38P
Cumberland County
Nancy A. Lane



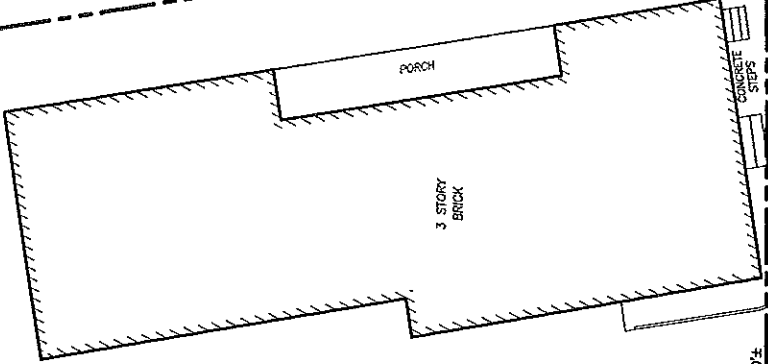
SPRING STREET ARTERIAL

95'±
CONCRETE RETAINING WALL

72'±
SIDE

TAX MAP 38-E-10
N/F
SOUTH STREET CONDO

115'±



3 STORY
BRICK

PORCH

CONCRETE
STEPS

BRICK

PAVEMENT

SOUTH STREET

TO PLEASANT ST. →

OWNER OF RECORD:
CAL ENTERPRISES, LLC
19 SOUTH ST. #5, PORTLAND, MAINE
TAX MAP 38-E-23
C.C.R.D. BOOK 24891 PAGE 275

MORTGAGE LOAN INSPECTION
AT
19 SOUTH STREET, PORTLAND, MAINE
MADE FOR
DEVELOPMENT, LLC

OWEN HASKELL, INC.

380 U.S. ROUTE ONE, PORTLAND, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	JLW	Date	JULY 7, 2015	Job No.	2015-0004U
Trace By	JLW	Scale	1" = 10'	Drawn No.	1
Check By	JWS	Block No.		File	



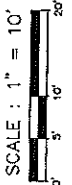
JOHN W. SWAN, PLS #1028

CERTIFICATION

TO: ANDROSCOGG BANK AND ITS TITLE INSURER

THAT THE EXISTING BUILDING SHOWN ON THIS SKETCH IS SITUATED ON THE LOT AS DESIGNATED AND DOES COMPLY WITH APPLICABLE SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION. CERTIFICATION IS ALSO MADE THAT THE BUILDING DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY H.U.D.

THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH DOES NOT PURPORT TO NOR DOES IT IDENTIFY OR DELINEATE THE LIMITS OF OWNERSHIP ON THE FACE OF THE EARTH OF THE SUBJECT PARCEL. THE PURPOSE OF THIS SKETCH IS TO SHOW THE APPROXIMATE RELATIONSHIP OF THE BUILDING OR STRUCTURES TO THE SUBJECT PARCEL AS PER DEED DESCRIPTION.



SCALE : 1" = 10'

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

INVOICE OF FEES

Application No: 0000-2254	Applicant: G & L ENTERPRISES LLC
Project Name: 19 SOUTH ST	Location: 19 SOUTH ST
CBL: 038 E029001	Application Type: Determination Letter
Invoice Date: 07/30/2015	

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 038 E029001
Bill To: G & L ENTERPRISES LLC
 19 SOUTH ST # 5
 PORTLAND, ME 04101

Application No: 0000-2254
Invoice Date: 07/30/2015
Invoice No: 50261
Total Amt Due: \$0.00
Payment Amount:

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](#)