

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

December 4, 2014

Camden National Bank
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Re: 63-65 High Street- Mid-Town Properties, LLC – 040-A-015 – the “Property” – R-6 Residential Zone with a Historic Overlay Zone

To Whom It May Concern:

The Property is located in a R-6 Residential Zone with a Historic Overlay Zone. The most current building permit was issued in April, 1984 for nine (9) residential dwelling units. Zoning recognizes the Property to be nine (9) legal residential units.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

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

Ann B. Machado

Acting Zoning Administrator

amachado@portlandmaine.gov

207.874.8709

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 0286

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, April 3, 1984

PERMIT ISSUED
APR 3 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, 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 63 High Street Fire District #1 , #2

1. Owner's name and address Peter Kovkonish, P. O. Box 1823, Portland, ME 04104 Telephone 773-1527

2. Lessee's name and address Telephone

3. Contractor's name and address Sam M. Omer Telephone

..... No. of sheets

Proposed use of building 2-family No. families 9

Last use none No. families 9

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$25,826.00 Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee

@ 775-5451 Late Fee

Do not make renovations, as per plans.

TOTAL \$ 340.00

Stamp of Special Conditions

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? 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

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? no

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

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

Tabatha J. Berube
Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

November 14, 2014

Ann Machado
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RECEIVED

NOV 18 2014

Re: Midtown Properties, LLC
65 High Street, Portland, Maine
40-A-15


Dept. of Building Inspections
City of Portland Maine

Dear Ann:

Please issue a letter to Camden National Bank c/o Bernstein Shur confirming what ~~zone~~ the building and improvements located at the above property 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.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,


Tabatha J. Berube

cc: Hawley R. Strait, Esq.

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

INVOICE OF FEES

Application No: 0000-2084	Applicant: MID-TOWN PROPERTIES LLC
Project Name: 65 HIGH ST	Location: 65 HIGH ST
CBL: 040 A015001	Application Type: Determination Letter
Invoice Date: 11/19/2014	

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
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 040 A015001
Bill To: MID-TOWN PROPERTIES LLC
 PO BOX 641
 FREEPORT, ME 04032

Application No: 0000-2084
Invoice Date: 11/19/2014
Invoice No: 47316
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](#)