

**Ann Machado - RE: East Danforth, LLC Tom Watson**

**From:** William Leete <wleete@leelem.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 3/23/2015 4:46 PM  
**Subject:** RE: East Danforth, LLC Tom Watson  
**CC:** Christine Condon <clancaster@leelem.com>

Ann:

To follow up on our call this afternoon, I am requesting a zoning and "no violations" letter from the City, with respect to all property owned in Portland by East Danforth, LLC. My understanding is there are 40 units set out in the city records as 4 separate CBL numbers as follows:

- \*1. 63 Danforth (front and rear). 040-A-024 ✓
- 6/20/15 \*2. 65/67 Danforth (which also may include 69), which is set out at Chart 40, Block A, Lot 22 & 23. ✓
- \*3. 71/73 Danforth. 040-A-019
4. 75/77 Danforth (including 77 rear). \*75 Danforth: 40-A-018 ✓ \$ KR  
 \*5 77 Danforth 40-A-017 ✓

I am requesting a form of letter from our lender which contains the information it is requesting, which I will forward to you tomorrow as soon as I receive it. 79

If you can email me an invoice, I will get it paid upon receipt.

Thanks again for your help.

Bill

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William H. Leete, Jr., Esq.  
 Leete & Lemieux, P.A.  
 P.O. Box 7740  
 95 Exchange Street  
 Portland, ME 04112

Ph: (207) 879-9440  
 Fax: (207) 879-9445

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WILLIAM H. LEETE, JR.  
JAMES R. LEMIEUX†

LEETE & LEMIEUX, P.A.  
ATTORNEYS AT LAW  
95 EXCHANGE STREET  
P.O. BOX 7740  
PORTLAND, MAINE 04112

†Also admitted in MA

(207) 879-9440  
FAX (207) 879-9445

March 24, 2015

VIA HAND DELIVERY

Ann Machado, Acting Zoning Administrator  
Planning & Urban Development  
Portland City Hall  
Attention: Inspections, 3<sup>rd</sup> Floor  
389 Congress Street  
Portland, ME 04101

Re: East Danforth, LLC

RECEIVED

MAR 24 2015

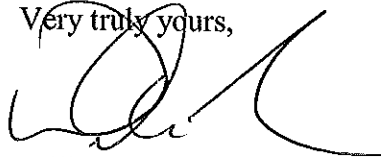
Dept. of Building Inspections  
City of Portland Maine

Dear Ann:

Enclosed are five checks, each payable to the City of Portland in the amount of \$150.00 to cover the City's fees for zoning determination letters relating to property owned by East Danforth, LLC on Danforth Street, Portland, Maine.

Please contact me if you have any questions regarding this matter.

Very truly yours,



William H. Leete, Jr.

cc: Tom Watson

March \_\_\_\_, 2015

East Danforth, LLC  
c/o Leete & Lemieux, P.A.  
95 Exchange St., 4<sup>th</sup> Floor  
Portland, ME 04101

Hawley Strait, Esq.  
Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Re: [Property Address to be inserted] (the "Property")

To Whom it May Concern:

The Property is located within a \_\_\_\_\_ Zone. It is/is not located within a Historic Overlay Zone. I have determined that the current legal use of the Property is \_\_\_\_ residential dwelling units, which use is a permitted use in the above-referenced Zone.

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

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

Yours truly,

Ann B. Machado  
Acting Zoning Administrator  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)  
207.874.8709



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

12 SEP 3 1974

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION PORTLAND, MAINE, June 19, 1974

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, add to, or install the following building, structure, equipment or change use in accordance with the Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

PERMIT ISSUED WITH LETTER

LOCATION 71-73 Danforth Street... Fire District #1 [ ] #2 [ ]
1. Owner's name and address Dorso Corp., Portland, Maine... Telephone 781-2110
2. Lessee's name and address 19 Madokawando Landing, Falmouth, 04105... Telephone
3. Contractor's name and address OWNER... Telephone
4. Architect Specifications Plans yes No. of sheets 2
Proposed use of building apt. 8 apts. No. families
Last use apt. 4 apts. No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 20,000. Fee \$ 80.00
Pd. 6-20-74

FIELD INSPECTOR—Mr. N. Hoffert GENERAL DESCRIPTION
This application is for: @ 775-5451 To change use from 4 apts. to 8 apts.
Dwelling Ext. 234 with alterations as per plans (duplex bldg.)
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

PERMIT ISSUED WITH LETTER Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
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?
ZONING: C.R. M. & C. 6/13/74
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: J. P. Miller & P.B. to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 380

ZONING LOCATION PORTLAND, MAINE March 27, 1984

APR 24 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 71-73 Danforth Street

1. Owner's name and address E. G. H. Realty - 25 Jackson St., Portland

2. Lessee's name and address

3. Contractor's name and address Cone Francoeur, Inc., 90 East Bridge, West

Proposed use of building Apartment House

Last use

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 3,000.00

FIELD INSPECTOR - Mr. Leahy @ 775-5451

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 25.00

Changing entrance and doorway - Changing 2 doorways into one doorway and 2 staircases into one.

Stamp of Special Conditions

ISSUE PERMIT TO #3

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?
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.
Others:

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 04-0642	Issue Date: JUL 12 2004	CBL: 040 A019001
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Location of Construction: 71 Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	City of Portland	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummer Road Gorham	Phone: 938 2805 2078925669	
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6	

Past Use:	Proposed Use:	Permit Fee: \$129.00	Cost of Work: \$11,941.00	CEO District: 1
Proposed Project Description: Replace front porch W/ 11 x 5.9 porch  <i>Legal use per microphone: 7 Dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 7/12/04 Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 05/20/2004
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**Zoning Approval**

- This permit application does not 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>OK per revised plans 6/29/04</i> <input type="checkbox"/> Flood Zone <i>very average frontage p</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/9/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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**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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0642	Date Applied For: 05/20/2004	CBL: 040 A019001
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Location of Construction: 71 Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummer Road Gorham	Phone (207) 892-5669
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi-Family Apartment - to remain 7 dwelling units/ Replace front porch W/ 11 x 5.9 porch	Proposed Project Description: Replace front porch W/ 11 x 5.9 porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2004  
**Note:** 6/29/04 Nathan Hawkes revised plans to show deck reduction and used the averaging of the front yards on either side of this property to reduce the required front yard setback to 7.75'.      **Ok to Issue:**

- 1) The new stairs down to the sidewalk shall be the same width as the previous stairs.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a seven (7) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of revised plans submitted on 6/29/04. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/10/2004  
**Note:**      **Ok to Issue:**

- 1) the ballusters shall be spaced so that a 4' sphere shall not pass thru them

**Comments:**  
5/21/04-mjn: Plans exceed the footprint of existing will discuss with Marge

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

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2162	<b>Applicant:</b> EAST DANFORTH LLC
<b>Project Name:</b> 71 DANFORTH ST	<b>Location:</b> 71 DANFORTH ST
<b>CBL:</b> 040 A019001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 03/24/2015	

<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

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	<b>Total Current Fees:</b>	+ \$150.00
	<b>Total Current Payments:</b>	- \$150.00
	<b>Amount Due Now:</b>	<u>\$0.00</u>

**CBL** 040 A019001  
**Bill To:** EAST DANFORTH LLC  
 104 GRANT ST  
 PORTLAND, ME 04102

**Application No:** 0000-2162  
**Invoice Date:** 03/24/2015  
**Invoice No:** 48433  
**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](#)