Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

May 29, 2014

Nicole Lamonda
c/o Zoning Info, Inc.
3555 N.W. 58th Street
Suite 400
Oklahoma City, OK 73112

RE: 28-30 High Street – 044-A-009 (the "Property") - R-6 Zone with a Historic Overlay Zone

Dear Ms. Lamonda,

I am in receipt of your request for a determination letter concerning the Property. The Property is located entirely within the R-6 Residential Zone with an Historic Overlay Zone. Abutting the front, sides and rear of the Property is also the 6 residential zone.

The approved use of the property is seven (7) residential dwelling units which is a permitted use allowed in the R-6 zone.

There is no evidence that a site plan approval was required or received.

There are no outstanding building or zoning violations on file.

There are no issued variances or special permits on file.

There is no certificate of occupancy on file. Enclosed is a copy of a building permit with listed approved uses of the Property.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

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

Location of Construction: 28 High Street	Owner: William Stauffer		Phone: 756-1995	Permit No: 010048

Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:	Permit Issued:

Contractor Name: Apartment Masters	Address: 83 Bell Street		Phone: 838-5959	

Past Use: Commercial	Proposed Use: Commercial	COST OF WORK: $ 3,800.00	PERMIT FEE: $ 48.00	JAN 1 __ 1

legal # units: 7

No change in units
Allowed under this permit

Proposed Project Description:

Replace existing landing to original footprint

FIRE DEPT. ☐ Approved ☐ Denied

Signature:

INSPECTION: Use Group _2_ Type: 5B
BOCA 99
Signature: _Hoffer_

Zone: R-6   CBL: 044-A-009

Zoning Approval: No incres

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

in original footprint Allowed

1/16/01

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:	Approved	☐
	Approved with Conditions:	☐
	Denied	☐

Signature: Date:

Permit Taken By: Gayle	Date Applied For: January 16, 2001

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

*** Call Robert @ 838-5959

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☒ Requires Review
  −Not readily visible
  −Replace in-kind.
Action:
☒ Approved
☐ Approved with Conditions
☐ Denied

Date: _to D.A_
1/16/01

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

January 16, 2001

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:

PERMIT ISSUED WITH REQUIREMENTS

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	CEO DISTRICT	2

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

ZONING ⊙ INFO, INC.

Ms. Marge Schmuckal
, City of Portland
389 Congress St. RM 315, Portland, ME
04101

RE:

28 High Street
044 A009

Ms. Marge Schmuckal

Please find this to be a formal request for zoning verification on the above stated property. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- What is the current zone of the property?
- Are there any overlay districts?
- Is this property a permitted use in this district?
- Did the property receive site plan approval, and if so, can you provide a copy?
- What are the abutting zoning districts?
- Are there any outstanding building or zoning violations on file?
- Were any variances or special permits issued?
- Was a certificate of occupancy issued and if so, may we obtain a copy of it?

If you can not Fax or E-mail
Please return the letter to:
Zoning Info, Inc.
3555 N.W. 58th Street
Suite 505
Oklahoma City, OK 73112
Phone: 405-525-2998
Fax: 405-528-4878

RECEIVED

MAY 19 2014

Dept. of Building Inspections
City of Portland Maine

Thank you,

Nicole Lamonda
Research Analyst
Extension: 111
nicole@zoning-info.com

Our clients deadline for this information is 05/26/2014.

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

RECEIPT OF FEES

Application No:	0000-1927	**Applicant:**	STORREY INDUSTRIES LLC
Project Name:	28 HIGH ST	**Location:**	28 HIGH ST
CBL:	044 A009001	**Application Type:**	Determination Letter
Invoice Date:	05/20/2014		

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
		$150.00

Total Current Fees:	+	$150.00
Total Current Payments:	-	$150.00
Amount Due Now:		$0.00

- -

	Application No: 0000-1927
CBL 044 A009001	**Invoice Date:** 05/20/2014
Bill to: STORREY INDUSTRIES LLC	**Invoice No:** 45161
468 FOREST AVE	**Total Amt Due:** $0.00
PORTLAND , ME 04101	**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/planning/permitstatus.asp