



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

June 16, 2011

Thomas R. Kelly, Esq.  
Robinson, Kriger & McCallum  
PO Box 568  
Portland, ME 04112-0568

TD Bank  
One Portland Square  
PO Box 9540  
Portland, ME 04112

RE: 66 State Street – 044-H-001 (the “Property”)- R-6 Zone with a Historic Overlay

Dear Attorney Kelly,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within an R-6 residential zone with a Historic overlay.

On November 7, 1991 the Zoning Board of Appeals granted a conditional use appeal to allow offices, a social club and a food pantry at the Property. The applicants followed through with an approved site plan review along with an approved building permit. At the end of the project a Certificate of Occupancy was issued for the approved uses. Copies of all the approvals are enclosed with this determination.

I am not aware of any current land use zoning violations regarding the Property. There are no pending legal actions regarding the Property.

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

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

enclosures



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Very Truly Yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

enclosures

**CITY OF PORTLAND, MAINE**

**ZONING BOARD OF APPEALS**



**CORRECTED COPY**

December 23, 1991

**RE: 66 State Street**

Richmond Corporation  
45 Exchange Street  
Portland, Maine 04101

Dear Mr. Lakaris:

As you know, at its meeting of November 7, 1991, the Board of Appeals voted to approve the change of use at the 66 State Street location. The approval is extended until November 7, 1993 at which time you must have received a permit and begun renovations.

A copy of the Board's decision is enclosed.

Sincerely,

William D. Giroux  
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Kathy Love, Code Enforcement Officer  
Roman Catholic Bishop of Portland, c/o Rev. Gerald Levesque  
St. Dominic's Parish, 163 Danforth Street, Portland, Maine 04102  
Alliance for the Mentally Ill of Greater Portland, Inc.  
Attn: Roger Ralph, Executive Director, 12 Cedar Street, P.O. Box 15115  
Portland, Maine 04101



CITY OF PORTLAND

*66 State Street*

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

<i>Roger Palfel</i>	_____
<i>David Lippert</i>	_____
<i>Vanessa</i>	_____

Exhibits admitted (e.g., renderings, reports, etc.):

*attached*

Findings of Fact

1. The proposed conditional use (is) is not (circle one) permitted under Section 14- 137(3)b of the Zoning Ordinance, for the following reason(s): \_\_\_\_\_
2. The proposed conditional use (does) does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): \_\_\_\_\_
- 3-A. There are (are not) (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): \_\_\_\_\_
- 3-B. There will (will not) (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): \_\_\_\_\_

3-C. The impact does (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): \_\_\_\_\_

Conclusion\*

After public hearing on 11/7, 1991, and for the reasons above-stated, the accompanying application is hereby (check one)

granted.

granted subject to the following condition(s):  
\_\_\_\_\_  
\_\_\_\_\_

denied.

Dated: 11/7, 19 91 Michael E. Westerb  
Secretary of the Board

\* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

*approve*  
Michael E. Westerb  
Thomas Quinn  
Robert Berger  
Matthew Phander

*duy*

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

City of Portland, Maine  
 Applicant: Richard Corp. Date: 1/9/91  
 Mailing Address: Offices 300 1st St Address of Proposed Site: 64 State St. (1-107 1st St)  
 Proposed Use of Site: 73308 07 00 Site Identifier(s) from Assessors Maps: 7-5  
 Acreage of Site / Ground Floor Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors: \_\_\_\_\_  
 Board of Appeals Review Required: ( ) Yes ( ) No Total Floor Area: \_\_\_\_\_  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: contract address - Dept. Label - 971-1121  
 Date Dept. Review Due: \_\_\_\_\_ (Richard Corp.)  
 MAJOR SITE PLAN REVIEW

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	ENVIRONMENTAL PROTECTION	ACCESS	EXISTING MAINTENANCE	SCREENING	LANDSCAPING	SPACE & SHADE OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY												✓
DISAPPROVED												

REASONS: That the applicant install a hydrobrake in the catchbasin in Danforth Street.

(Attach Separate Sheet if Necessary)

12/10/91 [Signature]  
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

923797

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 7020 Zone 6/2/92 Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form. Major Site Plan - \$350.

Owner: Roman Catholic Bishop Phone # \_\_\_\_\_  
 Address: 163 Danforth St of Portland  
 LOCATION OF CONSTRUCTION: 66 State St. (Amity Center)  
 Contractor: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Construction Cost: 1.4 million Proposed Use: offices & social club  
 Past Use: food pantry & const. shop  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_  
 In Progress Use: 6/2/92 - Interior renovations -  
Seasonal Condominium Conversion  
 Explain Conversion: Major site plan & conditional use

**For Official Use Only**

Date: 10/8/91 (6-8-92) Sub-division \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Occupancy \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost: 1.4 million

Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required: \_\_\_\_\_  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

Foundation:  
 Contact person - David Lakari - 871-1170  
 1. Type of Soil: (Richmond Corp)  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor: INSTITUTIONAL CONDITIONAL USE APPEAL

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: \_\_\_\_\_  
 Other Material: \_\_\_\_\_

6/2/92  
 NEW OWNER: Amity Center  
 Exterior Walls: 15 Cedar St - Box 15115  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows Portland, ME 04101  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_ contact person: Earle Reagan  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall l. required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

CEILING:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 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:  
 Type: \_\_\_\_\_  
 Pool Size: \_\_\_\_\_  
 2. Must comply with National Electrical Code and State Code

Permit Received By: \_\_\_\_\_  
 Date: 8/11/91

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

White - Tax Assessor  
 Ivory Tag - CEO  
 [3] MRS. Lowe

CONTINUED TO REVERSE SIDE



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 66 State Street

Issued to Roman Catholic Bishop of Portland - Date of Issue January 13, 1993

This is to certify that the building, premises, or part thereof, at the above location, built - altered - changed as to use under Building Permit No. 92-3797, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limit of or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

offices and social club

Limiting Conditions

THE CERTIFICATE REPRESENTS

THE CITY OF PORTLAND



ROBINSON  
KRIGER &  
McCALLUM

ATTORNEYS AT LAW

TWELVE PORTLAND PIER  
POST OFFICE BOX 568  
PORTLAND, MAINE 04112-0568

TELEPHONE (207) 772-6565  
FACSIMILE (207) 773-5001  
E-MAIL - attorneys@rkmlegal.com

JOHN M. McCALLUM  
LAWRENCE B. GOODGLASS  
JAMES C. HUNT  
THOMAS QUARTARARO  
THOMAS R. KELLY  
DOUGLAS J. ALOFS  
DARBY C. UREY  
MARIANNA M. FENTON  
RICHARD D. BAYER  
CARA L. BIDDINGS

OF COUNSEL

JAMES S. KRIGER  
ROBERT C. ROBINSON

June 9, 2011

**Hand Delivered**

Marge Schmuckle  
Zoning Administrator  
City of Portland, City Hall  
389 Congress Street  
Portland, ME 04101

**Re: Zoning Compliance Letter**

Catholic Charities Maine, Danforth and State Street,  
66 State Street, Portland, Maine - 44 N-001

*R-60, Historic*

Dear Marge:

We represent Catholic Charities Maine ("CCM"), which operates its Support and Recovery facility at 66 State Street, Danforth and State Streets. Kindly accept this as a request for a letter indicating CCM's compliance with zoning and land use regulations of the City. Enclosed please find the check for the fee in the amount of \$150.00.

The letter is needed as part of the underwriting process for a TD Bank loan. We request the letter on or before June 15, if at all possible, as we are looking to close on or before June 17. Kindly send the letter to me, but address the letter to the following recipients:

Thomas R. Kelly, Esq.  
Robinson, Kriger & McCallum  
PO Box 568  
Portland, ME 04112-0568

TD Bank  
One Portland Square  
PO Box 9540  
Portland, Maine 04112

JUN - 9 2011

Ms. Marge Schmuckle

June 9, 2011

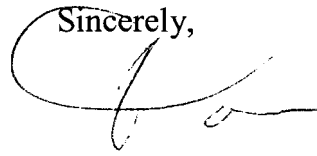
Page 2

Joshua Dow, Esq.  
PEARCE & DOW, LLC  
Two Monument Square, Suite 901  
PO Box 108  
Portland, ME 04112-0108

Your office may have responded to a similar request in the early 2000's, when the property obtained a loan at that point.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Kelly', with a large, stylized flourish at the end.

Thomas R. Kelly

TRK:smh

cc: Joshua Dow, Esq.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY LOGO

**ROBINSON  
KRIGER &  
McCALLUM**  
ATTORNEYS AT LAW

TWELVE PORTLAND PIER  
POST OFFICE BOX 568  
PORTLAND, MAINE 04112-0568

**KEYBANK NATIONAL ASSOCIATION**  
SOUTH PORTLAND, MAINE 04106  
52-60/112  
34 06/09/11

**34129**

\$ 150.00

\*\*\*\*\* One Hundred Fifty & no/100

PAY  
TO THE  
ORDER  
OF:

City of Portland  
Zoning Department  
389 Congress Street  
Portland, ME 04101

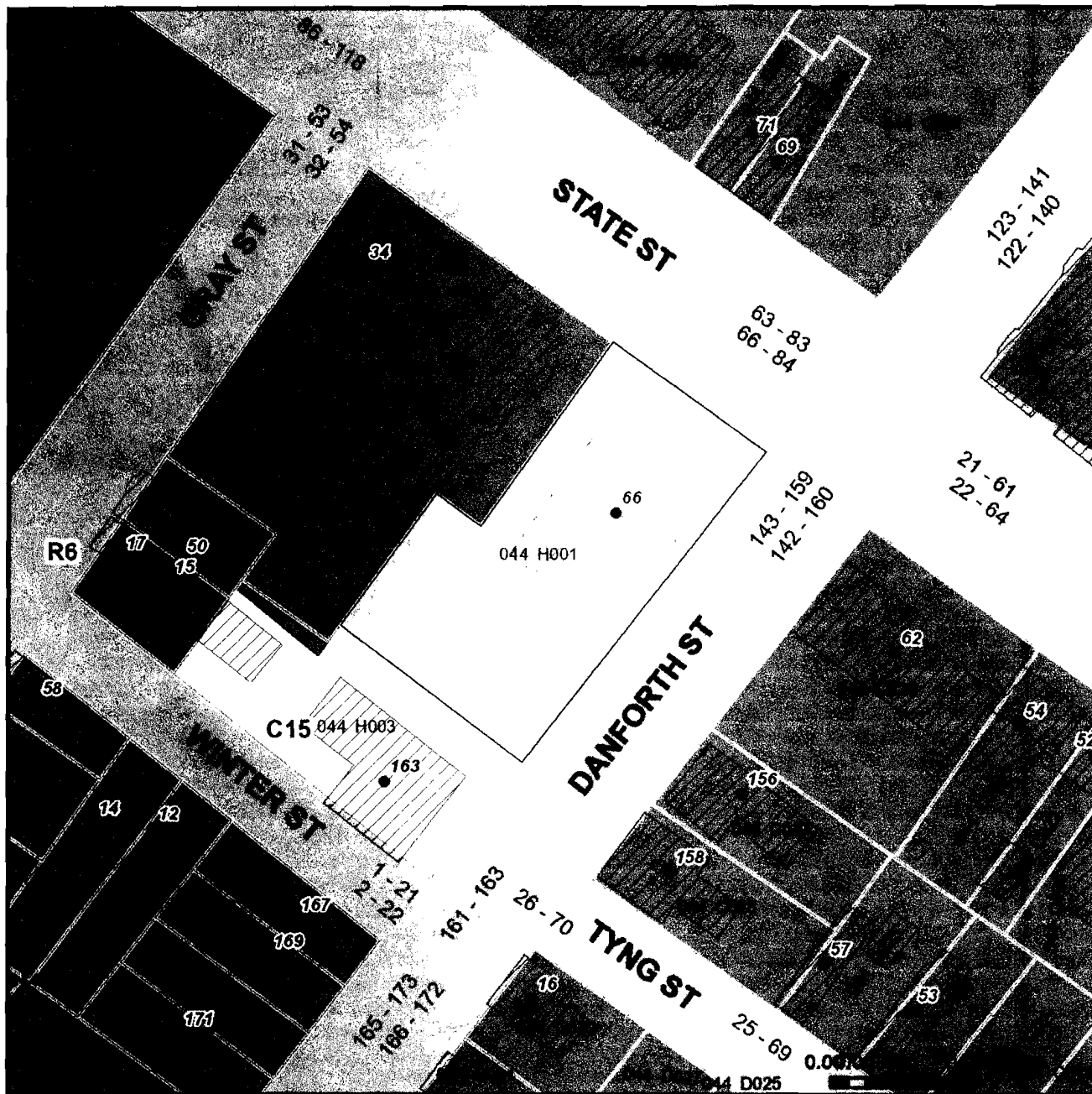
**General Account**



⑈034129⑈ ⑆011200608⑆ 34200983 9⑈

Security features included. Details on back

# Map



**Parcels**



**Interstate**



**Streets**

**Buildings**



**Island Zoning**



**Zoning (continued)**



Space



Professional



**Zoning (continued)**



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | 202-874-8446

City Home Departments City Council Services Calendar Help

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 044 H001001  
**Land Use Type** RELIGIOUS  
**Property Location** 66 STATE ST  
**Owner Information** CATHOLIC CHARITIES MAINE  
 PO BOX 10660  
 PORTLAND ME 04104  
**Book and Page** 11522/123  
**Legal Description** 44-H-1  
 STATE ST 66-72  
 DANFORTH ST 143-157  
 22159 SF  
**Acres** 0.509

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	6662	<b>OWNER OF RECORD AS OF APRIL 2010</b>	CATHOLIC CHARITIES MAINE
<b>LAND VALUE</b>	\$421,500.00	<b>PO BOX 10660</b>	PORTLAND ME 04104
<b>BUILDING VALUE</b>	\$934,700.00		
<b>RELIGIOUS INSTITUTIONS</b>	(\$1,356,200.00)		
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00		
<b>TAX AMOUNT</b>	\$0.00		

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



Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1  
**Year Built** 1923  
**Style/Structure Type** SCHOOL  
**# Units** 1  
**Building Num/Name** 1 - ST. DOMENICS SCHOOL  
**Square Feet** 22200  
[View Sketch](#) [View Map](#)

[View Picture](#)



**Exterior/Interior Information:**

Card 1  
**Levels** B1/B1  
**Size** 7400  
**Use** MULTI-USE STORAGE  
**Height** 10  
**Heating** HW/STEAM  
**A/C** NONE

Card 1  
**Levels** 01/01  
**Size** 7400  
**Use** SCHOOL  
**Height** 12  
**Walls** BRICK/STONE  
**Heating** HW/STEAM  
**A/C** NONE

Card 1  
**Levels** 02/02  
**Size** 7400  
**Use** SCHOOL  
**Height** 12  
**Walls** BRICK/STONE  
**Heating** HW/STEAM  
**A/C** NONE

**Sales Information:**

Sale Date	Type	Price	Book/Page
6/1/1992	LAND + BUILDING	\$400,000.00	11522/123



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

June 9 20 11

Received from Robert Kriger, LLC

Location of Work 66 State St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other 2 copies of drawings

CBL: \_\_\_\_\_

Check #: 34199 Total Collected \$ 150.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

FAX



To: Thomas R. Kelly, Esq.  
Fax Number: 773-5001  
From: Marge Schmuckel  
Fax Number:  
Date: 6/16/11  
Regarding: 66 State St  
Total Number Of Pages Including Cover: 8  
Phone Number For Follow-Up: 874-8695

Comments:

I hope this helps you - I will  
put the original letters in the mail -

Marge

City Of Portland, Maine  
Inspections Division Services  
389 Congress St Room 315 Portland Me 04101-3509  
Phone: (207) 874-8703 or (207)874-8693  
Fax: (207) 874-8716  
<http://www.portlandmaine.gov/>