

Two determination
letters

699 Congress St 47-C-32

Page 1 of 1

707 Congress St 47-C-29

Ann Machado - zoning opinion letter

From: Tom Watson <tom@portpropmgt.com>
To: "AMACHADO@portlandmaine.gov" <AMACHADO@portlandmaine.gov>
Date: 6/2/2015 8:21 AM
Subject: zoning opinion letter
CC: Bianca Garber <bianca@portpropmgt.com>
Attachments: 707 Congress Bldg Info.pdf; ATT00001.htm; 707 Congress St.pdf; 699 Congress- 6 Unit.pdf

Anne: this is the incomplete email I sent you on May 4. If you got it, I can see why you didn't respond to it as it is incomplete and arguably nonsensical. I'm guessing I got caught up in a phone call and unwittingly hit the send button.

What I had intended to ask, and am here now asking, is for a zoning opinion of the two properties we have under agreement for purchase-- 707 Congress Street and 699 Congress Street. I've attached the assessor's cards for both as well as information we've found on 707 at the Code Department.

Is it at all possible to get a letter from you within the week or early next week? I know this is a "rush" request and I apologize for that. I am only now realizing that my email to you a month ago was incomplete and am now under the gun as we are supposed to close within two weeks.

Anything you can do to help would be hugely appreciated.

Please let us know the cost of your letters and we'll run a check down today.

I'm at 252-0358 if you'd like to discuss the matter. Look forward to hearing from you.

Tom Watson.

RECEIVED

JUN - 2 2015

Dept. of Building Inspections
City of Portland Maine

From: Thomas Watson <tom@portpropmgt.com>
Sent: Monday, May 4, 2015 11:32 AM
To: Tom Watson
Subject: Fwd: happy monday Ann

Begin forwarded message:

From: Thomas Watson <tom@portpropmgt.com>
Subject: happy monday Ann
Date: May 4, 2015 at 11:30:37 AM EDT
To: Ann Machado <AMACHADO@portlandmaine.gov>
Cc: Bianca Garber <bianca@portpropmgt.com>

Hi Anne: this is Tom Watson. Hope you are well.

Ann Machado - 707 Congress Street Determination

From: Tom Watson <tom@portpropmgt.com>
To: "AMACHADO@portlandmaine.gov" <AMACHADO@portlandmaine.gov>
Date: 6/2/2015 9:33 AM
Subject: 707 Congress Street Determination
CC: Bianca Garber <bianca@portpropmgt.com>

47-1-29

Anne: As best we can tell from our research at the Code Department 707 Congress Street appears to be either a 4 unit with a first floor office or a 3 unit with a first floor office. The physical layout of the building would imply it is a first floor office with 3 units above. With that said, should you determine that the first floor is an office, can you tell us if it is possible to convert it to an apartment and what that process would be? Our interest is in owning it as an entire apartment building with no office. Thanks for your help. Tom Watson.

B2b 1046 mt St.
04101.

3200 ♂ Section 14-
 185
 6 lot area per du - 435 ♂

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2224	Applicant: SEVEN OH SEVEN LLC
Project Name: 707 CONGRESS ST	Location: 707 CONGRESS ST
CBL: 047 C029001	Application Type: Determination Letter
Invoice Date: 06/02/2015	

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

CBL 047 C029001
Bill To: SEVEN OH SEVEN LLC
 148 SUMMIT PARK AVE
 PORTLAND, ME 04103

Application No: 0000-2224
Invoice Date: 06/02/2015
Invoice No: 49430
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](#)