

Ann Machado - RE: 123 & 131 Sherman Street

From: Bianca Garber <bianca@portpropmgt.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 9/29/2015 10:24 AM
Subject: RE: 123 & 131 Sherman Street

not paid 9/30/15

123 Sherman Street: 048C020001
131 Sherman Street: 048C018001
Thanks.
Bianca
Cell: 207-699-8069
Office: 207-210-6849
bianca@portpropmgt.com

*invoice for two
Determination Letters.*

RECEIVED

SEP 29 2015

Dept. of Building Inspections
City of Portland Maine

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, September 28, 2015 3:48 PM
To: Bianca Garber
Subject: RE: 123 & 131 Sherman Street

permit

Bianca -

*(123-125)
123 Sherman St. 48-C-022*

I also need the CBL for each property.

13 units - R-6

Thanks.

*(131-133)
131 Sherman St
units (assessors), R-6*

Ann

48-C-018, Turnkeys

Ann Machado
Zoning Administrator
Planning & Urban Development
Portland, Maine
(207) 874-8709

4275 4370

48-C-019 Parky Lot

>>> Bianca Garber <bianca@portpropmgt.com> 9/28/2015 2:21 PM >>>

Ann, here is a template. Before you start research, it looks like the owner was given a summons this month for violations at 123 Sherman. Will this prevent you writing that letter? We would obviously plan on taking care of those violations if the current owner does not do so before closing.

Bianca
Cell: 207-699-8069
Office: 207-210-6849
bianca@portpropmgt.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, September 28, 2015 8:15 AM
To: Bianca Garber
Subject: Re: 123 & 131 Sherman Street

Bianca -

Just to be clear, is this a request for two determination letters, one for each property? If so, you need to include the CBL for each property. Also banks quite often have a form letter or a template for what they want to be addressed specifically in the letter.

Thanks.

Ann

Ann Machado
Zoning Administrator
Planning & Urban Development
Portland, Maine
(207) 874-8709

>>> Bianca Garber <bianca@portpropmgt.com> 9/25/2015 3:59 PM >>>

Hi Ann,

We are currently under contract for 123 Sherman Street (13 units) and 131 Sherman Street (6 units). The bank we are working with has requested a letter from the City of Portland confirming that each building is 13 and 6 units respectively. Once I have an invoice, I can run a check down anytime. Thanks very much and have a great weekend.

~ Bianca

123-125 permit 1988 13
apartments

131 - Six dwelling building October 23, 1916
46x98 13 units

94 - change of use → apartment to neighborhood municipal center

1/3/94 - 94-0017
apartment issued Jan 7, 1994

Inspection letter - 1995 5dv

1997 - 6dv

October __, 2015

Tom Watson
104 Grant Street.
Portland, ME 04101

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.

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
207.874.8709

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

INVOICE OF FEES

Application No: 0000-2501	Applicant: INTOWN PROPERTY HOLDINGS
Project Name: 131 SHERMAN ST	Location: 131 SHERMAN ST
CBL: 048 C018001	Application Type: Determination Letter
Invoice Date: 09/29/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	Payment Due Date On Receipt

Previous Balance	\$0.00
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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

CBL 048 C018001
Bill To: INTOWN PROPERTY HOLDINGS LLC
PO BOX 10250
PORTLAND, ME 04104

Application No: 0000-2501
Invoice Date: 09/29/2015
Invoice No: 50999
Total Amt Due: \$0.00
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/792/Permit-Status>

[Click Here to Pay On Line](#)