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October 11, 2016

City of Portland
Zoning & Inspections
ATTN: Ann Machado, Zoning Administrator
389 Congress Street, Room 315
Portland, ME 04101

> Re: Geoffrey I. Rice/Rice Entities
> Request for Zoning Determination Letters for 600-604 Congress Street

Dear Ann:

I am writing to request 4 Zoning Determination Letters, one each for 600-604 Congress Street; 684 Congress Street, 553 Cumberland Avenue and 197 Pleasant Avenue.

What follows is a brief summary of my assumptions for each property as currently used:

600-604 Congress Street (tax record attached)

Owner: 602 Congress, LLC
4-story brick/masonry
Zoned: B-3 with Pad Overlay
Permit #090650
12 residential; units; first floor retail
See ordinance Section 14-217
Current uses: under rehabilitation

684-688 Congress Street (tax record attached)

Owner: 684 Adams House, LLC
3-story brick/masonry
Zoned B2B; Pad Overlay
Ordinance Section 14-181
Permitted uses: commercial/housing
Current use: upper floors
8-10 residential units; first floor commercial

<u>553 Cumberland Avenue (aka 549 Rear)</u> (tax record attached)

Owner: 553 Cumberland, LLC
Zoned: R-6
Permitted: High density residential
Ordinance Section 14-136
Current Uses: 27 one bedroom and efficiency apartments
Parking: grandfathered - nonconforming

<u>197 Pleasant Avenue</u> (tax record attached)

Owner: 197 Pleasant, LLC
Zoned: B-1; Neighborhood
Business Zoning Ordinance Section 14-160
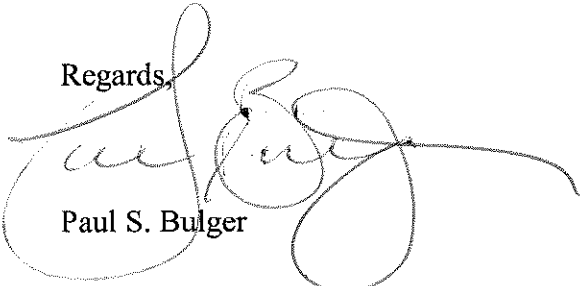Uses: first floor – 4 commercial storefronts
        Second floor – 9 residential units

Ann, this request is being made in connection with pending financing with Camden National Bank. The lender has allowed me to produce Zoning Determination Letters for each property by December 1, 2016.

Please note that Geoffrey Rice has just transferred each of the four properties to his solely owned LLCs. The new "owner" will likely not be reflected in your records.

Enclosed is our check in the amount of $1,000 for your fees.

Regards,

Paul S. Bulger

PSB/cmk

Enclosures

cc: Geoffrey I. Rice (w/encls.)

This page contains a detailed description of the Parcel ID
you selected.

New Search!

Current Owner Information:

CBL	048 E027001
Land Use Type	TWENTY-ONE PLUS FAMILY
Verify legal use with Inspections Division	
Property Location	553 CUMBERLAND AVE
Owner Information	RICE GEOFFREY I
	657 CONGRESS ST 1ST FLOOR
	PORTLAND ME 04101
Book and Page	12287/283
Legal Description	48-E-27
	CUMBERLAND AVE R
	549-553
	7470 SF
Acres	0.1715

Current Assessed Valuation:

TAX ACCT NO.	7794	**OWNER OF RECORD AS OF APRIL 2016**
LAND VALUE	$70,000.00	RICE GEOFFREY I
BUILDING VALUE	$1,374,600.00	
NET TAXABLE - REAL ESTATE	$1,444,600.00	657 CONGRESS ST 1ST FLOOR PORTLAND ME 04101
TAX AMOUNT	$30,495.52	

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

Building Information:

Building 1

Year Built	1910
Style/Structure Type	
# Units	27

Exterior/Interior Information:

Building 1

Levels	B1/B1
Size	3175
Use	SUPPORT AREA
Height	6
Heating	NONE
A/C	NONE

Building 1

Levels	B1/B1
Size	1297
Use	APARTMENT
Height	6
Heating	HW/STEAM
A/C	NONE

Building 1

Levels	01/01
Size	4490
Use	APARTMENT
Height	9
Walls	FRAME
Heating	HW/STEAM
A/C	NONE

Building 1

Levels	02/03
Size	4490
Use	APARTMENT
Height	9
Walls	FRAME

Building 1

Levels	04/04
Size	3200
Use	APARTMENT
Height	9
Walls	FRAME
Heating	HW/STEAM
A/C	NONE

Other Features:

Building 1

Structure	PORCH - COVERED UPPER
Size	4X6

Building 1

Structure	PORCH - COVERED UPPER
Size	6X10

Building 1

Structure	PORCH - COVERED
Size	6X10

Building 1

Structure	PORCH - OPEN UPPER
Size	4X6

Building 1

Structure	PORCH - COVERED
Size	4X6

Sales Information: