



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

5/30/14

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

RE: 812 Congress Street – 054-A-004 (the "Property") - B-2b Zone

Dear Ms. Dauphinee,

I am in receipt of your request for a determination letter concerning the Property. The Property is located in the B-2b Community Business zone. The Property abuts the B-2b zone on all sides.

The approved use of the Property is five (5) residential dwelling units which is a permitted use allowed in the B-2b 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 permit on file.

There is no certificate of occupancy on file. Enclosed is a copy of a building permit that approves the use of the building.

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

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is fluid and cursive, with the first name "Marge" and last name "Schmuckal" clearly distinguishable.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01472

NOV 27 1984

ZONING LOCATION

PORTLAND, MAINE Nov. 26, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with its amendments and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 812 Congress Street

Fire District #1 ☐ #2 ☐

1. Owner's name and address Claude L. Bartley - 48 Christy Rd.

Telephone ... 797-4706

2. Lessee's name and address

Telephone

3. Contractor's name and address Owner

Telephone

Proposed use of building ... multi-family

No. of sheets

Last use ... same

No. families

Material

Heat

Style of roof

No. families

Other buildings on same lot

Roofing

Estimated contractual cost \$... 800

Appeal Fees

\$

FIELD INSPECTOR—Mr.

@ 775-5451

Base Fee

15.00

Late Fee

TOTAL

\$ 15.00

To construct wooden fire escape to serve from 2nd floor to ground as per plans. 1 sheet of plans.

Stamp of Special Conditions

04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is any electrical work involved in this work?

Is connection to be made to public sewer?

If not, what is proposed for sewage?

Has septic tank notice been sent?

Form notice sent?

Height average grade to top of plate

Height average grade to highest point of roof

Size, front ... depth

No. stories

solid or filled land? earth or rock?

Material of foundation

Thickness, top

bottom

cellar

Kind of roof

Rise per foot

Roof covering

No. of chimneys

Material of chimneys

of lining

Kind of heat

fuel

Framing Lumber—Kind

Dressed or full size?

Corner posts

Sills

Size Girder

Columns under girders

Size

Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters

1st floor

2nd

3rd

roof

On centers

1st floor

2nd

3rd

roof

Maximum span

1st floor

2nd

3rd

roof

If one story building with masonry walls, thickness of walls?

height?

IF A GARAGE

No. cars now accommodated on same lot

to be accommodated

number commercial cars to be accommodated

Will automobile-repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Fire Dept.

Will there be in charge of the above work a person competent

Health Dept.

to see that the State and City requirements pertaining thereto

Others:

are observed?

Signature of Applicant

Claude L. Bartley

Phone # same

Type Name of above

Claude Bartley

1 ☐ 2 ☐ 3 ☐ 4 ☐

May 16, 2014

Site 30705

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

RE:

**812 Congress Street
054 A004**

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

Thank you,

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

RECEIVED

MAY 19 2014

RECEIVED
Dept. of Building Inspections
City of Portland Maine
MAY 1 2014

RECEIVED

MAY 1 2014

Dept. of Building Inspections
City of Portland Maine

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: 0000-1923	Applicant: JONCYN PROPERTIES LLC
Project Name: 812 CONGRESS ST	Location: 812 CONGRESS ST
CBL: 054 A004001	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

CBL 054 A004001
Bill to: JONCYN PROPERTIES LLC
168 SHAKER RD
GRAY , ME 04039

Application No: 0000-1923
Invoice Date: 05/20/2014
Invoice No: 45157
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/planning/permitstatus.asp>